

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01547/FULL	1 Maple Close Willand Cullompton Devon EX15 2SP	Erection of 2 dwellings	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 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.

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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.
- 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.
- 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.

14/01847/MFUL	Land and Buildings at NGR 295350 112455 (Rear Of Town Hall) Angel Hill Tiverton Devon	Erection of 44 apartments for older persons, including communal facilities, associated car parking including construction of parking deck and landscaping (Revised Scheme)	PERMIT	COMM	24/03/2015
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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
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 development shall take place in accordance with the contents of a phasing scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of access arrangements both pedestrian and vehicular across the car park area / yard during construction or such alternative arrangements.			
4		No development shall begin within each phase of the development until samples of the materials including colour to be used for all external surfaces of the buildings, boundary treatment and hard landscaping relating to that phase have been submitted to and approved in writing by the Local Planning Authority. No other materials or colour shall be used.			
5		Notwithstanding the submitted details, no development shall begin within each phase of the development until details of the treatment of the boundaries (including height, design and materials) of the application site and retaining walls together with associated facing materials relating to that phase have been submitted to and approved in writing by the Local Planning Authority. Boundary treatment and retaining walls shall be in accordance with the agreed details and so retained.			
6		No development shall begin within each phase of the development until details of proposed external lighting relating to that phase have been submitted to and approved in writing by the Local Planning Authority. Installation shall be in accordance with the submitted details and so retained.			
7		Landscaping scheme shall be carried out in accordance with the submitted scheme. 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 that phase of the development and shall be retained. Any trees or plants which, within a period of five years from the completion of that phase 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 or species.			
8		None of the apartments shall be first occupied until the parking and turning facilities on the parking deck have been provided, laid out and are available for use in accordance with the approved plans together with the lift / stair access to it. The approved parking shall be retained for that purpose at all times.			
9		Finished floor levels shall be no lower than 62.7m AOD.			
10		Foul and surface water drainage shall be provided in accordance with the approved details prior to first occupation of each residential unit to which it relates and thereafter shall be so retained.			
11		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 and where remediation is necessary a remediation scheme together with time scale for their completion must be prepared which is subject to the prior approval in writing of the Local Planning Authority. The measures shall be completed in accordance with the approved remediation scheme. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.			
12		No development shall begin within each phase of the development until a Carbon Reduction Strategy for the development of that phase has been submitted to and approved in writing by the Local Planning Authority. Such strategy shall identify means by which the carbon footprint of the development shall be reduced and shall include measures to reduce the energy use of the development in accordance with the requirements of policy AL/IN/6 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2). Such measures shall be implemented in the development in accordance with the strategy.			
13		Notwithstanding the submitted details, no part of the development hereby approved shall begin until: (1) The offsite highway works on St Andrews Street and Angel Hill (to include build-outs, a footway crossover and all associated works) have been provided and maintained in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority, and (2) A Construction Management Plan, to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials (d) programme of works (including measures for traffic management) (e) provision of boundary hoarding behind any visibility zones (f) hours of operation (g) measures to control dust and mud (h) protective fencing shall have been submitted to, and agreed in writing by, the Local Planning Authority. Only the approved details shall be implemented during the construction period.			
14		Prior to the commencement of the phase in which it relates, details of crime prevention and security measures in relation to the lower parking area shall be submitted to and approved in writing by the Local Planning Authority. Works shall take place in accordance with the approved details.			

