

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01954/FULL	Harescombe Morchard Bishop Crediton Devon EX17 6RN	Erection of an agricultural manager's dwelling and detached garage (Revised Scheme)	PERMIT	DEL	02/04/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 1 year 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 colour/finish of the materials to be used for the external surfaces of the dwelling have been submitted to and approved in writing by the Local Planning Authority.
- 4 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.
- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 6 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 7 The dwelling hereby approved shall not be occupied until the existing temporary dwelling as approved under 10/01355/FULL is first removed and the land landscaped in accordance with Condition 8, below.
- 8 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants 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.
- 9 No external lighting shall be provided unless an application in that regard is first submitted to and approved by the Local Planning Authority.
- 10 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 E of Part 1, relating to the enlargement of a dwellinghouse or addition or alteration to the roof of a dwellinghouse or the provision of any building or enclosure, swimming or other pool, dwelling curtilage shall be undertaken within the application dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 To ensure that the accommodation continues to meet with the needs of an essential rural worker in connection with the existing agricultural enterprise where it has been established that there will be a functional need for permanent accommodation on the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To protect the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
4		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
5		To ensure that an appropriate record is made of archaeological evidence that may be affected by the development having regard to Policy DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.			
6		The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in National Planning Policy Framework (NPPF).			
7		To accord with the nature of the development and to ensure that only one agricultural worker's dwelling is provided on this site having regard to Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) ,Policy DM10 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework (NPPF).			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			
9		Having regard to the hilltop setting and to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
10		To safeguard the visual amenities of the area and to ensure that the dwelling remains of a size commensurate with the needs of the agricultural holding to which it relates in accordance with: Mid Devon Core Strategy 2 (Local Plan Part 1) Policy COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM10 and the National Planning Policy Framework.			

Reasons

The principle of this application has been previously accepted under the terms of the extant planning permission 14/00181/FULL. The dwelling proposed is deemed to be necessary to meet the essential need for the full-time presence of an agricultural worker/manager to serve the separate intensive beef rearing/ TB quarantine unit based on the holding known as Harescombe, and which forms part of Tatepath Farm. The siting, layout ,scale and massing of the revised scheme dwelling is considered to be acceptable, subject to conditions, and there will be no unreasonable impacts on the visual or other environmental amenities of the area , highways safety or on any neighbouring occupiers.. Accordingly the proposal meets with the requirements of policies COR1, COR2, COR18 of the Mid Devon Core Strategy 2007, policies DM1, DM2, DM8, DM10, DM14 and DM15 and the National Planning Policy Framework.

14/02116/FULL	Land at NGR 303843 111382 (Mid Devon Business Park) South View Road Willand Devon	Erection of retail store, formation of access, car parking and service area, with landscaping and associated works	PERMIT	COMM	02/04/2015
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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		No development shall take place until a surface water drainage scheme together with details of how it will be managed and maintained post-construction have been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out, managed and maintained in accordance with the approved scheme.			
4		In accordance with details that shall previously have been submitted to, and approved in writing by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.			
5		. The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the existing Mid Devon Business Park estate road.			
6		The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.			
7		No part of the development hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 25.00 metres back from its junction with the existing Mid Devon Business Park estate road B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on existing Mid Devon Business Park estate road frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority.			
8		Where installed as part of the development, the light source of the proposed floodlighting units should not be directly visible to drivers of vehicles using any public highway.			
9		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants 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.			
10		No development shall commence until existing and proposed site levels and finished floor levels have been submitted to and approved in writing by the Local Planning Authority. Work on site shall thereafter be carried out in accordance with the agreed details.			
11		The proposed retail store shall not be first open to the public until such time as the zebra crossing shall have been provided on the B3181 in accordance with details which shall be 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 protect water quality and minimise flood risk.
- 4 In the interest of public safety and to prevent damage to the highway.
- 5 To prevent mud and other debris being carried onto the public highway.
- 6 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 7 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		To ensure that the floodlighting associated with the does not result in detriment to the safety of drivers using the public highway.			
9		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
10		To ensure that there is no raising of levels on site which may affect the overall drainage strategy for the site but to ensure the building is sufficiently high so as not to be at risk of surface water flooding should the SUDS schemes capacity, in particular the attenuation pond, be exceeded.			
11		To ensure that adequate facilities are in place to enable pedestrians attracted to the facility and to access the site safely.			

