

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00047/FULL	Scotts Business Park Woodland Close Bampton Devon	Variation of condition 2 of planning permission 15/00437/Full to allow the substitution of previously approved plans	PERCON	DEL	22/03/2018

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 The development shall be carried out only in accordance with the Addendum Mitigation Strategy and implementation plan prepared by Jim Wallwork dated December 2012 previously approved under planning permission reference 12/01625/MFUL and 15/00437/FULL.
- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a scheme to assess the nature and extent of any contamination on site within that phase. The report of the findings will include: A survey of the extent, scale and nature of the contamination An assessment of the potential risks to: Human health Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes Adjoining land Groundwater and service water Ecological systems An appraisal of remedial options and proposal of preferred option(s). This shall be conducted in accordance with DEFRA and Environment Agency's Model Procedures of Land Contamination CLR11. Where remediation is necessary, a remediation scheme must be prepared in accordance with a scheme to bring the site within that phase to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, that has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme a verification report must be prepared. A verification report must demonstrate the effectiveness of the remediation carried out and the requirements of longer-term monitoring of pollution linkages, maintenance and arrangements for contingency action, and be submitted to and approved in writing by the Local Planning Authority.
- 4 The development hereby permitted shall be carried out in accordance with the Sustainable Urban Drainage System, submitted to the Local Planning Authority on 21st February 2018 and indicated on drawing number L8942-01U. The surface water management system shall be completed on site in accordance with the approved timetable and retained thereafter.
- 5 Management plan(s) setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage System(s) in each case shall be submitted to and approved in writing by the Local planning Authority prior to the first occupation of any of the dwellings hereby approved. Thereafter the Sustainable Urban Drainage System(s) shall be managed in accordance with the approved scheme.
- 6 The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials, method of construction and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.
- 7 The dwellings hereby approved shall be constructed using the following external materials that have been submitted to and approved in writing by the Local Planning Authority: Natural slate (as submitted); External cladding - Lane 282, Tiverton TP 036 - black; Natural stone - Cornish Rustic, Cathywith Quarry, Bodmin; Brick - Ibstock Cheddar Red, 0610

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		No building hereby permitted shall be first occupied until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants 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. Once provided, the landscaping scheme shall be so retained.			
9		Prior to the first occupation of any of the dwellings hereby approved details of the boundary treatments for the dwellings shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan(s) indicating the height, positions, design, materials and type of boundary treatment to be erected. Such approved boundary treatments shall be permanently so retained.			
10		Before the first occupation of any of the dwellings the development shall make provision for two electric charging points for the residential development in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Once provided the electric charging points shall be retained.			
11		The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out by the developer and approved by the Local Planning Authority: A) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; B) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; C) The cul-de-sac visibility splays have been laid out to their final level; D) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; G) The street nameplates for cul-de-sac have been provided and erected.			
12		Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed by the developer and approved by the Local Planning Authority.			
13		Within one month of the grant of this planning permission a waste and construction management plan to manage and mitigate impacts of construction including: i) Dust; ii) Odour; iii) Noise; iv) Vibration; v) Waste and stockpile management; vi) Hazardous material management; vii) Hours of operation Shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved waste and construction management plan.			

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure the proposed development retains the known nature conservation interest in accordance with policies DM2 and DM28.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours or other offsite receptors, in accordance with policy DM7 of the local plan part 3 (Development Management Policies) and the national planning Policy Framework.
- 4 To minimise the risk of flooding to the site or surrounding area in accordance with sustainable urban drainage principles and policy DM2 of the Local Plan part 3 of the Development Management Policies.
- 5 To minimise the risk of flooding to the site and surrounding area in accordance with sustainable urban drainage principles and policy DM2 of the Local plan part 3 (Development Management Policies).
- 6 To ensure appropriate facilities are available to serve the development and to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 7 To safeguard the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2 and DM14 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		To safeguard the visual amenities of the area in accordance with policy COR2 of the Mid Devon Core Strategy (LP1) and policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
9		To safeguard the visual amenities of the area in accordance with policy COR2 of the Mid Devon Core Strategy (LP1) and policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
10		In the interest of sustainable development in accordance with policy DM8 of Local Plan Part 3 (Development Management Policies).			
11		To ensure that the access arrangements are completed within a reasonable time in the interest of safety and the amenity of residents in accordance with Policy DM2 of Local Plan Part 3: Development Management Policies.			
12		To ensure that waste from the development is removed in an acceptable manner and that the construction phase of the development does not have an adverse impact on the amenity of nearby residents in accordance with policies DM2, DM4 and DM7 of Local Plan Part 3 (Development management Policies).			
13		To ensure that waste from the development is removed in an acceptable manner and that the construction phase of the development does not have an adverse impact on the amenity of nearby residents in accordance with policies DM2, DM4 and DM7 of Local Plan Part 3 (Development management Policies).			