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of safeguarding the amenities of the site and surrounding area due to the constrained nature of the site and sensitive location.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of this important riverfront location, the character and appearance of the Conservation Area and setting of nearby Listed Buildings in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 In the interests of reducing the impact of the scheme upon the privacy and amenities of the occupiers of the adjacent dwellings in accordance with policy DM2 Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To reduce the impact of the development upon the amenities of the occupiers of nearby dwellings, to reduce the impact of the scheme upon the bat population in the area and in the interests to preventing crime and creating safe places in accordance with policies COR1 Mid Devon Core Strategy and DM2 Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 8 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policy DM8 Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 In the interests of reducing the risk of inundation by flood waters and to ensure the safety of the occupiers of the proposed development in the event of flooding in accordance with the National Planning Policy Framework.
- 10 In the interests of ensuring that adequate drainage is provided to serve the development and to reduce the risk of pollution in accordance with policy DM2 Mid Devon Local Plan Part 3 (Development Management Policies).
- 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 without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 12 In the interests of reducing the carbon footprint of the development and in order to incorporate measures that to meet the requirements of Policy AL/IN/6 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2).
- 13 To provide an adequate site access, and to minimise any disruption and inconvenience on the local highway network and to nearby residents during the construction period in accordance with, COR1 Mid Devon Core Strategy, DM2 Mid Devon Local Plan Part 3 (Development Management Policies)
- 14 In the interests to preventing crime and creating safe places in accordance with policies COR1 Mid Devon Core Strategy and DM2 Mid Devon Local Plan Part 3 (Development Management Policies)

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15 In the interests of safeguarding the amenities of nearby dwellings in accordance with policy DM2 Mid Devon Local Plan Part 3 (Development Management Policies).

16 To ensure detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the conservation area and setting of listed buildings in accordance with Mid Devon Core Strategy (Local Plan part 1) policy COR2 and policies DM2, DM14 and DM27 Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The site is allocated for residential development in the Allocations and Infrastructure Development Plan Document and has previously been granted planning permission. The scheme will secure the regeneration and environmental enhancement of a semi-derelict and mainly vacant site in a prominent waterfront location within Tiverton Conservation Area. The impact of the development upon the Conservation Area has been justified using examples from the local area and regional tradition and the layout, design style, scale and appearance of the scheme are considered to have a significant but less than substantial impact upon the character and appearance of the Conservation Area and the character, appearance and setting of nearby Listed Buildings including St George's Church and the Town Hall. This analysis has had regard to the impact of the scheme upon principal views of the Conservation Area, these buildings and the townscape of Tiverton. The creation of the new vehicular access has previously been found to be acceptable and the associated buildings have been demolished under previous permissions. The impact of the development upon highway safety is acceptable and although less than standard, sufficient parking is provided taking into account its location in the town centre within walking distance of a range of facilities and services and type of accommodation. The lack of provision of affordable housing and other planning contributions has been financially justified. The site is located in flood zone 3a, the Local Planning Authority and Environment Agency have assessed it against the requirements of the National Planning Policy Framework and are satisfied that it is safe and does not increase the risk of flooding elsewhere. The impact of the scheme upon certain nearby existing residential properties has been assessed. Whilst there will be a loss of amenity due to the relative height and proximity of the development, this loss has been in part mitigated through reductions to the size of the parking deck and is not considered so severe as to warrant refusing permission in this instance having regard to the balance of material planning considerations. The scheme provides for a type of accommodation that will meet the needs of an aging population where little other equivalent provision currently exists within the local area and on a suitable site within the town centre. The application has been assessed against development plan policies and guidance and the grant of planning permission whilst finely balanced is warranted. The proposal is considered acceptable and to be in broad compliance with policies COR1, COR2, COR6, COR7, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1); AL/IN/6 and AL/TIV/12 Allocations and Infrastructure Development Plan Document (Local Plan Part 2); DM/1, DM/2, DM/3, DM/4, DM/8, DM/14, DM/15, DM/16, DM/27 Development Management Policies (Local Plan Part 3) and the National Planning Policy Framework.