Reasons

The site is allocated (policy W11) within the Mid Devon Local Plan Part 3 (Development Management Policies) for B1, B2 or B8 uses. Whilst employment development has traditionally been taken to mean Use Classes B1, B2 and B8, there is also scope for other uses to be considered as 'employment' if they provide jobs and accordingly the LPA have taken a 'flexible approach' towards the meaning of employment within Mid Devon. The principle of this development which will create in excess of 20 jobs is considered to comply with policy W11. Mid Devon's Retail Study indicates the scope to provide a new retail offer within Willand, not currently available with existing provision, but one which can still cater primarily for local needs. Furthermore, the proposal falls below the relatively low threshold for examining impact (the threshold is 500 sqm in local policy, whereas the default threshold for national policy is 2,500) indicating the modest scale and likely impact of the proposal. Highway safety and amenity together with other issues raised in letters of objection and consultee responses have all been considered and with appropriate conditions, the Local Planning Authority consider that any significant adverse impacts may be mitigated. Consequently the proposal is considered to comply with policies COR1, COR2, COR11 and COR17 of Mid Devon Core Strategy (Local Plan 1) and policies DM2, DM17, DM19, DM21 and W11 of Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework

14/02130/MFUL	47 Mill Street Crediton Devon EX17 3AA	Erection of 10 flats following demolition of existing building (Revised scheme)	PERMIT	DEL	31/03/2015
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Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Prior to commencement of any part of the site the Planning Authority shall have received and approved details of the location, height, design, appearance and finish of the proposed retaining wall, such approved scheme will be so installed and retained.
- Prior to commencement of any part of the site the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including: (a) The timetable of the works; (b) Daily hours of construction; (c) Any road closure; (d) Hours during which delivery and construction traffic will travel to and from the site; (e) The number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) The compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) Details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) Details of wheel washing facilities and Road sweeping facilities (l) The proposed route of all construction traffic exceeding 7.5 tonnes. (m) Details of the amount and location of construction worker parking.
- The existing tarmac entrance shall be retained to provide adequate access into the site until such time as the approved courtyard and access surface is laid out in accordance with approved plan MILL-PL-REV2-04 REV A.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority as indicated on drawing MILL-PL-REV2-04 REV A.			
7		The occupation of any dwelling/unit of the development shall not take place until the following works have been carried out: a) The access and courtyard, carports including the vehicle turning area shall have been laid out, kerbed, drained and constructed up to and including final finished surface in accordance with approved plan MILL-PL-REV2-04 REV A; b) The street nameplates for the development have been provided and erected.			
8		Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the attached diagram MILL-PL-REV2-04 where the visibility splays provide inter-visibility between any points on the X and Y axes at a height of 0.600 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway shall be as identified on the plan.			
9		Prior to the installation of any door entry system to the buildings is undertaken details are to be provided of the design, appearance and access control on the main doors with both audible and visual entry system. Such approved system to be use and so retained.			
10		The details and samples of materials provided during the planning process listed below are to be the only materials to be used in the approved scheme other than those included within any approved drawings and provided and discharged by way of a specific condition -Solar Panels will be GB-Sol 190w PV with powder coated RIS system to match -Parking and turning areas to be Aggregate Industries - Woburn Rumbled - Graphite -Patios and path areas are to be Aggregate Industries - EcoPave Texture - Grey -Granite sets to be Aggregate Industries - Countrysetts - Silver Grey -Window cast stone Plinths (Cills) Forticrete PL2 colour Bathstone -Mortar joint colour to be as per the submitted photograph (received 23 Feb 2015) of Parliament house Crediton (Reed Construction Office). -Retractable Bollard to be ATG VP50 Black with two yellow reflective bands(as per details received 23 Feb 2015) -Polypipe Elegance range black 130mm wide Ogee gutters with 68mm dia round cast iron effect downpipes. -The Arboricultural Impact Assessment Report is to be adhered to and followed during the development at all times.			
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 to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 13, submitted and approved in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is to be submitted to and approved in writing by the Local Planning Authority in accordance with Condition 13.			
12		The external finish of the free standing wall to be constructed adjacent to the entrance of the site hereby permitted shall match in material, colour, style, and texture those of the existing wall abutting the proposed wall and be so retained.			
13		The Arboricultural Impact Assessment Report prepared by Aspect Tree Consultancy and dated 18th December 2014 shall be adhered to and followed during the development at all times.			