Reasons

The principle of residential development been established on this site. For commercial reasons the applicant wishes to amend the layout and house types to make them more marketable than the approved scheme. There is no loss of dwellings at a time of housing demand. The NPPF indicates at paragraph 19 that "Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system." National and local policy supports the creation of dwellings, particularly on this site. No significant changes are proposed and the development retains the quality of the originally approved design and does not harm the character and appearance of the area. The applicant will make a financial contribution towards the provision of public open space and play areas in the area and a library contribution and the development will attract the New Home Bonus. An amended Section 106 agreement has been completed with regard to the variation of condition 2 of the earlier grant of planning permission. Four of the 18 dwellings will be affordable homes as agreed in the original permission under reference 12/01625/MFUL and as reiterated under permission 15/00437. In these circumstances, and subject to the conditions imposed, the variation of the layout and house types would not result in any adverse impact on the local highway network or the living conditions of nearby residential properties or future residents. Therefore the proposed development is considered to comply with policies COR1, COR2, COR3, COR8, COR9, COR12, COR16 Mid Devon Core Strategy and policies DM1, DM2, DM3, DM8, DM14, DM15 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and planning permission is to be approved.

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. 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.

17/00057/FULL	The Elms Willand Old Village Willand Cullompton Devon EX15 2RL	Conversion of outbuildings to form 2 dwellings	PERCON	COMM	21/03/2018
----------------------	--	--	--------	------	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall take place until a detailed schedule of works for the conversion of the buildings has been submitted to and approved in writing by the Local Planning Authority. The schedule of works should include: (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface; (c) details of measures required to provide protection for the buildings against the weather during the conversion works. The agreed schedule shall be strictly adhered to.			
4		The development hereby permitted shall be carried out in accordance with the recommendations and mitigation detailed in the submitted Bat Survey Report dated August 2016 by Blackdown Environmental.			
5		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.			
6		No dwelling hereby approved shall be first occupied until the parking and turning arrangements for the new dwellings shown on drawing number SLPL/100/02, received on 29th January 2018, have been provided, surfaced and drained in accordance with details (to include details of the surfacing of the entire courtyard area) that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such parking and turning facilities shall be so retained and maintained for that purpose.			
7		No dwelling hereby approved shall be first occupied until the replacement parking and turning arrangements for the dwelling known as The Elms shown on drawing number SLPL/100/02, received 29th January 2018, have been provided, surfaced and drained in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such parking and turning facilities shall be so retained and maintained for that purpose.			
8		No dwelling hereby approved shall be first occupied until the off-site highway works to build out the access to The Elms to meet the highway, indicated on drawing number SLPL/100/02, received on 29th January 2018, have been completed and made available for use, in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. Once provided such off-site highway works shall be so retained and maintained.			
9		Before their use on the development hereby permitted, details/samples of all external materials, windows, doors, roof lights and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials, windows, doors, roof lights and rainwater goods shall be used on the development.			
10		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), 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 G of Part 1 of Schedule 2 relating to the alteration and extension of a dwelling or its roof, the addition of chimneys and flues and the provision of buildings within the curtilages of the dwellings and Class A of Part 2 of Schedule 2 relating to the provision of gates, walls, fences, shall be undertaken within the dwelling curtilages without the Local Planning Authority first granting planning permission.			