14/01867/FULL	Land at NGR 293210 107100 (Broadley Farm) Bickleigh Devon	Construction of new access onto highway	PERMIT	DEL	23/03/2015
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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, including details of any changes proposed in existing ground levels. All planting, seeding, turving 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.
- 4 Before the access hereby permitted is first brought into its use, the visibility splays shown on approved drawing number 0184.101 shall be provided in accordance with the approved details. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level and such visibility splays shall be permanently so retained and maintained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		Before the access road hereby permitted is first brought into its use, the access road shall be hardened, surfaced and drained for a distance of not less than 6.00 metres back from its junction with the public highway, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, the access road shall be permanently retained and maintained in accordance with the approved details.			
6		Before the access road hereby permitted is first brought into its use, provision shall be made for the access road hereby permitted to be drained so that no surface water drains onto the County Highway. Thereafter, such road drainage shall be permanently so retained and maintained.			
7		Before the access road hereby permitted is first brought into its use, provision shall be made for the existing access to be restricted to agricultural use, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, the approved restriction shall be permanently retained and maintained in accordance with the approved details.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies).
- 5 In the interests of highway safety to prevent mud and other debris being carried onto the public highway in accordance with the National Planning Policy Framework.
- 6 In the interests of highway safety to prevent mud and other debris being carried onto the public highway in accordance with the National Planning Policy Framework.
- 7 To restrict continued domestic use of the existing substandard access, in accordance with DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the new access would improve road safety by restricting use of the existing substandard access. Subject to conditions relating to surfacing and drainage, the development is not considered to negatively affect highway safety and subject to additional landscaping, the proposal is not considered to materially affect the visual qualities of the rural area, bearing in the improvement to road safety that would be achieved. 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)), DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/02127/FULL	Land and Buildings at NGR 301338 117206 (Hill Farm) Uplowman Devon	Conversion of redundant barn to holiday let	PERMIT	DEL	23/03/2015
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Conditions

- 1 The development hereby permitted shall be taken to have begun on 5th January 2015.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Holiday Occupancy: (i) the building shall be occupied for holiday purposes only. (ii) the building 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 building 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.

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4 The development shall be carried out strictly in accordance with the Recommendations as set out in Ecological Survey Report written by David F Wills Ecological Consultant dated 4th May 2013 received by the Local Planning Authority 5th January 2015.

Reasons

- 1 To set a legal commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development is appropriate to the historic context of the site, where an unrestricted residential use would be undesirable given the close proximity of the barn to the main listed farmhouse known as Hill Farm, and where the proposal has been adequately justified for a tourism related use, in accordance with Policies DM24 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate mitigation is set out for protected species in accordance with the recommendations set out in the report.

Reasons

The Authority considers that this revised scheme for the proposed conversion of the barn, by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its wider surroundings. On balance, it is considered that the extent of harm caused by the unauthorised works will be reduced to an acceptable level with adequate policy support to warrant a viable reuse of the barn as holiday accommodation in connection with the existing farm and bed and breakfast business. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8, DM11, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/02128/LBC	Land and Buildings at NGR 301338 117206 (Hill Farm) Uplowman Devon	Listed Building Consent for conversion of redundant barn to form holiday let	PERMIT	DEL	23/03/2015
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Conditions

- 1 The works hereby permitted shall be taken to have begun on 5th January 2015.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation, working details of the new external doors, door frames, windows and rooflights, 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, doorframes, windows and rooflights shall be in accordance with these approved details, and be so retained.
- 4 Prior to the installation of kitchen and bathroom facilities, details of all proposed ventilation and extractors shall be submitted to, and approved by the Local Planning Authority. The development shall be carried out in accordance with such details and retained as such.
- 5 Notwithstanding the approved use of synthetic slate on the main roof, a sample of proposed slate to be used across the external roof surfaces of the single storey lean-to extensions on the north and west elevations of the building shall be submitted to and approved in writing by the Local Planning Authority prior to its use on the lean-to extensions. The approved slate material shall then be so used and retained thereafter.

Reasons

- 1 To set a legal commencement date for the works.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure materials appropriate to the curtilage listed building and setting of the listed farmhouse in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the 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 curtilage listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
5		To ensure the use of a material appropriate to the historic character of the curtilage listed building and setting of the grade II farmhouse in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
Reasons					
<p>The proposed development affects the setting of a Listed Building at Hill Farm, although the proposed works are not considered to significantly detract from the character, appearance or historic interest of the curtilage listed building or the setting of the main listed farmhouse. It is considered that the proposed scheme is successful in significantly reducing the level of harm caused by unauthorised works, and the remaining harm is deemed to be less than substantial in the context of paragraph 134 of the National Planning Policy Framework, and therefore complies with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.</p>					

