

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01292/FULL	Land and Buildings at NGR 295566 125028 (Veltham Barn) Morebath Devon	Erection of 3 dwellings following demolition of existing livestock building	PERCON	DEL	01/03/2018

## Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.
- 4 The development hereby approved shall be carried out in accordance with the recommended biodiversity enhancement measures as detailed in the Bat, Barn Owl and Nesting Bird Survey undertaken by Butler Ecology, dated 10th June 2017 to provide bat tube/boxes and House Martin nest cups as part of the development with the clearance of any nesting habitat to take place outside of the nesting season. All recommended biodiversity enhancement measures will be completed in full and thereafter retained.
- 5 Prior to their use on site, details and/or samples of the materials to be used for all the external surfaces of the building(s) shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 6 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 7 The disposal of surface water through the residential development hereby approved shall be in accordance with the submitted Drainage Strategy dated 26 July 2017 and produced by WSP Group Ltd. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.
- 8 The visibility splays shown on the approved plan, drawing no. 2467/1A shall be constructed prior to the first occupation of the residential development. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be so retained.
- 9 No part of the development shall be occupied until the access, parking and turning areas have been provided in accordance with the approved plans. Following their provision these facilities shall be so retained.
- 10 No part of the development shall be occupied until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 11 The tree lined bank to the south of the site adjacent the highway as shown on drawing no. 2467/1A shall be retained and protected throughout the construction of the residential development hereby approved. Any trees which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

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2		For the avoidance of doubt and in the interests of proper planning.			
3		To safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
4		To ensure the protection of endangered species, under the European Habitats Directive and the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) which is implemented in the UK by the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007 and in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure that the proposed development does not prejudice the amenities of neighbouring properties.			
7		In the interest of public safety and to prevent damage to the highway.			
8		In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with Policies.			
9		In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM8 of Local Plan Part 3: (Development Management Policies).			
10		To safeguard the character and amenities of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			
11		In the interest of the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			

### Reasons

Having regard to all material considerations including the fallback position under Class Q, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) which is deemed to be realistic in this case, the proposed residential development is considered to be an acceptable design and scale in accordance with the policy requirements of COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM12 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwellings provide accommodation in accordance with the size requirements of the DCLG technical guidance. The proposed dwelling provides an adequate level of parking in accordance with policy DM8 of the Local Plan Part 3. There will be limited impact on the neighbouring residential property, and policies DM2 and DM14 are satisfied in this regard. The proposal is considered to be in accordance with relevant planning policies and is therefore granted.

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01939/FULL	East View Buller Road Crediton Devon EX17 2AX	Erection of a dwelling	REFUSE	COMM	01/03/2018

#### Reasons

- 1 In the view of the Local Planning Authority the proposed new house, associated driveway way and parking area because of the overall design, including; siting, size, layout, inadequate provision of garden space and relationship with the neighbouring properties will lead to the introduction of an intrusive and dominant form of development in this back garden location resulting in the overdevelopment of the plot with inadequate amenity /living conditions for future occupiers and the creation of an oppressive environment for both the neighbouring occupiers and future occupiers of the host dwelling On this basis the proposal is therefore considered to be contrary to the requirements of policies COR2 (Local Plan 1), DM1, DM2, DM8 and DM14 of the Local Plan part 3 (Development Management Policies).
- 2 The application proposals do not make provision for public open space on site, nor make a contribution towards the provision off site. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space through Development (May 2008).
- 3 The application proposals do not include a contribution towards the implementation of the Council's Air Quality Action Plan and therefore does not mitigate the impact of the proposal upon air quality. The development is therefore contrary to Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), and Supplementary Planning Document on Air Quality and development (May 2008).

17/01953/FULL	Building at NGR 286787 105451 (Perry Farm) Cheriton Fitzpaine Devon	Conversion of agricultural barn to holiday let - HOLIDAY OCCUPANCY CONDITION	PERCON	DEL	26/02/2018
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) The approved holiday accommodation unit shall be occupied for holiday purposes only. (ii) The approved holiday accommodation unit shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the approved holiday accommodation unit on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The new access from the highway, track to serve the approved unit and earthworks to form the hedge bank as shown on the approved block/site plan shall be completed prior to the commencement of use of the building and shall be so retained thereafter. The planting scheme to form the hedge bank shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details in the next planting season after the completion of the earth works.
- 5 The ecological mitigation and enhancement measures set out in the Protected Species Building Assessment Report completed by Colmer Ecology (dated November 2017) and submitted to support the application proposals shall be complied with in full during construction of the development hereby approved.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the submitted details and because the site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, and whilst the application scheme is not considered to fully comply with Policy DM11, it is however considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies).

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- 4 To ensure a safe and suitable vehicular access to serve the development in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies), to soften the visual impact of new access route on the visual amenities and landscape character of the areas in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the protection of any ecological interest at the site.