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 character of the unlisted heritage asset is retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To minimise the impact on protected species in accordance with the National Planning Policy Framework.
- 5 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 6 In order to ensure appropriate parking and turning facilities are provided in the interests of highway safety and the courtyard area retains the character of the unlisted heritage asset and conservation area, in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		In order to ensure appropriate parking and turning facilities are provided in the interests of highway safety, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
8		To minimise the impact of the development on the highway network in accordance with Paragraph 32 of National Planning Policy Framework.			
9		To ensure that character of the unlisted heritage assets and conservation area is retained during and after the conversion in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		In order to protect the character of the unlisted heritage asset and the visual amenities of the conservation area, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is considered to be acceptable in that the principle of minor residential developments within settlement boundaries is acceptable. The development is considered to be appropriately designed to retain the character of the original unlisted heritage assets and not to harm the Willand conservation area. The parking and amenity provision is considered to be acceptable and to meet minimum parking standards. Replacement parking is being provided for The Elms where this would be lost through the development of the buildings. The existing access is considered to be acceptable for the provision of 2 new dwellings, bearing in mind the existing use of the courtyard, and the improvements to the access to The Elms and its replacement parking are considered to meet Highway Authority requirements. Subject to mitigation, the development would not have an unacceptable impact on protected species. In addition, the proposal is not considered to have an unacceptable impact on the privacy and amenity of neighbouring residents. The applicant has agreed to make a financial contribution towards public open space and air quality improvements and the development would attract the payment of a New Homes Bonus. The proposal is considered to be in accordance with Policies: COR2 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 and AL/CU15 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM2, DM8, DM14, DM15 and DM27 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 negotiations and discussions. 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.

17/00982/MFUL	Land at NGR 284671 100838 Cromwells Meadow Crediton Devon	Erection of 49 dwellings, including associated public open space, landscaping and all other associated external works	PERCON	COMM	23/03/2018
----------------------	--	--	--------	------	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		<p>Prior to commencement of any development hereby approved, a Construction Management Plan, shall have been submitted to and approved in writing by the Local Planning Authority, to include the following details: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure and the proposed route into the site during the construction phases; (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inclusive; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (l) The proposed route of all construction traffic exceeding 7.5 tonnes. (m) Details of the amount and location of construction worker parking. (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work; The approved Construction Management Plan shall be complied with in full at all times during the construction phases of the development hereby approved.</p>			
4		<p>The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details that shall have been submitted to and 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.</p>			
5		<p>The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: A) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; B) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; C) The cul-de-sac visibility splays have been laid out to their final level; D) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; G) The street nameplates for the spine road and cul-de-sac have been provided and erected.</p>			
6		<p>No development in relation to the residential units hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway; B) The ironwork has been set to base course level and the visibility splays required by this permission laid out; C) The footway on the public highway frontage required by this permission has been constructed up to base course level; D) A site compound and car park have been constructed on site in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.</p>			
7		<p>No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the County Planning Authority. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme, and prior to the occupation of any the dwellings hereby approved.</p>			
8		<p>No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Flood Risk Assessment and Drainage Strategy (Ref. Land off Cromwells Meadows - Flood Risk Assessment and Drainage Strategy; Rev. 3; dated 9th November 2017), Drainage Strategy (drawing No. 172904-PDL-01; Rev. D; dated 9th November 2017) and the submitted MicroDrainage model outputs (File 172904_NT1_V1.mdx; dated October 2017). The approved details shall be implemented accordingly and maintained as operational in accordance with the approved details thereafter and prior to the occupation of any the dwellings hereby approved.</p>			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		No part of the development hereby permitted shall be commenced until a detailed assessment of the condition and capacity of the receiving culvert is undertaken, and approved in writing by the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This detailed assessment must also identify, and propose specific repair and/or improvement works to the receiving culvert as required to facilitate the development. The approved details shall be implemented accordingly in accordance with the approved details and prior to the occupation of any the dwellings hereby approved.			
10		No part of the development hereby permitted shall be commenced until details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The approved details shall be implemented accordingly in accordance with the approved details and prior to the occupation of any the dwellings hereby approved.			
11		No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site. The approved details shall be implemented accordingly in accordance with the approved details and prior to the occupation of any the dwellings hereby approved.			
12		There shall be no land raising within the floodplain of the River Creedy arising from activity during the construction of the development hereby approved or following any landscaping which is undertaken on the land to the east on the flood plain line as marked on the approved site layout plan.			
13		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.			
14		Before the development hereby approved is commenced, a site investigation and risk assessment shall be carried out to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result. A full report of the investigation, risk assessment and remediation works including a timescale for completion shall be submitted to and approved in writing by the Local Planning Authority. Residential occupation of the site, or parts of the site affected by land contamination, shall not take place until the remediation works have been carried out in accordance with the agreed details.			
15		Prior to the commencement of any the dwellings hereby approved a traffic management scheme which prevents vehicular access into the site from Cromwells Meadow shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be put in place prior to the occupation of any of the dwellings and maintained as such thereafter to prevent vehicular access.			
16		Prior to their use on site samples of the materials to be used for all the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.			
17		No hard landscaping works in the areas shown on the approved plan(s) shall begin until samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase) and shall be so retained.			
18		Prior to the commencement of any development on the site a phasing plan confirming the timing and delivery of the approved boundary treatments to the western and southern boundaries of the application site (adjacent to plots 1-9, 11, 23 -27 respectively) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the agreed phasing plan unless otherwise agreed in writing by the Local Planning Authority.			
19		No development shall begin until a scheme for the management and maintenance of the communal open space shown on the submitted plans has been submitted to, and been approved in writing by the Local Planning Authority. The approved scheme shall be implemented on completion of development and the open space area shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.			
20		A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, swales, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any of the buildings first coming into use. The SUDS shall thereafter be managed in accordance with the agreed details.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

