

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01498/FULL	Land and Buildings at NGR 306726 119296 (Battens Cottage) Holcombe Rogus Devon	Conversion of redundant building to single dwelling	PERMIT	DEL	19/03/2015

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 there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 4 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. 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.
- 5 No other part of the development hereby approved shall be commenced until the access, parking facilities, visibility splays, turning area, access drive, surfacing and access drainage have been provided in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority. The approved works shall thereafter be retained for that purpose at all times.
- 6 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 types referred to in Classes [A, B, C, D, E, F, G H] of Part 1 of Schedule 2, relating to extensions, porches, roof alterations, outbuildings, hard surfaces, chimneys, flues and microwave antenna, shall be undertaken within the application dwelling curtilage 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 safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure that adequate facilities are available for the traffic attracted to the site.
- 6 To safeguard the character and appearance of the building and the character and appearance of the area in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The Authority considers that the proposal, will not result in an inappropriate effect on the character of the area, the amenity of neighbouring properties or on highway safety. As such the proposal is considered to comply with policies COR2, and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01526/FULL	Land at NGR 288081 107001 (Orchard Farm) Cheriton Fitzpaine Devon	Change of use of garage/store/office to holiday cottage	PERMIT	DEL	18/03/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) The application building shall be occupied for holiday purposes only. (ii) The holiday accommodation unit shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the 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 conversion of part of the existing agricultural workers dwelling approved under outline planning approval ref:07/01215/OUT and reserved matters approval 09/00626/ARM to be used as holiday accommodation is considered acceptable in general policy terms. The unit is set within grounds with ample provision for parking and amenity space and with an acceptable relationship to the main dwelling subject to it being occupied as a short term holiday let only. The scheme by reason of the finished design and appearance is considered to respect the character and appearance of this part of the open countryside, and it is not considered that the traffic levels associated with the use 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) and Policies DM1, DM2, DM8, DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies), Mid Devon Tourism Study Nov 2014 and guidance under the National Planning Policy Framework.

14/01547/FULL	1 Maple Close Willand Cullompton Devon EX15 2SP	Erection of 2 dwellings	PERMIT	DEL	20/03/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 Before the development hereby permitted is first brought into its permitted use the access, parking facilities, access drive and access drainage shall be provided in accordance with the approved details. The approved works shall thereafter be retained for that purpose at all times.
- 4 Before the development hereby permitted is first brought into its permitted use, the half landing window on the staircase in the north east elevation of Plot 2 shall be glazed with translucent glass, and thereafter be so retained.
- 5 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 additional windows shall be installed on the north east elevation or within the north east roof slope of plot 2 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 adequate facilities are available for the traffic attracted to the site.
- 4 To safeguard the privacy of the occupiers of Tamars Drive in accordance with Policy DM14 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard residential amenity of neighbouring residents in accordance with Mid Devon Core strategy (Local Plan Part 1) policy COR2 Local Plan Part 3 (Development Management Policies) DM14

Reasons

The Local Planning Authority considers that the proposal will not result in an inappropriate effect on the character of the area, the amenity of neighbouring properties or on highway safety. As such the proposal is considered to comply with Policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01675/FULL	Woodlands Gables Road Willand Cullompton Devon EX15 2PL	Erection of 2 dwellings and a detached garage	PERMIT	DEL	20/03/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, 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.
- 4 No development shall begin until details/samples of the materials to be used for the roof 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 Before the development hereby permitted is first brought into its permitted use the access, parking facilities, access drive, and access drainage shall be provided in accordance with the approved details. The approved works shall thereafter be retained for that purpose at all times.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 Before the development hereby permitted is first brought into its permitted use the first floor windows in the north east elevation of plot 2 (shown as the north elevation on dwg no. SK 08) shall be glazed with translucent glass, and thereafter 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 that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2.
- 5 To ensure that adequate facilities are available for the traffic attracted to the site.
- 6 To safeguard the privacy of the occupiers of the adjacent property in accordance with Policy DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

The Authority considers that the proposal, will not result in an appropriate effect of the character of the area, the amenity of neighbouring properties or on highway safety. As such the proposal is considered to comply with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan 1), DM2, DM14 and DM15 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

