Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
09/01573/MOUT	Land and Buildings at NGR 303161 108402 (Venn Farm) Cullompton Devon	Outline application for the erection of 12,000 sq m (129,000 sq ft) of industrial buildings (B1, B2, and B8 use), formation of new site access, estate roads, parking and associated landscaping (Revised scheme)	PERMIT	COMM	10/03/2015

Conditions

1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the buildings and the landscaping of the site, including boundary treatments, (the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.

2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.

4 No development shall begin until details of the matters listed in Part 1 of the Industrial Estate Roads Schedule attached to this planning permission (the Schedule) have been submitted to and approved in writing by the Local Planning Authority. No buildings shall be commenced until the relevant facilities/services described in Part I of the Schedule have been constructed in accordance with the requirements of Part IIA of the Schedule and no building shall be occupied until the said facilities/services have been provided and completed in respect of such building in accordance with the requirements of Part IIB of the Schedule.

5 No other part of the development hereby permitted shall begin until: (a) the re-prioritising of, and improvements to the Kingsmill Road/Saunders Way junction, and (b) the extension of Saunders Way, the new roundabout and the improvements to Kingsmill Road between the new roundabout and the site access, and (c) the site access itself, have been provided and maintained in accordance with details that shall have been previously submitted to, and approved in writing by, the Local Planning Authority. Once provided the above works shall be retained and maintained for that purpose at all times.

6 No development shall begin until a scheme for the disposal of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall incorporate best practice techniques in the form of swales, attenuation basins, above ground ponds and basins and incorporate numerous flow controls devices, and shall also include a timescale for its implementation and details of how the drainage scheme shall be maintained after completion. The approved surface water drainage scheme shall be provided in accordance with such approved details and shall be so retained and maintained.

7 No development shall begin until a minimum 7 metre unobstructed buffer has been provided between the eastern bank of the River Culm and any pond, swale, or other drainage feature. Such buffer shall be permanently so retained.

8 No development shall begin until details of finished floor and site ground levels has been submitted to, and approved in writing by, the Local Planning Authority. The development shall proceed in accordance with such approved details and the approved levels shall be permanently so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

9 No development shall begin until an investigation and risk assessment to assess the nature and extent of identified total petroleum hydrocarbon contamination on the site, whether or not it originates on the site, as recommended in the assessment provided with the planning application, has been completed in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) 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, - groundwaters and surface waters, - ecological systems, - archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

10 No development shall begin until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment 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 must 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.

11 The approved remediation scheme shall be carried out in accordance with its terms before commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

12 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 the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, submitted to and approved in writing by the Local Planning Authority in accordance with condition 11.

13 No development shall begin until a mitigation plan in respect of dormice, which can form part of the landscaping scheme, has been submitted to and approved in writing by the Local Planning Authority and the development shall proceed in accordance with the approved details.

14 No development shall begin 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 accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.

15 No development shall begin until a mitigation plan in respect of minimising noise and light pollution shall have been submitted to and approved in writing by the LPA.

16 At least 15% of the energy to be used in the development shall be provided from solar panels which shall be installed and operational before the development is first brought into its intended use.

17 The development shall be constructed to achieve at least a BREEAM "very good" standard.

18 The development shall not be occupied until the parking facilities (including cycle parking and electric vehicle charging points), commercial vehicle loading/unloading areas and commercial vehicle turning facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority. Once provided the above works shall be retained and maintained for that purpose at all times.

19 The development shall not be occupied before completion of the improvements to Junction 28 of the M5, as identified on drawing number B2300168/C.01A/0103, and those improvements are open to traffic.

20 The development shall not be occupied until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

Reasons

1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.

2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.

3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4 To ensure that (i) adequate information is available for the proper consideration of the detailed proposals, (ii) the site is developed in a proper manner, and (iii) adequate access and associated facilities are available for all traffic attracted to the site, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining and future occupiers, in accordance with policy DM2 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

5 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policy DM2 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

6 To prevent an increase in flood risk and provide a sustainable surface water drainage system for the lifetime of the development in accordance with policies COR11 of the Mid Devon Core Strategy (LP1) and DM2 of the Local Plan 3 Development Management Policies.