21 Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer.

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 minimise the impact on the local highway network and local residents.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 5 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 6 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 7 To protect water quality and minimise flood risk in accordance flood management act.
- 8 To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 9 To ensure that the receiving culvert is of a satisfactory condition to receive the surface water runoff generated from the proposed development, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 10 To ensure that the surface water runoff generated from rainfall events in excess of the design standard of the proposed surface water drainage management system is safely managed, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 11 To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area, in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 12 To protect floodplain storage and in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 13 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 Policy DM27 (2013) that an appropriate record is made of archaeological evidence that may be affected by the development.
- 14 In the interests of public health and the protection of the environment for future residents.
- 15 To safeguard the amenities of the existing residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 16 To ensure the specified materials are appropriate and in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 17 To ensure the specified materials are appropriate and in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 18 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
19		To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of the Local Plan Part 3: (Development Management Policies).			
20		To ensure that appropriate measures are in place for the long term maintenance and management of the Sustainable Urban Drainage Systems within the site to ensure that it performs its intended function for the lifetime of the development and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).			
21		To ensure the discharge of the drainage from the proposed development shall not be prejudicial to the public sewerage system and ensure that that there are adequate public foul sewerage facilities to receive foul water flows, and in order to safeguard the residential amenities and the local environment in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The principal of developing the site for 49 new dwellings with a proposed means of access to service the site from Willow Walk is considered to be supportable in development plan policy with the density and quantum of development in accordance with the adopted policy position as promoted by adopted policy AL/CRE/3. Overall the layout is considered a positive design response to the site. The design and housing mix is considered acceptable in terms of the unit sizes, how they will relate to the existing properties adjacent to the site, and will help to create a mixed and balanced community for future occupiers. The access and parking arrangements are considered acceptable, and there are no objections in terms of the proposals to deal with surface water management arrangements and flood risk impacts on the neighbouring flood plain. Subject to the satisfactory completion and resolution of a Section 106 Agreement, the application scheme is considered acceptable and in compliance with the requirements of with Policies COR1, COR2, COR3, COR8, COR9, COR11 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), AL/DE/ 1-5, AL/IN/ 3 and AL/IN/CRE8 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8 and DM14, and guidance in the National Planning Policy framework and the Governments National Space Standards.

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 completing the process through to issuing the decision notice 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.

17/01507/FULL	White Hart Hotel Bow Crediton Devon EX17 6EN	Conversion of barn to dwelling	PERCON	DEL	23/03/2018
----------------------	---	--------------------------------	--------	-----	------------

