

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00652/MOUT	Land at NGR 303116 110179 (NE of Rydon House) Willand Devon	Outline for a mixed development of 30 dwellings, commercial buildings, access, public open space, landscaping, and associated works	REFUSE	COMM	05/03/2018

### 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 negotiations. 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.

### Reasons

- 1 The application site is outside the current settlement limit boundaries of the village of Willand and is in a countryside location. Policy COR18 of the adopted Mid Devon Core Strategy (Local Plan Part 1) seeks to strictly control development outside settlement limits and a development in this location of the scale as proposed would not be permitted under criteria a - f of this adopted policy. Neither is the site proposed to be allocated for housing within the Councils Local Plan Review 2013 -2033. The Local Planning Authority cannot demonstrate that it has an adequate five year supply of housing land as required by the National Planning Policy Framework, and therefore Policy COR18 should be afforded limited weight and accordingly the application should be determined against the provisions of Paragraph 14 of the National Planning Policy Framework. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development in terms of the loss of community facilities and the poor form of development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole as well as being contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 2 The proposed application requires the demolition of commercial and retail buildings amounting to 420sqm comprised of garage and shop, hairdressers, restaurant and car mechanics. Whilst the proposal includes the provision of a replacement facility of 340sqm this represents a short fall of 80sqm along with the loss of the petrol filling station and car sales which are considered to be community facilities as set out in Policy DM25. In a community which has been identified as having a 'somewhat basic and modest level of provision'[appeal ref: APP/Y1138/W/17/31723], the net loss of community facilities is considered to damage the settlements ability to meet its day to day needs contrary to policy DM25 of the Local Plan Part 3 (Development Management Policies) and results in a development which is considered unsustainable given the economic and social harm which would result.
- 3 The application site only forms a contiguous boundary with the settlement limit of Willand on its eastern boundary. As a result it is considered to form an isolated, unusual development pattern at the southern end of the village with an essentially stand-alone parcel of residential development which has little or no relationship in terms of built form to the existing village contrary to policy DM2 of the Local Plan Part 3 (Development Management Policies).

17/01299/FULL	Hamslade Farm Bampton Tiverton Devon EX16 9JA	Erection of a car port	PERMIT	DEL	06/03/2018
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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.

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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 a carport is considered to be supportable in policy terms. The works in terms of their scale, design and position are considered to be acceptable and respect the character, scale, setting and design of the existing dwelling and will not result in the unacceptable loss of agricultural land. The existing access, parking and turning facilities will not be altered 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) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 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 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.

17/01427/FULL	Land at NGR 310904 109604 (The Shippens) Blackborough Devon	Change of use of agricultural land to domestic garden and retention of play/exercise equipment	REFUSE	COMM	06/03/2018
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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 correspondence to re position the equipment to a less invasive location. 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.

**Reasons**

- 1 In the opinion of the Local Planning Authority, the development results in undesirable encroachment of domestic development on agricultural land within the Blackdown Hills Area of Outstanding Natural Beauty. The location of the equipment is not considered to be well related to the residential dwelling and existing buildings on the site and results in further encroachment into the open countryside which has been designated as an Area of Outstanding Natural Beauty due to its special appearance and characteristics. The applicant has been advised that there are more preferable locations available to relocate the equipment to which are better related to existing development on the site. The LPA have considered the special circumstances put forward by the applicant to justify the proposed location but it is not considered that these override the concerns about the impact on the AONB set out above. As such, the proposal is considered to be contrary to policies COR2 and COR18 of the Mid Devon Core Strategy, DM2 and DM29 of the Local Plan Part 3 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01517/FULL	27 Downeshead Lane Crediton Devon EX17 1HH	Erection of a dwelling and alterations to existing vehicular access	PERCON	COMM	09/03/2018

### 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 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building, rainwater goods, sections moulding and profiles of all openings, and the hard surfacing of the courtyard/parking area shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 No boundary treatment shall be installed 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 any change in levels 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.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) 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 and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil or liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 All telephone, electricity and mains gas services to the building shall be placed underground.
- 7 Before the development hereby permitted is first brought into use, the parking and turning areas as shown on the approved plans shall be provided and surfaced to avoid surface water discharge off the site area. Following their provision these details shall be so retained.