15/00006/FULL	Land at NGR 306164 108930(Barn Opposite Wressing) Kentisbeare Devon	Conversion of barn to dwelling	PERMIT	DEL	26/03/2015
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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 take place until a detailed schedule and specification of all external materials and finishes (including windows and external doors, has been submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 4 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall 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 development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B, C of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 All existing structural post and beams shall be retained and reused in their existing positions unless shown otherwise on the approved plans or otherwise agreed in writing with the Local Planning Authority prior to any alterations.
- 7 The proposed roof lights shall all be fitted to be flush with the roof plane.
- 8 Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the positions, colour and material of any soil and vent pipes that appear externally.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.
- 4 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.
- 5 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.
- 6 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.
- 7 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.
- 8 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan Part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is acceptable in principle, given the location of the site adjacent to other buildings. In addition the conversion will provide an enhancement to the area and the building itself is in compliance with the National Planning Policy Framework paragraph 55. The scope of the works and overall design is appropriate for the existing building and adjacent buildings. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are no highway issues to consider and adjacent property will not be adversely affected by the proposal. Therefore, the proposal is in accordance with the Core Strategy policies COR1, COR2, COR3, the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8 and DM11 and DM14, policy AL/IN/3 of Local Plan (Allocations and Infrastructure Development Plan Document) and paragraphs 55, of the National Planning Policy Framework).

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
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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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).

15/00101/FULL	30 Siskin Chase Cullompton Devon EX15 1UD	Erection of garage and utility and conversion of existing garage into ancillary accommodation	PERMIT	DEL	25/03/2015
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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.

Reasons

The proposed 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. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00105/FULL	Holly Cottage East Village Crediton Devon EX17 4DP	Erection of a replacement dwelling	PERMIT	DEL	24/03/2015
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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 use of the property Holly Cottage as a dwelling house shall cease within one calendar month of the date when the dwelling hereby permitted is first occupied, and the existing dwelling Holly Cottage shall be demolished and all materials resulting from the demolition shall be removed from, or be recycled on, the site within 3 calendar months of that date.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 types referred to in Classes A, B, C and D of Part 1 of Schedule 2, relating to enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to its roof or porch, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
5		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.			
6		No construction shall begin until details of hard and soft landscaping scheme, including details of any changes proposed in existing ground levels, surfacing materials, planting and boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. Such approved landscaping scheme shall be carried out within 9 months of the substantial completion of the development and any trees or plants which, within a period of 5 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 or species.			
7		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 including details of a time frame for their provision. Following their provision, these facilities shall be so retained.			
8		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours Mondays to Fridays and 0730 to 1300 on Saturdays.			

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 permission is for a replacement dwelling in the open countryside where the erection of new dwellings is strictly controlled. The Local Planning Authority wish to ensure that not more than one dwelling occupies the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM12 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan Part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure 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).
- 6 To ensure materials and detailing 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).
- 7 In the interest of highway safety and to ensure 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).
- 8 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

Reasons

The application scheme for a replacement dwelling is considered to be appropriately scaled and designed for its location. Its relocation within the site provides an improved parking arrangement and increases the separation distance between the neighbouring property. Subject to further details to be required by condition, the design of the replacement dwelling is not considered to detract from the character of the rural area. It is not considered that the proposal would have an adverse impact on the privacy or amenity of neighbouring residents. The proposal is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM8, DM12, DM14 and DM15 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
15/00109/OUT	Land and Buildings at NGR 294162 107150 (Site Adjacent to Bickleigh Church) Bickleigh Devon	Outline for the erection of 4 dwellings and associated access and communal parking (Revised Scheme)	REFUSE	DEL	23/03/2015

Reasons

- 1 The site is outside of any defined settlement boundary where new residential development is not permitted without special justification. In the opinion of the Local Planning Authority, it has not been demonstrated that there is special justification for the development of four open market houses in this location. The proposal is therefore considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 2 The site is considered to be important green space within the historic core of Bickleigh and within the Bickleigh Conservation Area. The site has been designated as a heritage asset on the Mid Devon Local List of Heritage Assets and its development would affect the setting of the Grade II* Church of St Mary and several nearby Grade II listed buildings, and affect important views into the area. In the opinion of the Local Planning Authority, it has not been demonstrated that the effect on these heritage assets would be acceptable and the development is therefore considered to be contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00113/PNCOU	Land and Buildings at NGR 302476 105892 (Knightswood Farm) Cullompton Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under class MB(a)	RPA	DEL	23/03/2015
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Reasons