7 To allow for migration of the channel over the lifetime of the development and allow access for machinery for the maintenance of the river channel and the SUDs features, in accordance with policy COR11 of the Mid Devon Core Strategy (LP1).

8 To prevent an increase in flooding in accordance with policy COR11 of the Mid Devon Core Strategy (LP1).

9 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with policy DM7 of the LP3 DMP.

10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with policy DM7 of the LP3 DMP.

11 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with policy DM7 of the LP3 DMP.

12 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 the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, submitted to and approved in writing by the Local Planning Authority in accordance with condition 11.

13 In order to minimise harm to protected species in accordance with the National Planning Policy Framework.

14 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of the LP3 DMP.

15 To minimise noise and light pollution from the development in order to protect the amenities of nearby residents in accordance with policies DM2 and DM7 of the LP3 DMP.

16 To provide a reduction in the carbon footprint of the building in accordance with policy AL/IN/6 of the AIDPD.

17 In the interests of the sustainability of the development in accordance with policy DM3 of the LP3 DMP.

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18 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policies DM2 and DM8 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

19 In the interest of highway safety and the efficient operation the strategic road network in accordance with policy COR9 of the Mid Devon Core Strategy (LP1).

20 The development shall not be occupied until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

Reasons

The site is not allocated and is outside the settlement boundary and granting planning permission for the development technically would be contrary to the Local Development Plan policies COR18 of the Mid Devon Core Strategy (LP1) and DM20 of the Local Plan 3 Development Management Policies. However, the site is adjacent to the existing Kingsmill Industrial Estate and would provide a logical extension to the industrial estate. Additional employment space is considered to be required to meet projected growth in Cullompton and the site is proposed to be allocated in the emerging Local Plan. A suitable access can be achieved and the required highway improvements to Kingsmill Lane, the extension of Saunders Way and a new roundabout to provide access between Kingsmill Lane and Saunders Way forms part of the application. Although the final layout, scale, appearance and landscaping of the development are reserved matters, it has been demonstrated that 12,000 square metres of floorspace can be achieved outside the flood zone with suitable provisions put in place in respect of flood risk, drainage, landscaping, screening, archaeology, protected species and parking. Subject to conditions with regard to drainage, land contamination, screening and minimisation of noise and light pollution, the development is not considered to have an unacceptable impact on neighbouring residential properties. The development is considered to comply with the following policies: COR1, COR4, COR9, COR11, COR12, COR14 and COR18 of the Mid Devon Core Strategy (LP1), AL/IN/6 and AL/CU/15 of the AIDPD (LP2), DM2, DM3, DM6, DM7, DM8, DM20, DM27, DM28 of the LP3 DMP and the National Planning Policy Framework.

14/01759/OUT	Land and Building at NGR 292345 110799 (Huntland Farm) Tiverton Devon	Outline for the erection of an agricultural worker's dwelling	PERMIT	DEL	10/03/2015

Conditions

1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.

2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.

3 The development hereby permitted shall be begun before the expiration of one year from the final date of the approval of all the Reserved Matters.

4 No development shall begin until details/samples of the materials to be used for all the external surfaces of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.

5 The access, parking and turning areas shall be drained, consolidated and surfaced details that shall have previously been submitted to, and been approved in writing by, the Local Planning Authority. Following their provision, these shall be so retained.

6 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.

3 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1).

4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2

5 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

6 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework (NPPF).

Reasons

The proposed second agricultural worker's dwelling at Huntland Farm which is a mixed dairy, beef and sheep enterprise would provide essential accommodation, for which there is a proven functional need within sight and sound of key parts of the holding used for field calving and lambing. The farm business appraisal identified that the current enterprise is financially sound and there is no indication that this would change in the future. The siting of the proposed dwelling is acceptable, and subject to further details a suitable design is likely to be achievable. Access to the site is acceptable and there would be limited additional traffic on the surrounding highway network as a result of the development. Subject to an agricultural workers occupancy condition the proposed dwelling is considered to be in accordance with policy COR9 and COR18 Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM10 and DM14 Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01943/FULL	Three Tuns 14 Exeter Road Silverton Exeter Devon EX5 4HX	Erection of dwelling	PERMIT	COMM	10/03/2015

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

4 No development shall begin until samples of slate and details of render to be used for all the external surfaces of the building have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.

5 No development shall begin until working details of the new external doors/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/windows shall be in accordance with these approved details, and be so retained.