### 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 amenities of the area in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and amenities of the area in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure the character of the building is retained in accordance with Policy DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM14, & DM2.
- 7 To ensure suitable access is in place to serve the existing and proposed dwellings in accordance with Policy COR9 of the Core Strategy and DM14 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

Following consideration of the planning application by the planning committee members considered that a new dwelling on the site as proposed was appropriate and that there would be no detrimental impact on the setting of the listed building or the contribution that the site would make towards the character and/or appearance of this part of the Conservation Area. Furthermore the scale, design and massing of the proposal was considered to be appropriate within the context of the built environment. The proposals do not introduce an unacceptable relationship with the neighbouring properties to the extent that it would adversely affect their living conditions, and the proposed means of access for future and existing residents at the site would be acceptable with a level of parking that meets local policy requirements. The applicant has made appropriate contributions in accordance with Policies AL/IN/3 and CRE/ 6 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). On this basis the application scheme is considered to be in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR8, COR9 and COR15, Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, DM14, DM15 and DM27 and guidance as set out 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 completion of assessment to a positive outcome in a timescale 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>17/01857/CLU</b>	Green Acres Farm Coldridge Crediton Devon EX17 6BW	Certificate of lawfulness for the existing use of a storage container as farm office, workshop and rest room	REFUSE	DEL	05/03/2018
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**Reasons**

The Local Planning Authority does not consider that the evidence submitted is sufficient to demonstrate that the storage container has been continuously sited on the land for a period in excess of ten years. In addition, the Local Planning Authority's decision to issue an Enforcement Notice requiring the removal of the storage container on 21 April 2016, prevents the applicant from claiming the development is lawful through the passage of time. On this basis, the application cannot be supported.

<b>17/01922/FULL</b>	Ernest Jackson Land and Buildings at NGR 284714 100432 Marsh End Lords Meadow Industrial Estate Crediton Devon EX17 1DN	Erection of a temporary office building and re-arrangement of car parking spaces	PERMIT	DEL	08/03/2018
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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 office building hereby approved shall be no higher than 2.6m above the existing ground level in the location as shown on the proposed block plan drawing number CL1194/17-02.
- 4 The office building hereby approved shall be used only in connection with, and ancillary to, the existing use of the site as a storage and distribution unit and shall not be let, used or sold as a separate commercial unit.

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**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 For the avoidance of doubt given that the elevation drawings that have been submitted are not shown to scale.
- 4 The office is proposed to support the existing B8 use of the site, a separate commercial unit may result in additional parking requirements which could result in an unacceptable impact on the local highway network arising from additional on street parking.

**Reasons**

The application for the erection of a temporary office building and re-arrangement of car parking spaces is considered to be supportable in policy terms. The office building will enable the administration associated with the warehousing operations to be undertaken at the site, furthermore it will provide rest room facilities for staff at the site. The proposed building has a functional appearance and is considered to be acceptable within its context on the industrial estate. There would be no significant adverse impact to the amenity of neighbouring units. It has been demonstrated that the site is capable of accommodating the displaced parking and, given the level of vehicles that are likely to be attracted to the site on a daily basis, it is not considered that the proposal is likely to result in any adverse impacts on the highway network. Overall the proposal is considered to be acceptable in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM8 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 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.

17/01964/FULL	Land at NGR 286719 111200 (South Of 1 Moor View) Pennymoor Devon	Retention of an agricultural shed	PERMIT	DEL	07/03/2018
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**Conditions**

- 1 The date of commencement of this development shall be taken as 10th January 2018, the date the application was registered by the Local Planning Authority.
- 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 agricultural building hereby approved shall be used for the purposes of agriculture allowing for the storage of feed for animals and machinery required for the upkeep of the land as outlined by the applicant within the planning submission. Within 6 months of the date of this permission, the external walls shall be painted green and the windows painted a dark colour with the building to be retained in this condition thereafter. For the avoidance of doubt the building shall not be used for any residential accommodation or other business use.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

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3 In the interests of the visual amenity of the area, with the site being in a location within which new permanent residential use would not be acceptable in policy terms and any further business/storage use would need to be assessed in terms of its acceptability within this location, in accordance with policies COR1 and COR18 of Mid Devon Core Strategy (Local Plan 1), policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

**Reasons**

The application for the retention of an agricultural shed on the site is considered to be supportable in policy terms. The new building is required to house equipment and machinery for the upkeep of the land and feed for livestock. On this basis it is considered that the development is reasonably necessary to support the farming activities of the applicant. Whilst the building will be relatively isolated on the site, the design and scale of the building is not considered to result in harm to the character and appearance of this rural area. It is not considered that the proposal would result in any significant adverse impacts on the amenity of nearby occupiers and it is not considered that the proposal would result in any adverse environmental or highway impacts. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 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 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.