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 conservation area in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM2.
- 4 To ensure safety of the public highway.
- 5 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 6 In the interest of public safety and to prevent damage to the highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		To ensure that adequate access and associated facilities are available for the traffic attracted to the site.			
8		To provide adequate visibility from and of emerging vehicles.			
9		To prevent intrusion by unwanted elements following bona fide visitors through the controlled front doors for the safety of the residents.			
10		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the conservation area in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.			
11		To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).			
12		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM27.			
13		To ensure that the proposed works hereby approved will safeguard the character and appearance of the conservation area in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.			

Reasons

The proposal is acceptable in that it is for new housing, on land which is within the settlement boundary of Crediton. The height, scale, mass of the proposed buildings and the overall design of the 10 dwellings is considered acceptable reflecting on the site location and the constraints that prevail. The appearance and design of the scheme is considered to enhance the character and appearance of this part of Crediton and the conservation area. The development is considered to be acceptable in terms of highway safety, parking provision, drainage, ecology and tree impacts. The proposal does not introduce an unacceptable relationship with the surrounding houses to the extent that it would adversely affect their living conditions. The scheme will provide at least 14% of the energy used to construct the development by way of onsite solar panels. The level of traffic generated by the development is not likely to exceed the traffic movements associated with the lawful use of the site and proposed levels of parking are considered acceptable. Accordingly, the proposal is in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR8, COR9 and COR15; Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/3, AL/DE/4, AL/DE/5, AL/IN/3, AL/IN/6 and AL/CRE/8; Mid Devon Local Plan 3 (Development Management Policies) Policies DM1, DM2, DM8, DM14 and DM15 and guidance in the National Planning Policy Framework.

15/00040/FULL	Land and Buildings at NGR 287993 104240 (Haswells Farm) Stockleigh Pomeroy Devon	Conversion of barn to dwelling	PERMIT	DEL	01/04/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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, 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, roof trusses 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.			

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 NPPF para 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 following the alterations proposed 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00041/LBC	Land and Buildings at NGR 287993 104240 (Haswells Farm) Stockleigh Pomeroy Devon	Listed Building Consent for conversion of barn to dwelling	PERMIT	DEL	01/04/2015

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 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 All existing structural post and beams, roof trusses 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.
- 6 The proposed roof lights shall all be fitted to be flush with the roof plane.
- 7 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.

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 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 Local Plan Part 3 policies DM27.
- 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 Local Plan Part 3 policies DM27.
- 5 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 Local Plan Part 3 policies DM27.
- 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 Local Plan Part 3 policies DM27.
- 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 Local Plan Part 3 policies DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the conversion of this grade two curtilage listed barn, currently in a deteriorating condition, is considered to be acceptable and would enable this heritage asset to be preserved. The overall design and scope of internal and external alterations to form the conversion would not have a detrimental impact upon the character, integrity or appearance of the building or its setting. On this basis the application scheme is considered to be compliant with DM27 of Local Plan part 3 (Development Management Policies) and policy guidance in the National Planning Policy Framework.

15/00086/PNCOU	Land and Buildings at NGR 277889 94459 Mounson Farm Cheriton Bishop Devon	Prior notification for proposed change of use of agricultural building to 2 dwellinghouses under Class MB(a)	RCO	DEL	31/03/2015
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Reasons

- 1 On the balance of probability it is considered by the Local Planning Authority that it has not been satisfactorily demonstrated that the building subject to this application was solely in agricultural use as part of an established agricultural unit for the purpose of a trade or business on or before the 20th March 2013 or when it was last in use. Therefore the permitted development rights set out in Class MB, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) are not applicable to this site.
- 2 The Local Planning Authority considers that the cumulative floor space of the existing building proposed to change use under class MB, as shown on the submitted site plan, exceeds 450m2 and is therefore contrary to criteria b of Class MB.
- 3 Due to a lack of supporting information, it cannot be established that there are no contamination risks upon the site, the proposal is therefore contrary to condition MB.2 (1)(c) of Class MB.
- 4 The Local Planning Authority considers that the siting of the building, in close proximity to agricultural buildings and a slurry pit, is impractical and undesirable for a residential use, given the potential noise and other nuisance arising from the adjacent buildings and slurry pit which are outside the control of the applicants. The development is therefore not considered to be acceptable in accordance with MB.2 (e) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

15/00094/CLU	Lower Barn Higher Eastington Stables Lapford Crediton Devon EX17 6NE	Certificate of lawfulness for the existing use of a holiday let as domestic residential (Use Class C3) in excess of 10 years	PERMIT	DEL	31/03/2015
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Reasons

On the balance of probability the application site has been occupied as a permanent dwelling and not as a holiday let for a period in excess of 10 years.