1. The site is located directly adjacent to an intensive poultry enterprise which is outside the ownership of the applicant. Environmental health have raised concerns and recommended refusal due to the potential for nuisance complaints (odour and flies) from the occupiers of a dwelling in such close proximity to a commercial poultry enterprise. As such, it is considered impractical and undesirable to permit a new dwelling within such close proximity of the intensive poultry enterprise. 2. The sites existing access is of a poor standard necessitating the use of an off road vehicle in order to access the building subject to this application. As such, the building does not have an existing access that is safe and suitable for all people, and is therefore contrary Paragraph 32 of the National Planning Policy Framework. The siting of the building makes it otherwise impractical and undesirable for the building to change from an agricultural use to a use falling within Class C3 dwellinghouse and so prior approval is refused. Full planning permission is required for improvement works to the access.

15/00114/FULL	Land and Buildings at NGR 295567 117820 (East Bicknell Farm) Cove Devon	Change of use of land from agricultural to domestic, retention of garage block and agricultural machinery building, formation of raised patio, and installation of swimming pool	PERMIT	DEL	23/03/2015
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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 garage block, pump room, and any area within the application site changing use from agricultural to garden land as set out within the submitted plans and documentation, shall be used for a purpose incidental to the enjoyment of the dwellinghouse known as East Bicknell Farm only and shall not include any primary living accommodation.
- 4 Before the development hereby permitted is first brought into its use, provision shall be made for the proper disposal of surface water run-off from the development within the application site.

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 building is not considered to be appropriately located or sized to serve as ancillary accommodation to the existing dwelling on the site, in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the adequate disposal of surface water run-off from the development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed patio, pool and lean-to, including the change of use of land from agricultural to garden are not considered to significantly harm the character and appearance of the area, or the amenities of the surrounding dwellings. The existing building on the site is considered immune from planning enforcement, however, a use incidental to the existing dwellinghouse is considered appropriate for the site. The application is therefore in accordance with Policies COR2 and COR18 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

15/00118/LBC	Croyle House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for remedial structural works to south elevation of the house	PERMIT	DEL	23/03/2015
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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.
- 3 Confirmation of the number and location of wall ties and works to the ground floor window lintel shall be submitted to the Local Planning Authority, in writing, upon completion of assessment following opening up works to the south gable wall and before remedial works are commenced.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To enable works to proceed in line with availability of information on the works required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be appropriate for a building of this age and construction. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

15/00122/FULL	Culmview Cottage Kentisbeare Cullompton Devon EX15 2HF	Erection of single storey extension	PERMIT	DEL	23/03/2015
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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.

Reasons

The proposed single storey side 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. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00123/FULL	Land at NGR 273996 98113 (Coombe Head Meadow) Bow Devon	Erection of a horticultural polytunnel	PERMIT	DEL	25/03/2015
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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 application for the erection of a horticultural polytunnel is considered to be acceptable. The proposed polytunnel will enable further expansion of the existing hydroponic lettuce growing business that operates within the smaller polytunnels existing on the site and therefore is considered to be reasonably necessary to support the activity of the holding. Whilst the proposed polytunnel would be visible from outside the site it would be viewed in accordance with the other buildings on the small holding and it is not considered to have an adverse impact on the amenity of local residents or the character and appearance of the area. The development is not considered to have an adverse impact on the environment or result in an unacceptable adverse impact on the local road network. Given this assessment 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 DM22 of the Local Plan Part 3 (Development Management Policies) 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
15/00130/FULL	Land and Buildings at NGR 287218 122517 (North Esworthy) Oakford Devon	Conversion of redundant barns to form 2 dwellings, including parking, access and shared garden area	REFUSE	DEL	24/03/2015