6 The external doors, door frames and windows hereby approved 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.

7 Before the development hereby permitted is first brought into its permitted use, the first floor windows in the north elevation shall be glazed with translucent glass, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by 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 new windows or openings shall be inserted above ground floor level in the in the west, east or north elevations of the dwelling 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 an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.

5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.

6 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.

7 To safeguard the privacy of the occupiers of 4 Exeter Road and new dwelling within its garden in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

8 To safeguard the privacy and amenity of nearby residential properties in accordance with Local Plan Part 3 (Development Management Policies) DM2, and DM14.

Reasons

The proposed dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR2 of Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM14 of Local Plan Part 3 and provides accommodation in accordance with the size requirements of policy DM15 Local Plan Part 3. The proposed dwelling will result in the loss of some parking associated with the public house although 18 spaces will be retained for the public house as well as providing two spaces for the proposed dwelling. The existing access arrangements to the car park and one off site dwelling will not be adversely affected by the development. The proposal is therefore in accordance with policy DM8 of Local Plan Part 3. The dwelling will not have an adverse impact on heritage assets in accordance with policy DM27 and while there will be some impact on surrounding residential properties this will not be significant and is therefore in accordance with policies DM2 and DM14 in this regard. The proposal is considered to be in accordance with relevant planning policies and has been recommended for approval.

14/02044/MFUL	Land at NGR 284608 99421 (Wellparks) Joseph Locke Way Crediton Devon	Erection of new head office comprising offices, warehouse, country store, external storage area, parking, new access and associated works	PERMIT	DEL	11/03/2015

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 No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, commercial vehicle loading/unloading area, visibility splays, turning area and on site drainage infrastructure have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

4 The mitigation works as proposed in the Ecological Appraisal (April 2014) prepared by Aspect Ecology on behalf of Mole Avon Trading shall be implemented and completed in accordance with the requirements of those reports.

5 Before the commencement of the development hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.

6 Before the commencement of the development hereby approved, working drawings and samples of materials to be used for the hard surfacing of all the external areas of the site shall be submitted to the Local Planning Authority for approval in writing. Thereafter such scheme shall be implemented and be so retained.

7 Before any part of the permitted development is commenced, a detailed scheme for the planting of the trees, shrubs and hedgerow as identified on the Landscape Masterplan, which shall include details of species, siting and numbers to be planted, shall be submitted to and be approved in writing by, the Local Planning Authority. Thereafter such planting shall be so retained and for a period of five years after the implementation of the planting scheme, the trees, shrubs and hedgerow shall be protected and maintained. Any trees and shrubs that cease to grow shall be replaced by trees or shrubs as may be approved in writing by the Local Planning Authority.

8 No more than 10% of the net sales area, as identified as retail on the proposed ground floor, shall be used for the sale and display of convenience goods.

9 No more than 15% of the net sales area, as identified as retail on the proposed ground floor, shall be used for the sale and display of fashion, clothing and footwear.

10 The proposed floor space hereby approved shall not be subdivided into separate retail units of less than 465 square metres.

11 The net retail sales area of the building hereby permitted shall not exceed 1,061 square metres without the prior written permission of the local planning authority.

12 The finished floor level of the new building hereby approved shall be set at 37.96M AOD.

13 Prior to the commencement of any development on site, a plan showing the site specific drainage details and how it links into the strategic drainage scheme first approved under application reference: 09/00244/MOUT shall be submitted to the Local Planning Authority for approval in writing. The approved details shall be completed before the commencement of the development hereby approved and thereafter be so retained in working order.

14 The development hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use by staff working at the site has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the Local Planning Authority.

15 No development shall take place until detailed drawings showing an appropriate scheme at the site entrance in order to prevent vehicular access onto the site outside of the proposed opening hours of the proposed building, have been submitted to and been approved in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with that approval prior to the commencement of the of use of the building.

Reasons

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

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

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3 To ensure that adequate facilities are available for the traffic attracted to the site and to prevent flood water from draining directly on the highway in accordance COR9, COR11 and DM2.