15/00033/FULL	Ravensdale Blackborough Cullompton Devon EX15 2HJ	Change of use of residential garage/workshop to dwelling	REFUSE	COMM	19/03/2015
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Reasons

- 1 The existing building is located outside of an adopted settlement limit and is considered to be in an isolated location, its conversion would constitute a new isolated home in the countryside, contrary to policy. No evidence has been submitted to demonstrate that any of the special circumstances set out in paragraph 55 of the National Planning Policy Framework have been met. Despite being considered a rural building by virtue of its rural location, the building does not have a typically rural appearance due to its shape and form as a result of its recent construction for ancillary residential purposes, nor do its construction materials constitute a character feature worthy of retention. The building is not considered to be of any intrinsic merit and isn't thought to positively contribute to Mid Devon's rural character; as such the building fails to meet the preliminary character test of Policy DM11. In addition there is no evidence to suggest that the buildings permitted use is redundant. Regardless of whether it could be converted without significant alteration, extension or rebuilding, utilising an existing access, and without harming any nature conservation interests, the proposed development is considered to be contrary to Policies COR2, COR9, and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM11 of the Local Plan Part 3 (Development Management Policies). The application is therefore recommended for refusal.

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
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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).

15/00065/FULL	7 Coot Hide Sampford Peverell Tiverton Devon EX16 7SN	Erection of single storey extension and alterations with erection of decking/timber platform with storage	PERMIT	DEL	16/03/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the decking area hereby permitted is first brought into its permitted use, a timber privacy screen on the west elevation of the decking of a height of 1.8 metres from the decking level and a width of 1.2 metres will be installed and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of the occupiers of 6 Coot Hide in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed extension and raised decking area 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. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

15/00069/FULL	Land and Buildings at NGR 271138 108264(Road from West Barton Cross to Eggesford Cross) Nymet Rowland Devon	Creation of new farm entrance	PERMIT	COMM	20/03/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The visibility splays shown on the approved plan shall be constructed prior to the first use of the access hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above road level, and such visibility splays shall be so retained. The sections of new hedgerow as identified on drawing 2014.057.01 shall be planted with native species and shall be carried out within 9 months of the formation of the new access; and any sections of the hedgerow which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 4 No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority , the details of which shall ensure that the proposals does not result in flooding on the highway. The approved development shall be implemented in accordance with the approved strategy prior to the use of the new access hereby approved.
- 5 The site access shall be hardened, surfaced in a bound material, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway.

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 interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site and to safeguard the visual amenity of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2.
- 4 To prevent surface water run off onto the highway.
- 5 In the interest of highway safety.

Reasons

The creation of a new farm entrance at this site is considered to be reasonably necessary in order to provide an alternative and more suitable means of access for visiting traffic to the holding. The proposed access, whilst in reasonable proximity to the grade 1 listed church is not considered to have a harmful impact on the setting of the church which is clearly defined by its boundary walls. The proposed access will change the appearance of the immediate area however there are a number of accesses along the road and it is not considered that the proposed access would have a harmful impact on the wider street scene. The proposal would result in approximately 20m of hedgerow being removed, however from an assessment point of view it is not considered that this aspect of the proposal, given the overall context and length of hedge, would have an unacceptable adverse impact on the overall character of the area or on potential of the area as a wildlife habitat. The submitted plan demonstrates that sufficient visibility can be provided, and overall it is therefore not considered that the application scheme would have an adverse impact on the local road network. On this basis the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM22 and DM27 and Government advice in 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
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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.

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
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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.