17/02011/TPO	Prispen House Prispen Drive Silverton Devon	Application to fell 2 Ash trees, 2 Sycamores, 1 Cherry tree, 1 Holly tree, and 2 Beech trees, and to crown thin 1 Lime, crown reduce 1 Holm Oak, and pollard 1 Willow, all protected by Tree Preservation Order 97/00015/TPO	PERMIT	DEL	07/03/2018
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) T1 - slight crown thin by only removing any weakly attached growth in the inner crown. b) T2 - Holm Oak crown reduce extended limb to the South West by 2m back to a natural growth point. c) T3 - Ash, fell d) T4/T5 - Sycamore, fell e) T6 - Ash, fell f) T7 - Willow, pollard g) T8 - Cherry, fell, thin from group h) T11 - Holly, fell, thin from group i) T12 - Beech, fell j) T13 - Beech, fell

**Reasons**

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

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3	To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.				

#### Reasons

The proposed works are acceptable as general maintenance of the site and trees at Prispfen House.

17/02019/FULL	Land at NGR 311709 112380 Tedburrow Hemyock Devon	Change of use of land to a mixed use of agriculture and equestrian use and the erection of a stable block with feedstore and hay barn	PERCON	DEL	09/03/2018
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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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority
- 4 The building hereby permitted shall not be used for the purposes of a riding establishment within the meaning of the Riding Establishments Act 1965 (as amended) or for any type of commercial livery use.
- 5 No external lighting shall be installed on the buildings subject of this permission before details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.

#### 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, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To ensure that the development does not have an unacceptable increase in traffic on the local highway network in accordance with Policies DM22 and DM23 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty, in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

The design, scale, location and materials proposed for the new buildings are considered to be acceptable. Given the siting of the buildings and the scale of the equestrian/agricultural use, and subject to the proposed use being restricted to prohibit commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site (land and buildings) for private equestrian use and agricultural use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the character and/or the visual amenities of the Area of Outstanding Natural Beauty. On this basis the application scheme is considered to be in accordance with Policies DM22, DM23 and DM29 of the Local Plan Part 3 (Development Management Policies), COR18 of the Mid Devon Core Strategy (Local Plan Part 1) 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.

17/02038/HOUSE	The Pumpkin House Hen Street Bradninch Exeter Devon EX5 4NR	Erection of orangery extension with link to garden building to be extended and converted to an annexe following removal of existing conservatory	PERMIT	DEL	06/03/2018
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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 annexe building hereby approved shall be used as ancillary accommodation to the existing dwelling on the site (currently known as The Pumpkin House), and no part be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

**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 application has been submitted and determined on the basis of ancillary accommodation and it is necessary to restrict the occupation of the building to protect the amenity of future occupiers in accordance with policy DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).



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**Reasons**

The application for the erection of an extension and the conversion of an existing domestic outbuilding to an annexe is considered to be supportable in policy terms. The works in terms of their scale, design and position are considered to be acceptable and respect the character, scale, setting and design of the existing dwelling and the conservation area within which the dwelling is located. The proposal will not result in over development of the curtilage, adequate parking and turning facilities will remain. 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) COR2, COR17 of the Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 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 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.

<b>17/02056/FULL</b>	Ashcombe Farm Stoodleigh Tiverton Devon EX16 9QA	Erection of replacement dwelling	PERCON	DEL	05/03/2018
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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 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 recommendations and biodiversity enhancements as detailed in the approved Preliminary Ecological Appraisal undertaken by Blackdown Environmental, dated January 2018 and the bat mitigation details contained within the letter dated 26th February 2018 from the Agent, Mr Wright, relating to the provision of a bat loft within an existing outbuilding on site and a lighting plan devised to ensure the bat loft will not be impacted upon by direct external illumination. Modifications to the approved mitigation measures to take account of the results of subsequent bat surveys may be agreed in writing by the local planning authority. All approved mitigation and 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.

**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 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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).			