4 To ensure the protection of any ecological interests at the site.

5 To ensure the character of the building is retained in accordance with policy DM2.

6 To minimise the visual and landscape impact of the development in accordance with policy DM2.

7 To minimise the visual and landscape impact of the development in accordance with policy DM2.

8 In order to minimise the impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with policy DM17.

9 In order to minimise the impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with policy DM17.

10 In order to minimise the impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with policy DM17.

11 In order to minimise the impact of the proposed development on the vitality and viability of Crediton town Centre, in accordance with policy DM17.

12 In accordance with the recommendations of the flood risk assessment submitted to support the application and to accord with policies DM2 and COR11.

13 In accordance with the recommendations of the flood risk assessment submitted to support the application and to accord with policies DM2 and COR11.

14 In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

15 In order to prevent anti-social activity on the site outside of the proposed opening hours.

Reasons

The proposal is acceptable in that it is for a mixed use specialist retail operation / head office facility, on a site that has already been granted planning approval for employment related development on an out of centre location on the edge of Crediton. Conditions are recommended to control the scope of retail activity in order to minimise the impact on the retail vitality and viability of the town centre. The scheme includes a new access, parking, loading and unloading facilities and is supported by the Highway Authority. Satisfactory provision is made to accommodate the surface water drainage from the site into a strategic drainage scheme that already has been approved. The landscape, visual and ecological impacts that arise from developing out a greenfield site are not considered to affect the planning balance in terms of assessing this application, and/or raise issues, that justify refusing planning permission. Accordingly, the application proposal is considered to be in accordance with the following policies: Core Strategy 2007 Policies COR1, COR2, COR9, COR11, COR15 and COR18; and Local Plan 3 policies DM1, DM2, DM8, DM17, DM20 and advice in the National Planning Policy Framework.

14/02047/FULL	Age UK Mid Devon Haven Centre Broad Lane Tiverton Devon EX16 5HE	Erection of conservatory	PERMIT	DEL	06/03/2015

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

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 current proposal is acceptable is that the conservatory is considered to be acceptably scaled and designed for its use and location and is not considered to have a materially negative effect on the privacy or amenity of any neighbouring uses, on the level of parking provision at the site or on flood risk on the site or in the area. The proposal is considered to comply with the requirements of relevant policies: COR11 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM25 of the Local Plan Part 3 (Development Management Policies).

14/02062/TPO	Howden Heyes Tiverton Devon EX16 5PB	Application to crown thin by 25% 1 Oak tree protected by Tree Preservation Order 06/00016/TPO	PERMIT	DEL	09/03/2015

Conditions

1 The works hereby permitted shall be carried out within two years of the date of this consent.

2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.

3 The works hereby permitted shall consist solely of the following: a) crown thin by 10% of leaf bearing structure

Reasons

1 To ensure the works carried out remain appropriate to the condition of the tree and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

2 To ensure the works are carried out in accordance with best Arboricultural practice.

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

Reasons

In conclusion, the proposed works are considered unacceptable and unnecessary and may result in detrimental impacts to the tree in terms of its health and appearance. Lesser works are acceptable to the application, with a view to future discussions regarding the long term management of the tree. Therefore, the local planning authority recommends approval of lesser works.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02096/FULL	South Combe Waters Blackborough Cullompton Devon EX15 2JE	Siting of 2 holiday lodges with decking, pathways and parking	PERMIT	DEL	13/03/2015

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

3 (i) the lodges shall be occupied for holiday purposes only. (ii) the lodges shall not be occupied as a person's sole or main place of residence (iii) the owners shall maintain an up-to-date register of the names of all occupiers of the lodges on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by 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 lodges, of the types referred to in Classes A, B, C, D, E, of Part 1, relating to extensions, roof alterations, construction of porches or new outbuildings shall be undertaken within the application site 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 The site is outside defined settlement limits, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policies COR18 of the Core Strategy 2007 and DM24 of the Local Plan Part 3 (Development Management Policies).

4 To ensure development is appropriate to the approved tourism use, the future amenity of the holiday business and to safeguard the character and visual appearance of the Blackdown Hills AONB in accordance with Mid Devon Core Strategy policy COR2 and policies DM2, DM24 and DM29 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed holiday lodges are considered to be appropriate for the rural setting and the design, scale and materials are not considered to constitute harm to the immediate setting or wider rural area. A suitable access is already in place with no perceived substantial increase in vehicular movements. It is considered that the holiday lodges will not have an unacceptable impact on the privacy and amenity of neighbouring properties, or harmful impact on the immediate surroundings or Area of Outstanding Natural Beauty. As such the proposal is deemed to be in accordance with policies COR1, COR2 and COR18 of the Mid Devon Core Strategy 2007, DM1, DM2, DM3, DM8 and DM24 of the Local Plan Part 3 (Development Management Policies), and the National Planning Policy Framework. Planning permission is hereby granted subject to conditions.