**Reasons**

The application for the conversion of an agricultural barn to holiday let at Perry Farm is considered to be supportable in policy terms. The site is reasonably accessible from Cheriton Fitzpaine, Crediton and Tiverton and will provide opportunity for guests to utilise local village services, facilities at the site and access to the surrounding countryside. On this basis, the site is considered to be reasonably well located to accommodate the needs of tourists to this part of the district. The proposed alterations do not extend the building beyond its current form and proposes a design that balances the requirements of future occupiers and the original character and appearance of the building and/or harm the general character and appearance of the area. The new access and parking arrangements are considered to be acceptable. Given the site location it is not considered that the proposal would result in significant adverse impacts to the amenity of neighbouring occupiers. There are no other reasons that would justify refusing planning permission and therefore conditional approval is recommended. Overall the proposal is considered to be acceptable in accordance with Policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM24 and in part DM11 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the completion of the process in a time frame agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/02000/FULL</b>	Land and Buildings at NGR 279742 101134 (North Hollacombe) Barnstaple Cross Devon	Erection of extension to existing agricultural building	PERMIT	DEL	28/02/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**Reasons**

The application for the erection of an extension to an agricultural building at North Hollacombe is considered to be supportable in policy terms. The building will provide fit for purpose fodder store and housing for calves. It is considered to be reasonably necessary to support the agricultural activity on the holding. The building will assimilate well with the surrounding agricultural buildings. It is of a typical agricultural design and is considered to respect the character of the rural area. Given the topography and separation distance to residential neighbours, it is not considered that the proposal would result in adverse impacts on the amenity of nearby properties. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/02008/ARM</b>	Land at NGR 288080 98230 Primary School Newton St Cyres Devon	Reserved matters for the siting of a building for use as a pre-school following outline approval 14/01332/MOUT	PERCON	DEL	26/02/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 No development shall begin until samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM14.

**Reasons**

The scale, siting and design of the pre-school building is considered acceptable. This additional building on the campus will sit comfortably as part of the approved layout and style of the main school building approved under Local Planning Authority ref: 16/01337/MARM and the neighbouring new housing. Parking, access and landscape issues were resolved at the outline application stage under Local Planning Authority ref: 14/00332/MFUL, and no further flooding issues are identified arising from this reserved matters application for a further building on the site. On this basis the proposals are considered to sufficiently comply with the Policies: COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 and DM25 of Local Plan Part 3 (Development Management Policies), and Policies in the National Planning Policy Framework.

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**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/02035/HOUSE	2 Stoneyford Cottages Stoneyford Cullompton Devon EX15 1NU	Erection of two-storey extension following removal of existing sun room	PERMIT	DEL	28/02/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed erection of two-storey extension following removal of existing sunroom in terms of its scale and design is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR14, Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/02039/FULL	Land at NGR 280946 113552 (Bowthorpe House) Witheridge Devon	Erection of a timber framed barn with 2 stable boxes and fodder/bedding store	PERMIT	DEL	28/02/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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- 3 The building hereby approved shall only be for private use by the occupiers of Bowthorpe House, and shall at no time be used for business purposes in connection with livery stud or riding school use.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The proposal is in the open countryside and the impact of a commercial equestrian use would need to be formally considered in relation to policy DM23 of the Local Plan part 3 (Development Management Policies).

**Reasons**

The proposal is for a small scale equestrian development in the Countryside and is considered to be supportable in policy terms. The proposal will not result in any significant impact on the character and/or appearance of the local landscape and/or on the residential amenity of neighbouring occupiers. Subject to the conditions proposed the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy Local Plan part 1), DM1, DM2 and DM23 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/02040/HOUSE</b>	1 Monks Close Crediton Devon EX17 2EL	Erection of single storey extension	PERMIT	DEL	02/03/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The construction of the extension hereby approved shall be carried out at all times in accordance with the methodology set out in the Hi-Line arboriculturist survey, dated 21st February 2018 and received by the Local Planning Authority on the 22nd February 2018. This shall include the presence of the project arboriculturist during the investigative works to determine the location for the pile foundations.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To seek to protect the adjacent oak tree in accordance with policy DM2.

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**Reasons**

The application for the erection of a single storey extension is considered to be supportable in policy terms. The proposed design is considered to be in keeping with the character and appearance of the existing dwelling, therefore whilst it will be clearly visible within the street scene (being sited to the front of the property) it is not considered that the proposed extension would result in harm to the character or appearance of the wider street scene. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. It is considered that the proposed construction methodology sufficiently protects the interests of the mature oak tree adjacent to the site Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR15 of the Mid Devon Core Strategy, DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions with agent and issuing the decision in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

18/00002/FULL	Pyne Farm Black Dog Crediton Devon EX17 4QR	Alterations to farmhouse; replacement of flat metal roofed Cob Barn roof with thatched roof and alterations to provide additional living accommodation, single storey link between farmhouse and barn; repair and reconfiguration of Linhay to form additional	PERMIT	DEL	01/03/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The works will create a new use for a redundant agricultural building and extend the planning curtilage of the house to include this building but this is not considered to be harmful. No neighbours are within the vicinity of the house and so there are no associated implications. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2, DM13, and DM27 and the National Planning Policy Framework and should be granted consent.