15/00092/FULL	Catherine Wheel Hemyock Cullompton Devon EX15 3RQ	Retention of a 1.3m high stone wall and plinth wall to porch	PERMIT	DEL	20/03/2015
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Reasons

The proposed retention of the 1.3m high stone wall and plinth wall to porch at the Catherine Wheel, Hemyock are considered reasonable to support the future functioning and viability of the pub in accordance with Policy DM25 of the Local Plan Part 3 (Development Management Policies). In addition, the works are visually attractive and positively impact upon the safety and appropriate accessibility of the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies). The site is located within the Blackdown Hills Area of Outstanding Natural Beauty and adjacent to the Grade II* Listed Church, however the setting of the listed building and the character, appearance, setting and other qualities on the Area of Outstanding Natural Beauty within which the site is located are considered to be conserved, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM27 and DM29 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00106/FULL	11 Okefield Avenue Crediton Devon EX17 2DJ	Erection of a dwelling	PERMIT	DEL	20/03/2015

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 hard landscaping works in the areas shown on the approved plan(s) with regard to the access and parking areas shall begin until details/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 and shall be so retained.
- 4 Before their use, details/samples of the materials to be used for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Prior to occupation, a plan indicating the height, positions, design, materials and type of boundary treatment to be retained/erected on the site shall be submitted to, and approved in writing by, the Local Planning Authority 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.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.

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 Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 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).
- 6 In the interests of highway safety.

Reasons

The application seeks planning permission for the erection of a detached dwelling on a plot which currently forms part of residential garden in the settlement boundary of Crediton. The height, scale, mass and design is considered to be in keeping with the appearance of other dwellings in the area and it is considered that the proposed dwelling would sit comfortably within the street scene. Although there are a number of dwellings surrounding the site, it is not considered that there would be any significant adverse impacts on the amenity of occupiers of any nearby properties. The development is considered to be in accordance with the following Policies: COR1, COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 and DM15 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
15/00110/FULL	Riverside Bolham Tiverton Devon EX16 7RL	Erection of replacement garage	PERMIT	DEL	19/03/2015

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 garage 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, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

15/00112/LBC	Way Farm Bickleigh Exeter Devon EX5 5LN	Listed Building Consent for structural remedial works to main dwelling and boundary wall	PERMIT	DEL	16/03/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 Unless otherwise agreed in writing with the Local Planning Authority, the works shall be carried out fully in accordance with the approved drawings.
- 3 Before the commencement of the repair of the plank and muntin working details (to scale 1:10) of the proposed work shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out fully in accordance with the approved drawings unless otherwise agreed in writing with the Local Planning Authority.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In order to safeguard the character and appearance of the Listed Building in accordance with Paragraph 134 of the National Planning Policy Framework and Policy DM25: Development affecting Heritage Assets, of the Local Plan Part 3 (Development Management Policies)
- 3 In order to safeguard the character and appearance of the Listed Building in accordance with Paragraph 134 of the National Planning Policy Framework and Policy DM25: Development affecting Heritage Assets, of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are sensitive to the fabric and are designed to conserve the existing fabric as intact as possible, as well as the character that has resulted from the disfigurement caused by the faults, are not considered to detract from the character and appearance of the Listed Building. Therefore the proposed works are considered to be in accordance with Policy DM25 of the Local Plan Part 3 (Development Management Policies) and Government advice in Paragraph 134 of the National Planning Policy Framework.

15/00115/PNCOU	Land and Buildings at NGR 294001 109130 Southwood Farm Bickleigh Devon	Prior notification for the change of use of agricultural building to a dwelling under Class MB(b)	PDA	DEL	18/03/2015
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Reasons

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

15/00117/LBC	Land and Buildings at NGR 293695 105930 (Way Farm) Bickleigh Devon	Listed Building Consent for repairs and remedial works to barn	PERMIT	DEL	16/03/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 Unless otherwise agreed in writing with the Local Planning Authority the works shall be carried out fully in accordance with the approved drawings.

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 In order to safeguard the character and appearance of the listed building. Paragraph 134 of the National Planning Policy Framework and Mid Devon Local Plan Part 3 (Development Management Policies) DM27 Development affecting Heritage Assets.

Reasons

The proposed works are required to prevent further collapse and are sensitive to the fabric and are not considered to detract from the character and appearance of the listed building. Therefore the proposed works are considered to be in accordance with the following policies; DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework Paragraph 134.

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

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The application 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 property 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 loss 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.