14/02119/FULL	Land at NGR 279169 111524 (Hele Barton Farm) Road from Thelbridge Cross to Hele Barton Cross Black Dog Devon	Erection of a poultry unit (823.65 square metres)	PERMIT		11/03/2015

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 existing hedge/trees on south and east field boundary of the site shall be retained at a height of no less than 3 metres above adjoining site levels: both hedges shall be reinforced with additional planting of native hedgerow species in accordance with a scheme which shall be first submitted to, and approved in writing by, the Local Planning Authority before development commences.

4 The hedgerow planting scheme, as required under condition 3, shall be completed within 9 months from the date of commencement, or during the first planting season following substantial completion of the development and any trees or shrubs that cease to grow for a period of 5 years after the completion of the planting scheme shall be replaced by trees or shrubs of similar size and species.

5 The site must be drained on a separate system of foul and surface water drainage with all clean roof and surface water being kept separate from foul drainage.

6 All foul drainage, must be disposed of in such a way to prevent discharge to a well, borehole or spring, or any watercourse, including any ditches with a connection to a watercourse.

7 There shall be no additional floodlighting other than that as already set out in this application unless an application in that regard is first submitted to an approved in writing by the Local Planning Authority.

8 The agricultural building and feed silos hereby approved shall only be used for agricultural purposes reasonably and necessary on the holding to which it relates. On their becoming redundant for such purposes, they shall be demolished and all resultant materials removed from the site within 3 months of redundancy having been established.

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 the proposed development makes a satisfactory contribution to the enhancement of the visual amenity of the area and having regard to Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

4 To ensure that the proposed development makes a satisfactory contribution to the enhancement of the visual amenity of the area and having regard to Policies DM2 and DM22 of Local Plan Part 3 (Development Management Policies).

5 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).

6 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).

7 For the avoidance of light pollution and in this area of open countryside and to safeguard the amenity of the area having regard to Policies DM2, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).

8 In the interests of safeguarding the character and amenity of the area having regard to Policies COR18 of the Mid Devon Core Strategy 2007, DM2 and DM22 of Local Plan Part 3 (Development Management Polcies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

Reasons

The proposed development is consistent with relevant planning policy and guidance relating to the development of such new agricultural buildings in the countryside. The proposed development would be in accordance with the Development Plan, would not materially harm the character of the area, or the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The application is consistent with Policy COR18 of the Mid Devon Core Strategy 2007, and Policies DM1, DM2, DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies) and with Government Guidance as set out in National Planning Policy Framework and is accordingly recommended a grant of conditional consent.

14/02137/FULL	8 Station Road Cullompton Devon EX15 1AH	Change of flat roofs to pitched roofs, raising and re-tiling of rear extension to form mezzanine and other minor building works	PERMIT	DEL	06/03/2015

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 replacement of the flat roof on the conservatory extension with a lean to slate roof, replacement of the stainless steel windows and doors with timber, and the increase in height of the kitchen walling to allow for a mezzanine, along with a hipped roof over the ground floor bedroom, by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a Conservation Area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00005/FULL	Waterbridge Golf Course Down St Mary Crediton Devon EX17 5LG	Change of use for the siting of 2 static holiday caravans	PERMIT	DEL	12/03/2015

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 (i) The holiday accommodation units shall be occupied for holiday purposes associated with and for the use of patrons utilising the golf course or the wedding venue only at Waterbridge Golf Club. (ii) The holiday accommodation units shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation units on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reasons

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

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

3 In the interests of ensuring that the accommodation hereby granted is available for tourists attracted to the site and is not occupied as permanent residential accommodation that would be contrary to adopted policy in this rural location.