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**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

18/00003/LBC	Pyne Farm Black Dog Crediton Devon EX17 4QR	Listed Building Consent for alterations to farmhouse; replacement of flat metal roofed Cob barn roof with thatched roof and alterations to provide additional living accommodation, single storey link between farmhouse and barn; repair and reconfiguration	PERCON	DEL	01/03/2018
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to commencement of the scheme there shall be submitted to and approved in writing by the Local Planning Authority a schedule of works for the proposed repairs as outlined as necessary in the condition survey. The repairs shall be implemented in accordance with the approved schedule of works and in accordance with a timetable integrated with the approved conversion and building works that shall have been submitted to and previously agreed in writing by the Local Planning Authority.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the farmstead group benefits from a comprehensive programme of repair and conservation works to secure the public benefit of its long term future in accordance with the National Planning Policy Framework paragraph 134 and Policy DM27 of the Mid Devon Local Plan Part 3 Development Management Policies.

**Reasons**

The proposed works are considered to be respectful of the character and qualities of the buildings making up this important farmstead group and will result in their repair, the reinstatement of lost features and bring in new uses that will secure their long term maintenance. The various extensions and links have been carefully designed to reinstate where appropriate and to distinguish where new elements are incorporated into the layout. The repairs to the group as a whole is considered sufficient public benefit in respect of its long term conservation to offset the identified less than substantial harm. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00022/CLU	Higher Woodbeer Kennerleigh Credon Devon EX17 4RS	Certificate of lawfulness for the existing use of dwelling in non-compliance with an agricultural occupancy condition	PERMIT	DEL	02/03/2018

#### Conditions

- 1 The use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged red on the plan submitted with the application, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason: On the balance of probability, and in the absence of sufficient evidence to prove otherwise it is considered that the condition C of planning permission 4/31/83/628, which requires occupancy of the dwelling by a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 221(i) of the Town and Country Planning Act, 1962 or in forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person), has been breached continuously for a period in excess of ten years and is therefore immune from enforcement action.

18/00033/HOUSE	Bullock Barn Bradiford Farm Morchard Road Credon Devon EX17 5LS	Siting of 14 PV solar panels on plastic ground mounted consoles	PERMIT	COMM	01/03/2018
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The Photovoltaic Array hereby approved, shall be used only for the production of electricity. On its becoming redundant for such purpose, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 6 months of the date this occurs.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the listed building in accordance with policies DM2 and DM27 of the Local Plan part 3 (Development Management Policies).

#### Reasons

The provision of renewable energy installations is supported in principle by policy COR18, DM5 and the National Planning Policy Framework. The proposed installation is of a domestic scale and the height and scale of the individual panels is modest. As such the panels will not be visually dominant, furthermore screening is provided from wider views by intervening topography and wooded areas. The proposal will not result in any significant adverse impacts on the character, amenity and visual amenity of the rural area. By virtue of the siting and scale of the proposed installation it is considered that it sufficiently respects the character, setting and significance of the heritage asset. The proposal would not result in harm to the amenity of any neighbouring properties. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (LP1), DM2, DM5, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>18/00042/FULL</b>	Horridge Farm Black Dog Crediton Devon EX17 4QD	Erection of an agricultural building to house cattle	PERMIT	DEL	28/02/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The application for the erection of an agricultural building at Horridge Farm is considered to be supportable in policy terms. The building will provide fit for purpose cattle housing and is considered to be reasonably necessary to support the agricultural activity on the holding. The building will assimilate well with the surrounding agricultural buildings. It is of a typical agricultural design and is considered to respect the character of the rural area. Given the separation distance to residential neighbours, it is not considered that the proposal would result in adverse impacts on the amenity of nearby properties. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>18/00063/HOUSE</b>	26 Greenaway Morchard Bishop Crediton Devon EX17 6PA	Erection of a two storey extension and porch	PERMIT	COMM	01/03/2018
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM13.

**Reasons**

The application for the erection of a two storey extension and porch is considered to be supportable in policy terms. The design of the proposed development is considered to respect the character, scale, setting and design of the existing property. Whilst it will be visible within the street scene it is in keeping with the character and appearance of the surrounding properties. There are no concerns regarding overdevelopment of the dwelling curtilage. Given the siting and design of the extensions it is not considered that they would result in any significant adverse impacts to the amenity of any neighbouring properties. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy (LP1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the NPPF.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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