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 the commencement of works relating to the conversion of the barn a detailed conversion construction method statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include a full schedule and specification of repairs including any remedial work to structural defects (to include plans identifying the extent of any areas of rebuild). The development shall only be completed in accordance with the approved construction method statement.
- 4 Prior to their use on site, samples of the materials to be used for all the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority.
- 5 The roof covering of the development hereby granted shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building(s). Such approved slate shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Before their installation, working details of the new external doors, windows including sections, profiles and finishes shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained.			
7		Prior to occupation of the dwelling hereby approved, there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include details of any changes in existing ground levels, details of hard surfacing materials, as well as a time scale for completing the implementation of the landscaping and boundary treatments. Once provided, the landscaping scheme shall be so retained.			
8		Prior to occupation of the dwelling hereby approved, there shall be submitted to and 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.			
9		No hard landscaping works in the areas shown on the approved block plan shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use and shall be so retained.			
10		The external doors, door frames and windows shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.			
11		All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.			
12		The flue hereby permitted shall be painted with a matt black finish where they are on the outside of the building, and shall be so retained.			
13		Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.			
14		Before the development hereby permitted is first brought into use, the pedestrian warning signs indicated on the approved mitigation plan shall be provided to the satisfaction of the Local Planning Authority. Following their provision, these facilities shall be so retained.			
15		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.			
16		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (or any Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.			
17		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, dormer windows, rooflights, or other form of openings, other than those shown on the approved plans, shall be inserted in the elevations or roof slopes of the development hereby permitted.			
18		The conclusions and mitigation measures set out in the Preliminary Ecological Appraisal (Bats & Birds) dated 4th August 2017 shall be complied with in full during construction of the development hereby approved. Following their provision, these facilities 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure that the scheme can be delivered via conversion of the existing buildings without significant reconstruction that would otherwise amount to new build housing and in order to comply with Policies DM11, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
4		To ensure use of materials appropriate and to safeguard the visual amenities of the area and the character and appearance of the building and in order to comply with Policies DM11, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To ensure use of materials appropriate and to safeguard the visual amenities of the area and the character and appearance of the building and in order to comply with Policies DM11, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To ensure use of materials appropriate and to safeguard the visual amenities of the area and the character and appearance of the building and in order to comply with Policies DM11, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		To safeguard the character and amenities of the area and in order to comply with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		To safeguard the character and amenities of the area and in order to comply with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
9		To ensure use of appropriate materials and in the interest of pedestrian and highway safety and in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		To ensure the use of materials and detailing appropriate to the development. in order to safeguard the character and appearance of the building and in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
11		To ensure the use of materials and detailing appropriate to the development. in order to safeguard the character and appearance of the building, and in accordance with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
12		To ensure the use of materials and detailing appropriate to the development. in order to safeguard the character and appearance of the building and in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
13		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site, and in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
14		In the interest of highway and pedestrian safety, and in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
15		In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, and in accordance with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
16		To safeguard the character and appearance of the area, and in accordance with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
17		To safeguard the character and appearance of the area, and in accordance with Policies DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
18		In the interest of providing ecology enhancements as promoted by the National Planning Policy Framework.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The application for the conversion of the barn to a dwelling with the settlement boundary of the village of Bow and is considered to be supportable in policy terms. The conversion is considered to be sympathetic to the setting of the nearby listed buildings and it is not considered that the proposal would result in harm to the character or appearance of the setting of the adjacent listed buildings. The proposed scheme will achieve an acceptable level of amenity for future occupiers and it is not considered that the use of the building for residential purposes would result in harm to the amenity of occupiers of neighbouring properties, and/or the future operation of the pub. The development would not result in an adverse impact of biodiversity interests at the site. On balance it is considered that satisfactory access and parking arrangements can be achieved to serve the new development. The applicant has elected to enter in to a Section 1006 agreement relating to Air Quality and public open space contributions to satisfy the requirements of Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). On balance the proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM11, DM14 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 working with the applicant to secure amendments to the scheme to facilitate its approval. 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.

17/01511/MOUT	Land at NGR 282065 100892 (Chapel Downs Farm) North of Queen Elizabeth Drive Barnstaple Cross Devon	Outline application for the erection of up to 120 dwellings, public open space, vehicular access and associated infrastructure	REFUSE	COMM	22/03/2018
----------------------	---	--	--------	------	------------

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 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 The application site is outside the current settlement limit boundaries of Crediton and is in the open countryside and is not currently allocated for development. 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 applicant asserts that 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 that 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 considers that the adverse impacts of the proposed development, as set out in reasons 2, 3 and 4 below, 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		The Local Planning Authority considers that by virtue of the elevated and sloping nature of the site the development (of an agricultural field) to include a new section of highway and associated pavement will have a harmful impact to the visual amenity of the area at the western entrance to the town and along Higher Road. By virtue of the topography the development will appear as an incongruous extension adjacent to the existing built development which is set down within the valley cutting. The site is widely visible from the south and development will significantly alter the unspoilt and open qualities of the site and result in the loss of grade two agricultural land forming an important part of the rural setting at this edge of Crediton. Despite the shortfall in housing supply the harm arising to the character and visual appearance of the area is considered to significantly and demonstrably outweigh the benefits derived from the scheme and on this basis the application scheme is considered to be contrary to policies COR2 and COR18 (Local Plan 1) and policy DM2 Local Plan part 3 (Development Management Policies) which seek to protect the character and appearance of the countryside.			
3		In the opinion of the Local Planning Authority the development would result in harm to the setting of the Grade II listed Chapel Downs Farmhouse. The agricultural field is considered to form part of the setting of the listed building, and the proposed scheme will alter the character and appearance of the setting of the listed building given the intrusion of built development at a raised level within the setting of the heritage asset. Although the harm is considered to be less than substantial in National Planning Policy Framework terms, in addition to the other identified harmful impacts of the scheme it is not considered that the public benefit arising from the scheme would outweigh the identified harm to the designated heritage asset and therefore the proposal is considered to be in conflict with the aims of policies DM27 Local Plan part 3 (Development Management Policies) and part 12 of the National Planning Policy Framework which seek to conserve and enhance the historic environment.			
4		In the opinion of the Local Planning Authority it has not been demonstrated that development can be accommodated on the site without resulting in unacceptable harm to the amenity of occupiers of neighbouring properties. By virtue of the difference in levels the proposal is likely to result in a form, scale and mass of development that is overbearing to occupiers of residential properties located in Queen Elizabeth Drive and would be detrimental to the amenity they currently enjoy contrary to policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