### Reasons

The proposed dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR2 and COR18 of the MDCS and policies DM2, DM12 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling provides 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 LP3. There will be limited impact on the neighbouring residential property, and policies DM2 and DM14 are satisfied in this regard. The development is also considered not to harm a heritage asset in accordance with DM27. 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.

<b>17/02063/HOUSE</b>	Higher Woolsgrove Sandford Crediton Devon EX17 4PJ	Conversion of workshop to ancillary accommodation and re-roof lean-to of main house with slate tiles	PERMIT	DEL	06/03/2018
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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 ancillary accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling (currently known as Higher Woolsgrove) and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation for commercial purposes.

### 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 protect the setting of the listed building in accordance with policy DM27.

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**Reasons**

The application scheme for the conversion of workshop to ancillary accommodation and re-roofing of lean-to of main house with slate tiles is considered to be supportable. Overall the changes to the respective parts of the site and the change to the nature of use of the outbuilding respects the character, scale, setting and design of the main house and will not adversely affect any neighbouring properties. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Local Plan part 1 (Core Strategy), DM2, DM13 and DM27 of the Mid Devon 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>17/02064/LBC</b>	Higher Woolsgrove Sandford Crediton Devon EX17 4PJ	Listed Building Consent for the conversion of workshop to ancillary accommodation and re-roof lean-to of main house with slate tiles	PERCON	DEL	06/03/2018
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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 its use on the development hereby permitted, a sample and details of the proposed slate to be used shall be submitted to, and approved in writing by the Local Planning Authority.
- 4 The new windows to be installed shall be of timber only and constructed in accordance with the details shown on drawing number 1c (dated December 2017).

**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 safeguard the character and appearance of the Listed Building in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the Listed Building in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

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**Reasons**

The application scheme for the conversion of workshop to ancillary accommodation and re-roofing of lean-to of main house with slate tiles is considered to be supportable. No details of the proposed slate have been provided, therefore this will be required to be submitted for approval as a conditional requirement. The proposed schedule of alterations respects the character, scale, setting and design of the main house as a listed building Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework. Overall the proposal is considered to result in less than substantial harm to the character and appearance of the Grade II Listed Building, without detrimentally affecting the setting of it.

17/02065/HOUSE	11 Hobbs Way Bow Crediton Devon EX17 6JZ	Erection of two storey extension to side (Revised Scheme)	PERMIT	DEL	06/03/2018
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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 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 proposes the erection of a two storey side extension and is considered on balance to be supportable in policy terms. The extension is considered to sufficiently respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage. The loss of parking is regrettable, however given the location within the cul-de-sac and with reasonable levels of on street parking, it is considered in this instance to be acceptable. Although the extension presents a relatively large increase in building mass, the impact on the neighbouring properties has been considered and it is not considered that the proposal would not have any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 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 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.

17/02068/HOUSE	The Old Barn Morebath Devon TA22 9LJ	Erection of a 2 storey side extension and balcony following demolition of existing	PERMIT	DEL	05/03/2018
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 demolition of existing extensions and the erection of replacement extensions, is considered to be supportable in policy terms. The works in terms of their scale, design and position are considered to be acceptable and respect the character, scale, setting and design of the existing dwelling and will not cause harm to the setting of the nearby listed building. The proposal will not result in over development of the curtilage, adequate parking and turning facilities will be provided 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: COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM13 and DM27 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 pre-application 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.

<b>18/00011/PNCOU</b>	Land and Building at NGR 295699 122956 (Adjacent To B3190) Bampton Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PNP	DEL	06/03/2018
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**Reasons**

- 1 Significant works have been undertaken to enhance the structural capabilities of the building, including the insertion of a complete steel frame structure. The Local Planning Authority considers that the structural alterations to the building amount to development that has taken place under part 6 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) and therefore the proposal conflicts with Q.1 (f) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
- 2 The Local Planning Authority considers that structural enhancements that have been carried out to the building, in addition to those proposed, conflict with the Planning Practice Guidance which does not allow the provision of new structural elements to facilitate the conversion. Furthermore, considering the overall amount of works proposed and the extent of new walling, the proposal is considered to fail the test established by the Hibbitt Case and the change of use is considered to be a rebuild rather than a conversion. On this basis the proposal is not considered to be an acceptable scheme of conversion in accordance with Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3 The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building. The submitted floor plans indicate that the proposed new walls would include the steel uprights/stanchions of the new frame but also extend beyond the depth of the new steel frame (as shown on drawing 5237 AL[0]04). The new walling would be outside the building envelope and contrary to Q.1 (g) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00014/FULL	Waytown Holcombe Rogus Devon TA21 0NB	Erection of a workshop/store	PERMIT	DEL	05/03/2018

#### 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 The workshop/store hereby permitted shall be used for purposes ancillary to the residential dwelling on the site and shall at no time be used, let, sold or otherwise be disposed of as a separate business unit.