Reasons

The proposed development of 2 static mobile units to be used as holiday accommodation associated with the present onsite business at Waterbridge Golf Club is considered acceptable in general policy terms. The static caravans are set within grounds with ample provision for parking and amenity space with a reasonable separation distance from the main club house; there are no other nearby buildings which will be impacted by the proposal. The units are by reason of their design, scale and appearance considered to respect the character and appearance of this part of the open countryside, and it is not considered that the traffic levels arising would adversely impact on the capacity and/or safety of the local road network. As such the application scheme is considered to comply with Policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM13 and DM24 of the Local Plan Part 3 (Development Management Policies), the Mid Devon Tourism Study (Nov 2014) and guidance under the National Planning Policy Framework.

15/00008/FULL	Beech Grove Bungalow Hemyock Cullompton Devon EX15 3XA	Erection of extension	PERMIT	DEL	10/03/2015

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 extension and associated works by virtue of its scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within the Area of Outstanding Natural Beauty but the proposed development is not considered to detract from its character, appearance or other aspects of its natural beauty. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and DM29.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00012/LBC	55 Water Lane Tiverton Devon EX16 6RA	Listed Building Consent to re-build and increase height of section of boundary wall and re-build and extension of outbuildings	PERMIT	DEL	10/03/2015

Conditions

1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reasons

The proposed works will not cause harm to the listed boundary wall. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be approved.

15/00020/FULL	16B St Peter Street Tiverton Devon EX16 6NU	Replacement of 3 windows with uPVC double glazed units	PERMIT	DEL	11/03/2015

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 windows by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00022/FULL	Land at NGR 286955 109713 (Claw Hill) Pennymoor Devon	Formation of hardstanding, parking bay and patio area	PERMIT	DEL	06/03/2015

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 hardsurfacing and patio, by virtue of their scale, massing and location are not considered to harm the privacy or amenity of the occupiers of neighbouring properties, the character and appearance of the area, or result in a significant loss of agricultural land. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00029/PNCOU	Land at NGR 293639 107945 (Yearlstone Vineyard) Bickleigh Devon	Prior notification for the change of use of an agricultural building to dwellinghouse under use class MB(a)	PDA	DEL	06/03/2015

Reasons

1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class MB (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

15/00031/FULL	Land and Buildings at NGR 273746 95383 (East Church Farm Cottage) Hittisleigh Devon	Conversion of barn to dwelling	REFUSE	DEL	06/03/2015

Reasons

1 The Local Planning Authority is of the view that the proposed alterations would have a detrimental impact on the simple scale, appearance and form of the application building which is a local heritage asset. The scale, massing and design of the proposed extension to create a first floor above the single storey annex building would result in incongruous additions which it is considered would have a negative impact on character and appearance of the original building resulting in detriment to the character of it and how if affects the setting to the Grade II* farm house building adjacent to it. On this basis the proposal are considered to be contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies and Government policy as set out in National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

2 The Local Planning Authority is of the view that the proposed creation of a domestic curtilage within the middle of the open countryside would significantly disturb the existing and long-established field patterns of this part of the open countryside and would detract from the essential rural character and appearance of this part of the open countryside. On this basis the proposal are considered to be contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) vand Government policy as set out in National Planning Policy Framework.

15/00032/LBC	Land and Buildings at NGR 273746 95383(East Church Farm Cottage) Hittisleigh Devon	Listed Building Consent for the conversion of barn to dwelling	REFUSE	DEL	06/03/2015

Reasons

1 The Local Planning Authority is of the view that that the overall design and scope of internal and external alterations to form the layout as proposed to enable the building to be converted to a separate dwelling as proposed house would have a detrimental impact upon the character and appearance of the application building and on the setting of the grade II* listed farm house that sits adjacent. On this basis the proposal is considered to be contrary to Policy DM27 of Local Plan Part 3 (Development Management Policies) and advice within the National Planning Policy Framework.

15/00038/FULL	Land at NGR 298988 102171 (Clyst Hayes) Strathculm Road Hele Devon	Change of use of land from agriculture to manege	PERMIT	DEL	12/03/2015

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been previously submitted to and approved in writing by the Local 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 District Planning Authority.

4 The development herby permitted shall be for domestic equestrian use only in connection with the occupation of the dwelling known as Clyst Hayes, Strathculm Road, Hele.

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 an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of the Local Plan Part 3 (Development Management Policies).