17/01934/FULL	Land and Buildings at NGR 307252 116131 Bedbrook Farm Burlescombe Devon	Conversion of an agricultural building to a dwelling, demolition of lean-to and erection of a garage	PERCON	DEL	21/03/2018
----------------------	---	--	--------	-----	------------

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 garage and bat loft shall be constructed in accordance with drawing number 2506-PL-08. It has been completed and ready for use by bats prior to commencement of the conversion of the barn.
- 4 The development hereby approved shall be carried out in accordance with the recommendations set out in the conclusions and recommendations section of the Quantock Ecology Bat Survey - Preliminary roost assessment dated 27/11/2017.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (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, or Classes A, B, C of Part 2 of Schedule 2, relating to the enlargement of the dwellinghouse, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwellings curtilages without the Local Planning Authority first granting planning permission.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

- 3 To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with policy DM11 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with policy DM11 of the Local Plan part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 and DM27 of the Local Plan part 3.

Reasons

The proposed conversion of redundant agricultural barn to form one dwelling at Bedbrook Farm is considered to be an appropriate conversion of substantial rural buildings that positively contributes towards the area's rural character. The dwelling to be provided have a suitable existing access, conversion works can be accommodated without significant alteration, extension or rebuilding and the design will retain the buildings original character. The development will enhance the nature conservation interest in the site given the 'worst case' scenario approach to proposed mitigation in the form of a dedicated bat roof space in the proposed garage loft. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Local Plan part 1 (Core Strategy), DM2, DM8, DM11 of the Mid Devon Local Plan part 3 (Development Management Policies), AL/IN/3 of the Mid Devon Allocations and Infrastructure Development Plan Document 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 negotiations and determining the application in a timely manner, extension of time agreed. 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.

17/02012/FULL	Land at NGR 302825 109481 Five Bridges Cullompton Devon	Retention of change of use of building and land from car valeting to auction centre	PERMIT	DEL	23/03/2018
---------------	---	---	--------	-----	------------

Conditions

- 1 The date of commencement of the development shall be taken 20th December 2017 when 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.

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.

Reasons

The proposal is acceptable as the building is an existing building to be changed to an appropriate rural use. No external changes or alterations are proposed. Sufficient parking provision has been identified and it is not considered that the proposed use would result in an unacceptable impact on the local road network. It is not considered that the proposed use would cause any adverse impacts on the character and appearance of the countryside due to the site being located further off of the main access road and screened to some extent behind planting. As such the proposal is considered to be in accordance with policies COR18 of the Mid Devon Local Plan part 1 Core Strategy, DM2, DM8 and DM20 of the Mid Devon Local Plan part 3 Development Management Policies and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

17/02014/FULL	Castleland House Bampton Tiverton Devon EX16 9JA	Retention of log cabin for storage, shelter and education	PERMIT	COMM	22/03/2018
---------------	---	--	--------	------	------------

Conditions

- 1 The date of commencement of this development shall be taken as 2nd 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 log cabin hereby approved shall be used for the purposes of storage, shelter and education as outlined within the supporting documentation accompanying the planning application allowing for a maximum of four handlers and their dogs in addition to the applicant to occupy the log cabin at any one time. The log cabin shall not be used for additional residential accommodation (C3) or be let, sold or otherwise occupied independently of the dwelling known as Castleland House and the storage use of the building shall be limited to the storage of equipment and machinery relating to the upkeep of the land and shall not be used in connection with any wood production activities.