Reasons

- 1 The barns to be converted are Grade II curtilage listed agricultural buildings adjacent to a Grade II listed farmhouse. In the opinion of the Local Planning Authority, insufficient analysis has been carried out of the historic importance of these buildings or how the proposed development would affect the buildings and/or their settings. It has not been demonstrated that the effect on these heritage assets would be acceptable and the development is therefore considered to be contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan 1), DM11 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 Mid Devon District Council requires high quality design which demonstrates a clear understanding of the characteristics of the site, its wider context and surrounding area and makes a positive contribution to the local character including the setting of any heritage assets. In the opinion of the Local Planning Authority, the design, in particular the random use of the rooflights and solar panels and the choice of materials, is considered to harm the character and appearance of the buildings to be converted, the rural area and the setting of the Grade II listed farmhouse, contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan 1), DM11 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 3 The barns to be converted are adjacent to working farm buildings which may be the cause of nuisance for future occupiers in the form of odour, noise and flies. In the opinion of the Local Planning Authority, it has not been satisfactorily demonstrated that the effect on the health and safety and amenities of future occupiers would be acceptable, contrary to Policy DM7 of the Local Planning Policy (Development Management Policies).

15/00131/FULL	37 Silver Street Thorverton Exeter Devon EX5 5LT	Erection of an extension	PERMIT	DEL	25/03/2015
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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.

Reasons

The proposed rear 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00134/FULL	Pugham Farm Westleigh Tiverton Devon EX16 7HL	Conversion of existing barn and adjoining store building into dwelling	PERMIT	DEL	27/03/2015

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 roof covering of the development hereby permitted shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building(s). Such approved slate shall be so used and retained.
- 4 No development/works shall begin until working details of the new external doors/door frames/windows/rooflights, 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/doorframes/windows/rooflights shall be in accordance with these approved details, and 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 development of the types referred to in Classes A, B, C, D, E of Part 1 relating to the enlargement of dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the 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 ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 of the Local Plan Part 3 (Development Management Policies) and COR2 of the Mid Devon Core Strategy 2007.

Reasons

The proposed conversion of the barn and attached store building at Pugham Farm, Westleigh, is considered to be the appropriate conversion of substantial rural buildings that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy 2007 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00136/FULL	Barehill Chawleigh Chulmleigh Devon EX18 7EX	Erection of two-storey extension with balcony to replace single-storey extension and replacement porch	PERMIT	DEL	24/03/2015

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 external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing building.
- 4 The additional accommodation above hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Barehill), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan 1), as the site is in the open countryside of a settlement boundary there is no policy support for a development of a new dwelling in the open countryside.

Reasons

The application scheme for the erection of a two storey extension with balcony and replacement porch is considered to be acceptable. Overall, the design and scale of the extension and the replacement porch is considered to respect the character and appearance of the existing dwelling. The proposal is not considered to result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. The proposal is considered to be in accordance with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

15/00145/PNCOU	Land and Building at NGR 288453 116937 Higher Northcoombe Farm Loxbeare Devon	Prior notification for the change of use of agricultural building to a dwelling under Class MB(a)	APA	DEL	26/03/2015
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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) (excluding criterion MB.1 g, h, i - which have not been considered) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00148/FULL	Jewells Farm Hemyock Cullompton Devon EX15 3PX	Erection of a garden room	PERMIT	DEL	27/03/2015

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 development hereby permitted shall be used solely for purposes ancillary to the occupation of the property known as Jewells Farm, and shall not be sold, let, used or otherwise be disposed of as a separate unit of accommodation.

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 structure is ancillary to the main dwelling as the site is in a rural, open countryside location where policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework restrict the provision of new dwellings in such locations.

Reasons

The proposed garden room 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 the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00149/FULL	55 Water Lane Tiverton Devon EX16 6RA	Retention of raising and repairing existing boundary wall, re-roofing of existing outbuildings and retention of extension to outbuilding	PERMIT	DEL	27/03/2015
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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 and alterations to the boundary wall 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 a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building.