4 The potential effects on highway safety and the amenities of neighbouring residents have been assessed only on the basis of domestic use, in accordance with policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

Reasons

The current proposal is acceptable in that equestrian development in this location is considered to be appropriate and not to harm the visual amenities of the rural area or the amenities of neighbouring residents. Subject to a condition requiring archaeological investigation, it is not considered that the development would have an unacceptable impact on heritage assets. The proposal is considered to comply with the requirements of relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM23 and DM27 of the Local Plan Part 3 (Development Management Policies).

15/00042/TPO	Howden Court Tiverton Devon EX16 5PB	Application to crown reduce 1 Swamp Cypress tree by 8-10 metres protected by Tree Preservation 06/00016/TPO	PERMIT	DEL	10/03/2015

Conditions

1 The works hereby permitted shall be carried out within two years of the date of this consent.

2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.

3 The works hereby permitted shall consist solely of the following: a) reduce the height of the two main apical leaders by no more than 8m b) remove any damaged/broken/cracked smaller limbs to a suitable point

Reasons

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

2 To ensure the works are carried out in accordance with best Arboricultural practice.

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

Reasons

In conclusion, the proposed works are considered acceptable and necessary to ensure the tree remains healthy and is kept safe. The requirement for future management of the tree is likely, and monitoring of the tree is advised. Although the applicant has applied for a 8-10metre crown reduction, a condition is imposed to ensure a maximum of 8 metres is reduced, this is to preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice. Therefore, the local planning authority recommends approval this application.

15/00043/FULL	Track at NGR 297945 120715 (Bampton Down) Cove Devon	Construction of visibility splay and improvements to access	REFUSE	DEL	06/03/2015

Reasons

1 The proposal involves the removal of at least 32 metres of hedgerow which has the potential to support protected species. In the opinion of the Local Planning Authority, the submitted hedgerow survey report is not considered to demonstrate adequately that the proposal will not harm protected species, contrary to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00044/PNCOU	Land at NGR 297930 120685 (Bampton Down) Cove Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB (a) & (b)	RPA	DEL	06/03/2015

Reasons

1 The proposed development would not accord with all the relevant provisos contained in Paragraph MB.2 (e) of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of its siting and location. The building is in an unsustainable location remote from services and facilities and isolated from any other development. It has not been demonstrated that there are special circumstances to support an isolated new home in this location, contrary to Paragraph 55 of the National Planning Policy Framework.

15/00052/FULL	Burlescombe and Westleigh Community Hall Burlescombe Tiverton Devon EX16 7JW	Erection of extension to form additional meeting room and internal lobby	PERMIT	DEL	13/03/2015

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 extension by virtue of its scale, massing and location is considered to be of a design that demonstrates a clear understanding of the site, its wider context and surrounding area, and demonstrates the efficient and effective use of the site, that will not result in an unacceptable adverse effect on the privacy of amenity of neighbouring properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies). In addition, the development will support the continued viability and optimal functioning of this community facility, in accordance with Policy DM25 of the Local Plan Part 3 (Development Management Policies).

15/00059/FULL	Cobwebs Barnfield Crediton Devon EX17 3HY	Change of levels and surface finish of driveway	PERMIT	DEL	10/03/2015

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 scheme hereby approved shall not be brought into use further details as to how the bank above the driveway is to be retained. The detail thereby approved shall be carried out in accordance with that approval prior to the use of the driveway hereby approved.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date

Reasons

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

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

3 In the interests of visual amenity and general amenities of the area, and in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The formation of the driveway, which will serve 3 separate houses, as proposed is reflective of the details that have already been approved by the Local Planning Authority. The use of a porous tarmacadam surface finish instead of pavers on a section of the driveway is considered to be an acceptable alternative material in terms of how it will affect the character and appearance of the area, and the functioning / use of the driveway. The scheme includes drainage infrastructure as previously approved. Overall the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15 Local Plan Part 3 (Development Management Policies) DM1 and DM2, and Government advice in the National Planning Policy Framework.

15/00062/FULL	Land at NGR 296643 113493 Beech Road Tiverton Devon	Relocation of existing parking spaces with access and erection of 2 dwellings with altered access	PERMIT	DEL	09/03/2015

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 samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.

Reasons

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

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

3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Local Plan Part 3 (Development Management Policies) DM2.