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.
- 3 The site is 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) and guidance in the National Planning Policy Framework.

Reasons

With significant weight placed on the need to support economic growth, together with the overall design and appearance of the log cabin including the relative distance between this site and any nearby residential properties, it has been concluded that there is no demonstrable harm to the living conditions of any occupants of nearby residential properties and the visual amenity of the locality would not be harmed as a result of the proposal to an extent that would justify withholding planning permission. The design and scale of the building as erected is considered to result in less than substantial harm to the character and appearance of the nearby conservation area and it is not considered that the proposal would result in any significant adverse environmental or highway impacts. Having regard to all material considerations the application is in accordance with the requirements of policies COR2, COR11 and COR18 of the Mid Devon Core Strategy; policies DM1, DM2, DM8, DM20, DM22 and DM27 of the Mid Devon 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02051/FULL	Flat 2 Eriskay St Andrew Street North Tiverton Devon EX16 6PH	Insertion of velux rooflight to extension roof, replacement of slates, and repair works to rainwater goods	PERMIT	DEL	23/03/2018

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.

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 alterations to the modern single storey rear extension together with reconfiguration and renewal of the rainwater goods are considered to be of appropriate design and materials that will cause less than substantial harm to the listed building's setting and the wider conservation area. The proposal is therefore considered to be acceptable and in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM13 and DM27 and Paragraph 131 of 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.

17/02052/LBC	Flat 2 Eriskay St Andrew Street North Tiverton Devon EX16 6PH	Listed Building Consent for insertion of velux rooflight and replacement tiles to extension roof, and alteration and replacement of rainwater goods	PERMIT	DEL	23/03/2018
--------------	--	---	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed alterations to the modern single storey rear extension together with reconfiguration and renewal of the rainwater goods are considered to be of appropriate design and materials that will cause less than substantial harm to the listed building itself and the setting of the listed building. The proposed works will give the benefit of preventing further ingress of water thereby preventing damage to the listed building. The proposal is therefore considered to be acceptable and in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and Paragraphs 132 and 134 of the National Planning Policy Framework.

18/00068/HOUSE	14 Kabale Close Tiverton Devon EX16 5QB	Erection of two storey extension	PERMIT	DEL	20/03/2018
-----------------------	--	----------------------------------	--------	-----	------------

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.

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 extension 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 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, 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.

18/00082/HOUSE	Oakdale North Jaycroft Willand Cullompton Devon EX15 2TH	Erection of an extension following removal of existing conservatory	PERMIT	DEL	23/03/2018
-----------------------	---	---	--------	-----	------------

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
------------	---------	----------	----------	---------------	---------------

- 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 external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing building and be so retained.
- 4 The proposed ridge height of the new extension is to be no higher than the projection on the original property as indicated in saved photograph dated 16th January 2018.

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 appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the proposed is maintained as proposed and is in accordance with Policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a replacement ground floor side extension is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 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.

18/00083/HOUSE	46 Belmont Road Tiverton Devon EX16 6AS	Installation of satellite dish on front elevation	PERMIT	DEL	20/03/2018
-----------------------	--	--	--------	-----	------------

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The application for the erection of a satellite dish 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 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, COR13 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 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.

18/00087/HOUSE	12 Chapel Downs Road Crediton Devon EX17 2EB	Erection of two storey extension and basement following demolition of garage	PERMIT	DEL	20/03/2018
-----------------------	---	--	--------	-----	------------

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.

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 two storey extension and basement following demolition of garage is considered to be supportable in policy terms. The proposed basement utilises the differing ground level and overall it is considered that the extension would present as an acceptable addition to the host dwelling in terms of its scale and mass. The existing dwelling is of no particular historic or architectural merit and it is not considered that the proposal would result in harm to the character or appearance of the existing dwelling or the wider street scene. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to accord with the following policies COR2 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 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
18/00096/FULL	Land and Buildings at NGR 293284 104385 (Pitt Farm) Thorverton Devon	Conversion of barn to dwelling	PERCON	DEL	21/03/2018