15/00152/FULL	1 Meadow View Westwood Crediton Devon EX17 3PF	Erection of a two storey side extension and single storey conservatory to rear	PERMIT	DEL	27/03/2015
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed two storey extension and single storey conservatory is acceptable in principle. The design of the extensions is appropriately scaled so that they respect the character of the building and the surrounding area. The materials proposed will provide an addition which will respect the adjacent buildings and the host building. Subject to specific conditions on this basis the proposal complies with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00157/FULL	Beau Point Blackborough Cullompton Devon EX15 2HH	Erection of a summerhouse	PERMIT	DEL	24/03/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed summerhouse 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 Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

15/00167/LBC	Land and Buildings at NGR 287218 122517 (North Esworthy) Oakford Devon	Listed Building Consent for the conversion of redundant barns to form 2 dwellings, including parking, access and shared garden area	REFUSE	DEL	24/03/2015
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Reasons

- 1 The barns to be converted are Grade II curtilage listed agricultural buildings adjacent to a Grade II listed farmhouse. In the opinion of the Local Planning Authority, insufficient analysis has been carried out of the historic importance of these buildings or how the proposed development would affect the buildings and/or their settings. It has not been demonstrated that the effect on these heritage assets would be acceptable and the development is therefore considered to be contrary to Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 Mid Devon District Council requires high quality design which demonstrates a clear understanding of the characteristics of the site, its wider context and surrounding area and makes a positive contribution to local character including the setting of any heritage assets. In the opinion of the Local Planning Authority, the design, in particular the random use of rooflights and solar panels and the choice of materials, is considered to harm the character and appearance of the buildings to be converted and the setting of the Grade II listed farmhouse, contrary to Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00176/FULL	Little Orchard Ashill Cullompton Devon EX15 3NQ	Erection of extensions and detached timber outbuilding	PERMIT	DEL	27/03/2015
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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 porch, side and rear extension and the erection of a timber outbuilding 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. 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 Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27 and Guidance within the National Planning Policy Framework.

15/00181/FULL	75 Palmerston Park Tiverton Devon EX16 5PG	Formation of access and provision of hardstanding for the parking of vehicles	PERMIT	DEL	23/03/2015
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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.

Reasons

The proposed parking bay, 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.

15/00204/FULL	14 Elmore Way Tiverton Devon EX16 6ED	Erection of extension	PERMIT	DEL	26/03/2015
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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 at the front of the house 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 Local Plan Part 3 (Development Management Policies) DM2 and DM13 and guidance within the National Planning Policy Framework.

15/00207/FULL	Hampson Cottage Bow Crediton Devon EX17 6LA	Erection of extension, conservatory and replacement garage (Revised Scheme)	PERMIT	DEL	25/03/2015
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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 external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with COR18 of Mid Devon Core Strategy (Local Plan Part 1), as the site is in open countryside and outside of a settlement boundary there is no policy support for a development of a new dwelling in the open countryside.

Reasons

The application scheme for the erection of extension, conservatory and replacement garage is considered to be acceptable. The extension presents a large increase in scale compared to the original dwelling, however in this instance is considered to be acceptable. The extension is set at the rear of the property and is not considered to dominate the host dwelling or detract from the character and appearance of the existing property. The replacement garage will have a pitched roof, but is not considered to result in any harm to the visual amenity of the area or in terms of the impact on the amenity of any neighbouring properties. Whilst the proposal presents a reasonable increase in scale, it is not considered that it would result in over development of the curtilage. Given the separation distance to the nearby properties it is not considered that there would be any significant adverse impacts in terms on the occupants of any neighbouring properties. Overall the application scheme is considered to be in accordance 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.

15/00246/FULL	Old School House Fore Street Kentisbeare Cullompton Devon EX15 2AA	Proposed roof alterations to side and rear	PERMIT	DEL	27/03/2015
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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

- 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 roof alterations 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. 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 Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

15/00257/LBC	The Oak Room 2C St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent for erection of safety railing, installation of letter box , and erection of name plaque	PERMIT	DEL	24/03/2015
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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.

Reasons

The proposed works will not cause harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) DM27 and the National Planning Policy Framework and should be granted.