Reasons

The current proposal is acceptable in that the development is in a sustainable location in an established residential area. The dwellings have been designed to respect the character and appearance of the surrounding development and provide a good level of accommodation and adequate parking and amenity space. Existing parking provision will be relocated. In addition, the development is not considered to have an unacceptable impact on the privacy and amenity of neighbouring residents. The development is considered to comply with the following policies: COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00068/FULL	Morgans Bradley Templeton Tiverton Devon EX16 8BJ	Erection of a 2 storey extension and a detached garage building	PERMIT	DEL	12/03/2015

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 extension and garage by virtue of their scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00080/FULL	31 Station Road Hemyock Cullompton Devon EX15 3SE	Erection of a porch	PERMIT	DEL	13/03/2015

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

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 porch extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty As such the proposal is considered to comply with Policies DM2, DM13 and DM29 of Local Plan Part 3 (Development Management Policies) and guidance within the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00087/PNCOU	Land and Buildings at NGR 276520 94179 (New Place Farm) Cheriton Bishop Devon	Prior notification for the change of use of an agricultural building to 2 dwellings under class MB(a)	PDA	DEL	13/03/2015

Conditions

1 Prior to the occupation of either of the proposed units the field gate located immediately to the west of the buildings is to be permanently closed off, by the construction of a stock proof post and rail fence. Such fence is to be retained.

Reasons

The proposed change of use of the building to a dwelling as shown on the approved plans accords with the requirements of Class MB (a) (criteria a, b, c, d, e, f, j, k, l, m) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Reasons

1 To ensure when the properties are occupied the track in front of the property(s) are not utilised for agricultural activity which will have a detrimental impact on the amenity of the new properties.

15/00093/FULL	Upcott Farm Lapford Crediton Devon EX17 6NG	Erection of a double garage	PERMIT	DEL	06/03/2015

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 scheme for the erection of a double garage is considered to be acceptable. The garage building is considered to respect the character, scale, setting and design of the existing dwelling. The proposed garage would be sited close to the boundary with the neighbouring site, including the barn to the south that has gained prior approval to change use to a dwelling. Although the separation distance between the proposed garage and the adjacent barn would be relatively tight the design of the proposed barn conversion incorporates the north elevation as the rear with minimal overlooking towards the proposed garage building. Overall, despite the close siting of the proposed garage to the neighbouring building as referred above, it is not considered that the proposal would result in significant adverse impacts in terms of being over bearing or resulting in a loss of light or overlooking for existing and/or future occupants of the neighbouring site. On this basis, it is not considered that the proposal would result in overdevelopment of the curtilage. Overall the application scheme is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00100/FULL	Milestones Blundell's Preparatory School Blundells Road Tiverton Devon EX16 4NA	Retention of 2 temporary changing rooms	PERMIT	DEL	06/03/2015

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 use hereby permitted shall be discontinued on or before 20/03/2018 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.

Reasons

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

2 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the site is well screened and the siting of the temporary changing rooms is not considered to have a material impact on the character and appearance of the conservation area, or Blundell's School. The changing rooms are sited entirely within the school grounds and will have no impact on any neighbouring residents. As such, the proposed is considered to comply with the relevant policies: COR2 and COR13 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00125/FULL	19 Fernworthy Park Copplestone Crediton Devon EX17 5LX	Erection of an extension	PERMIT	DEL	13/03/2015

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 scheme is for the erection of a two storey side extension to this semi-detached property. The proposal is considered to provide a subservient addition to the host dwelling and overall the design, scale and material palette is considered to respect the character and appearance of the existing property. The propety has a reasonable size curtilage and the proposal is not considered to result in over development of the curtilage. The extension would not result in any significant adverse impacts on the living conditions of any neighbouring properties in terms of los of light, privacy or overlooking. The proposal is considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan 1), COR2 and COR17 of the Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00151/TPO	6A Bourchier Close Bampton Tiverton Devon EX16 9AG	Application to remove 1 cherry tree protected by Tree Preservation Order No. 06/00006/TPO	REFUSE	DEL	12/03/2015

Reasons

1 In the opinion of the Local Planning Authority, sufficient arboricultural justification has not been provided for the tree's removal. The tree is a good specimen with a good relationship with the dwelling and garden. The loss of the tree is considered to harm the visual amenity to the area to an unacceptable degree.