#### 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 application has been assessed on this basis only. The use of the building as a separate business unit would result in an inappropriate intensification of the use of the site.

#### Reasons

The application scheme for the erection of a workshop/ store at Waytown, Holcombe Rogus is considered to be acceptable in principle. The scale and design of the building is considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the proposal would result in the over development of the dwelling curtilage or have a significant adverse impact on the living condition of occupants of any neighbouring properties. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy COR18, 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.

18/00015/FULL	Rupert White Interiors Ltd 3 Brook Street Bampton Tiverton Devon EX16 9LU	Change of use from commercial property (Use Class A1) to physiotherapy clinic (Use Class D1)	PERMIT	DEL	05/03/2018
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**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 change of use of 22 square metres of A1 floor space to a D1 Physiotherapy clinic is considered to be acceptable in policy terms. The proposal is in an acceptable location, will not adversely impact on the amenity of the occupiers of nearby properties; and will not present an unacceptable floor risk. There are no external alterations and therefore the proposal will not impact on the Bampton Conservation Area. Overall the proposal is considered to be in accordance with Policies DM1, DM2, DM16 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies), Policies COR1, COR6, COR11 and COR16 of the Mid Devon Core Strategy (Local Plan Part 1) 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 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.

18/00026/LBC	6 Newcourt Cottages Langford Cullompton Devon EX15 1SE	Listed Building Consent for replacement of 7 double-glazed windows with single glazing	PERMIT	DEL	06/03/2018
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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.

**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 reglazing of the windows with single glazing secured with putty is considered to be an appropriate remedy for the harm currently caused by the unauthorised double glazing with timber beading. The proposal is therefore acceptable and is in accordance with Local Plan policy DM27 and with paragraph 132 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00027/OUT	Little Chace Uplowman Tiverton Devon EX16 7DW	Outline for the erection of a bungalow with access	REFUSE	DEL	09/03/2018

#### 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.

#### Reasons

- 1 National and local planning policy states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances to justify an approval. A case has been submitted for the provision of a dwelling in this rural location; however this justification is not considered to amount to special circumstances and considered to carry insufficient weight so as to override local and national policy. The proposed residential development is considered to be in conflict with Policies COR1, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework (notably Part 6 Paragraph 55).

18/00052/FULL	Mark Williams Furniture The Firs Sampford Peverell Tiverton Devon EX16 7ED	Variation of Condition 5 of Planning Permission 91/01815/FULL removing tie of the premises and its operations to the applicant (owner) and to allow the premises to be used for B1 use purposes only	PERMIT	DEL	09/03/2018
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#### Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 No manufacturing, fabrication or other industrial process shall take place outside the workshop subject of this application and shown on the Site Location Plan.
- 3 No materials, goods, products, chattels, scrap or waste materials shall be stored outside of any unit, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.
- 4 The application site including any buildings thereon shall be used for B1 uses and for no other purpose, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without first submitting a planning application to the Local Planning Authority.
- 5 No retail sales shall be carried out on any part of the application site.
- 6 The existing hedges on the site boundary as shown on the approved Site Location Plan (outlined in red) shall be retained to the satisfaction of the Local Planning Authority.
- 7 Clean surface water shall be kept separate from the foul drainage system.
- 8 Any oil or storage facilities shall be sited in properly bunded areas [the bund should be 110% of all tanks and there should be no working connections outside the bunded area].
- 9 Noise emitted from the site shall not exceed 46.5dB (A) L90 over any 20 minute period between the hours of 7:00 am and 7:00 pm Monday to Friday and 7:00 am to 1:00 pm Saturday as measure at the roadside boundary of the application site.



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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 10 No plant, machinery or power tools shall be operated on the site between the hours of 7:00 pm and 7:00 am Monday to Friday, 1:00 pm to Midnight Saturday (nor at any time of Sundays or Bank Holidays).

#### Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 Specific to application but use policy ending: in accordance with Policy DM20 of the Local Plan Part 3 (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 3 To safeguard the character appearance and amenities of the area and to ensure that adequate parking facilities and access thereto remain available for the use of the site in accordance with Policies DM2, DM8 and DM20 of Local Plan Part 3 (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 Specific to application and to safeguard the visual amenities, character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR1, COR2 and COR18 and Local Plan Part 3 (Development Management Policies) DM2, DM11, DM14, DM20 and DM21.
- 5 To prevent unnecessary traffic from being attracted to the site as a result of direct sales to retail customers, which may adversely affect the local road network not in accordance with Policy DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies)
- 6 To preserve the character, appearance and amenity of the surrounding rural environments in accordance with Policies DM2 and DM20 of Local Plan Part 3 (Development Management Policies) and COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 7 In the interests of pollution prevention to protect the rural amenity of the surround area in accordance with Policies DM7 and DM20 of Local Plan Part 3 (Development Management Policies) and COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 8 In the interests of pollution prevention to protect the rural amenity of the surround area in accordance with Policies DM7 and DM20 of Local Plan Part 3 (Development Management Policies) and COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 9 To safeguard the amenities of other residential properties in the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2 and COR18 and Local Plan Part 3 (Development Management Policies) DM2 and DM21.
- 10 To safeguard the amenities of other residential properties in the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2 and COR18 and Local Plan Part 3 (Development Management Policies) DM2 and DM21.

#### Reasons

The application seeks permission for the variation of condition 5 of Planning Permission 91/01815/FULL removing the tie of the premises and its operations to the applicant (owner) and to allow the premises to be used for B1 purposes only. Following the assessment the proposal has been found to be acceptable in policy terms. It is considered that the proposal would not lead to an unacceptable impact on the local road network. There are no proposed material alterations that would result in adverse impacts on the character and appearance of the surrounding countryside. Due to the nature of the application it is not considered necessary for alternative sites to be identified and assessed against the proposal. Therefore the application has satisfied Mid Devon's Core Strategy (Local Plan Part 1) Policies COR2 and COR18 and Local Plan Part 3 (Development Management Policies) DM19 and DM20. The application should be grant approval subject to conditions.

#### 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00058/FULL	Land at NGR 287371 106319 (White Cross) Cheriton Fitzpaine Devon	Formation of vehicular and pedestrian access to service permitted retail unit	PERCON	DEL	06/03/2018

#### 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 The proposed , footways, footpaths, verges, junctions, , sewers, drains, retaining walls, , surface water outfall, embankments, visibility splays, accesses, shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

#### 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 that adequate information is available for the proper consideration of the detailed proposals and to ensure compliance with policy COR9.

#### Reasons

The application for the formation of vehicular access as proposed, and incorporating an additional footway section linking to the existing footway network, to service the permitted retail unit approved under LPA ref: 17/00173/MOUT is considered to be acceptable. It is not considered that the proposals will result in any significant impacts to neighbouring dwellings and/or have an unacceptable impact on the character and appearance of the area. The proposal is considered to be compliant with policies: COR2, CO9 and COR17/COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1 and DM2 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 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.

18/00060/LBC	Truants Cottage Zeal Monachorum Crediton Devon EX17 6DF	Listed Building Consent for the installation of shower room	PERMIT	DEL	09/03/2018
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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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**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 proposal is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of this listed building. The proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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<b>18/00061/HOUSE</b>	8 Rose Close Tiverton Devon EX16 6TF	Erection of a two storey extension and rear porch	PERMIT	DEL	06/03/2018
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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 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 a two storey side extension and the erection of a rear porch is considered to be supportable in policy terms. The works in terms of their scale, design and position are considered to be acceptable and respect the character, scale, setting and design of the existing dwelling. The proposal will not result in over development of the curtilage, adequate parking and turning facilities will be provided 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) COR2, COR9, COR13 of the Local Plan part 3 (Development Management Policies) DM2, and DM13 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 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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>18/00160/PNAG</b>	Land at NGR 289651 105081 (South Of Windmill Plantation) Stockleigh Pomeroy Devon	Prior Notification for the erection of an agricultural storage building	PDA	DEL	05/03/2018

**Reasons**

The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

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