15/00128/FULL	St Peters Church Uplowman Tiverton Devon EX16 7DW	Installation of composting toilet in churchyard	PERMIT	DEL	20/03/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until details/samples of the cladding materials for the walls and roof, including the finish for the timber, have been submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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 setting of the Grade II listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM27

Reasons

The current proposal is acceptable in that the development is not considered to harm the character, appearance or setting of the listed building or the privacy or amenity of any neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00132/FULL	25 Exeter Road Silverton Exeter Devon EX5 4HX	Erection of a dwelling following demolition of existing dwelling (Revised scheme)	PERMIT	DEL	17/03/2015

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 Demolition shall be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. No demolition shall commence until a works plan and risk assessment has been submitted to and approved in writing by Local Planning Authority. The plan and assessment shall identify and risk-assess all potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. The development shall be carried out only in accordance with the approved works plan and risk assessment.
- 4 No work in relation to the demolition or construction of the development hereby permitted 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.
- 5 Before their use on the development hereby permitted, samples of the materials to be used on the external surfaces of the dwellings shall be submitted to and approved in writing by the Local Planning Authority.
- 6 Before their installation on the development hereby permitted, details of the external windows and doors (including details of how the windows shall be recessed into the walls) shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (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 and E of Part 1 relating to the extension or alterations of the dwelling or its roof (including the installation of windows or other openings) or provision of buildings and structures within the dwelling curtilage, shall take place 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 In the interests of the health and safety of neighbouring uses and the protection of the environment in accordance with policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the amenities of neighbouring uses in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure details appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the visual amenities of the area, character and appearance of the Conservation Area and residential amenity of neighbouring residents in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM2, DM27

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The current proposal is acceptable in that the replacement dwelling is considered to be suitably scaled and designed for its location and to have an acceptable visual impact which will preserve the setting of the conservation area. In addition, subject to conditions, it is not considered that the development would have an unacceptable impact on the privacy or amenities of neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM7, DM8, DM14, DM15 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

15/00166/FULL	Amberleigh Butterleigh Cullompton Devon EX15 1PL	Erection of two storey extension	PERMIT	DEL	19/03/2015
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Conditions

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

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the privacy and amenity of the neighbouring dwelling in accordance with policy DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed garage 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 DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

15/00194/FULL	17 Rackenford Road Tiverton Devon EX16 5AF	Erection of a dwelling	PERMIT	DEL	17/03/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No work in relation to the construction of the development hereby permitted 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.
- 4 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on drawing no. PL/Block plan/01 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 5 The dwelling hereby permitted shall not be first occupied until a fence or other solid boundary treatment has been provided to a minimum height of 2 metres above ground level along the entire southern boundary of the site, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such boundary treatment shall be permanently so retained.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (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 and D of Part 1 relating to the extension or alterations of the dwelling or its roof (including the installation of windows or other openings), shall take place 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 the proposed development does not prejudice the amenities of neighbouring properties.
- 4 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).
- 5 To protect the privacy of the occupiers of No 1 Higher Loughborough in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the residential amenity of neighbouring residents in accordance with Local Plan Part 3 (Development Management Policies) DM2

Reasons

The current proposal is acceptable in that the dwelling is considered to be appropriately scaled and designed for its location and its design and position on the site is not considered to harm the character of the area. Subject to conditions, the development is not considered to lead to an unacceptable loss of privacy or amenity for neighbouring residents, or have a material effect on highway safety. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM7, DM8, DM14 and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies).

15/00225/LBC	65 Fore Street Cullompton Devon EX15 1JY	Listed Building Consent for replacement front door	PERMIT	DEL	18/03/2015
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed replacement door is considered to be justified and acceptable. Therefore, the proposal is in accordance with Policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

15/00243/CLP	Grindon Chapel Hill Uffculme Cullompton Devon EX15 3AQ	Certificate of Lawfulness for the proposed use of dwellinghouse as Class C3 (b) (Not more than 6 residents living together as a single household where care is provided for residents)	PERMIT	DEL	18/03/2015
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Conditions

- 1 The occupation of the dwelling by up to four (4) people aged 16 - 25 and who have hearing loss and other associated complex needs, with care provided by two (2) carers 24 hours per day on 12 hour shifts and who otherwise will live as a single family unit, falls within the remit of Use Class C3(b) of The Town and Country Planning (Use Classes) Order 187 (as amended). There is no material change of use requiring planning permission.