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 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c) details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to.
- 4 Before their use, samples/details of the materials to be used for all external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.
- 5 Before their installation, working details of the new external doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained.
- 6 The dwelling hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved drawings. Once provided such facilities shall be permanently so retained.
- 7 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 enlargement or alteration of the dwelling or its roof or the provision of a porch or outbuildings, or Class A of Part 2 of Schedule 2, relating to gates, fences and walls shall be undertaken within the application site/dwelling curtilage* without the Local Planning Authority first granting planning permission.
- 8 Boundary treatment details for any fence or hedge shall be submitted to and approved in writing by the Local Planning Authority prior to their installation/implementation on site. The details shall be shown on a plan indicating the height, positions, design, materials and type of boundary treatment to be implemented on the site and a timescale for their implementation. The boundary treatments so approved shall be completed in accordance with the approved details and 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 ensure the character of the building is retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 6 In the interests of highway safety and to ensure appropriate facilities are provided to cater for traffic attracted to the site in accordance with policies DM2 and DM8 of the LP3 DMP and the NPPF.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			

Reasons

The current proposal is acceptable in that the barn conversion would be considered to make a positive contribution to the rural character of the area. The extent of rebuilding work is deemed to be acceptable with existing openings to be utilised for windows and doors with new openings kept to a minimum. Adequate parking and amenity space are to be provided and no protected species would be affected through the conversion. It is not considered that the proposal would have an unacceptable impact on the environment and the proposal is to be suitably designed and would comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM11, DM14 and DM15 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.

18/00100/HOUSE	Station House Culmstock Cullompton Devon EX15 3JL	Conversion of garage to a self contained annexe and erection of a porch	PERMIT	COMM	21/03/2018
-----------------------	---	---	--------	------	------------

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 external finishes of the developments hereby permitted shall match in material, colour, style, bonding and texture those of the existing residential building and be so retained.
- 4 The ancillary accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Station House as a single family dwellinghouse and shall not at any time be used, either by way of being let, given or sold, 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 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of this part of the conservation area in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 4 The site is located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the NPPF.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The application for the erection of a single storey side extension and alteration to garage, at Station House Culmstock and is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house and having regard to the setting within the Conservation area. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2, COR17, Local Plan Part 3 (Development Management Policies) DM2, DM13, and DM27 DM29 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.

18/00109/HOUSE	3 Mayfair Tiverton Devon EX16 4NQ	Erection of conservatory	PERMIT	DEL	20/03/2018
-----------------------	-----------------------------------	--------------------------	--------	-----	------------

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.

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 erection of a conservatory 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, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM8 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00125/HOUSE	Penton House Penton Lane Crediton Devon EX17 1ED	Erection of single storey side extension	PERMIT	DEL	23/03/2018

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.

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 a modest single side extension following the partial demolition of a conservatory type structure is considered to be supportable in policy terms, and the design is considered to be in keeping with the existing dwelling. It is not considered that the extension will present as a prominent feature and therefore it is not considered that it will cause unacceptable harm to the dwelling, the wider street scene and/or the Crediton Conservation Area. The proposal would not result in overdevelopment of the dwelling curtilage and it is not considered that there would be any significant adverse impacts on the amenity of nearby properties arising from the scheme. Overall the proposal is acceptable in accordance with Policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

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.

18/00169/FULL	Land and Buildings at NGR 302428 115652 Locks Farmhouse Whitnage Devon	Construction of roof to cover livestock gathering and feeding area	PERMIT	DEL	21/03/2018
---------------	--	--	--------	-----	------------

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The proposed construction of a roof to cover an existing livestock gathering and feeding area on an agricultural holding in the open countryside that is currently used as an open gathering/feeding yard area is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan part 3 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.

18/00184/HOUSE	Diptford Farm Cottage Stoodleigh Tiverton Devon EX16 9RU	Erection of an extension and alterations to Diptford Farm Cottage (Revised Scheme)	PERMIT	DEL	22/03/2018
-----------------------	---	--	--------	-----	------------

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.

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 extension and alterations to Diptford Farm Cottage 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 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 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 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
18/00208/HOUSE	11 Starlings Roost Cullompton Devon EX15 1UE	Erection of single storey rear extension following demolition of existing conservatory	PERMIT	DEL	23/03/2018

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.

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 single storey rear extension is considered to be supportable in policy terms. The extension is well designed and it considered to respect the character, scale, setting and design of the existing dwelling. The extension would not result in over-development of the dwelling curtilage and would not adversely affect the living conditions of adjoining residential properties. As such the proposal is considered to comply with policies COR14 of the Mid Devon Local Plan part 1 Core Strategy, DM2 and DM13 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.