15/00107/FULL	7 Redwood Close Hemyock Cullompton Devon EX15 3QQ	Erection of extensions and alterations	PERMIT	DEL	01/04/2015
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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 proposed single storey extensions to the front and side by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within 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 DM2, DM13 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

15/00111/LBC	Staddon House Frog Street Bampton Tiverton Devon EX16 9NT	Listed Building Consent for the re-instatement of internal staircase	PERMIT	DEL	31/03/2015
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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) Policy DM27 and the National Planning Policy Framework and should be granted consent.

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
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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 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.

15/00135/FULL	Land and Buildings at NGR 275015 100620 Whelmstone Barton Coleford Devon	Conversion of redundant barns to 3 dwellings and change of use of agricultural land to residential garden	PERMIT	DEL	01/04/2015
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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		No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: a) Full drawn details of proposed repairs to the existing fabric, including cob repairs and details of how and where any new materials will be inserted. b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface. c) Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.			
4		The conclusions and mitigation measures set out in the Richard Green Ecology protected species survey (report dated July 2014) received on 30th January 2015 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.			
5		The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.			
6		No development shall begin until there has been submitted to, and been approved in writing by the Local Planning Authority a plan for visibility splays including the relocation and a schedule of alterations to the boundary hedge which will need to be maintained and set back in part from its current alignment. The visibility splays should be measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of both access points, provided over a height of 600 millimetres above adjoining road level and for a minimum distance of 25 metres, on both sides of the vehicular accesses. The approved scheme shall be completed in accordance with the approved details and shall be so retained at all times.			
7		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.			
8		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, samples of surfacing materials and edging, details of demarcation of ownership and details of new hedge planting. 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.			
9		Before their use, details/samples of the materials to be used, including details of the colour of lime wash, for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.			
10		Prior to its use, a sample panel of between 1 and 2 square metres in size of the proposed render, to be used for the internal and external walls of the buildings, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. Such approved materials shall be so used and retained at all times thereafter.			
11		Prior to their installation, details of the new external windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be so retained thereafter.			
12		Unless otherwise agreed in writing with the Local Planning Authority the new windows shall be in timber and painted not stained.			
13		Before their implementation, drawings of the proposed garden sheds, to be constructed of untreated timber, shall be submitted to and approved in writing the Local Planning Authority. The development of the sheds will then be carried out in accordance with the approved drawings.			
14		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,G, H] of Part 1, or Classes [A, B, C] of Part 2 of Schedule 2, relating to extensions, alterations to roofs, porches, sheds and enclosures, chimney flue soil and vent pipes and minor operations shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
15		The block kerb shown on the submitted plan (1087/02) is to be removed and no new kerbs provided within the application site.			

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
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure the character of the building are retained and to protect the building during conversion works in accordance with Policy DM11.			
4		To ensure the protection of any ecological interests at the site.			
5		In the interest of highway safety.			
6		In the interest of highway safety to ensure adequate visibility at the point of access and egress for vehicles entering or leaving the site. The hedge shall be retained to retain the character and appearance of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			
7		In the interest of highway safety.			
8		To ensure that the development makes a positive contribution to the character and appearance of the area and the setting of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
9		To ensure materials appropriate to the development in order to safeguard the visual amenity of the area in accordance with policy DM2 and DM11 of the Local Plan part 3 (Development Management Policies).			
10		To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
11		To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
12		To ensure that the works make a positive contribution to the character and appearance of the listed building in accordance with policy DM27 of Local Plan Part 3: (Development Management Policies).			
13		In order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11.			
14		To safeguard the visual amenity of the area and the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
15		To safeguard the visual amenity of the area and the character and appearance of the setting of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn is considered acceptable. Despite the deteriorating condition of the buildings, it has been demonstrated that the north threshing barn and west linhay building can be converted without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric can be retained. The south linhay building will require more extensive works which are considered to be beyond the remit allowable in terms of Policy DM11, however the loss of this barn as a heritage asset and in terms of the impact on the setting of the other listed buildings would be regrettable. Therefore the more extensive works required to enable the conversion of this barn are considered to be acceptable to enable the preservation of the heritage asset in accordance with Policy DM27. The works to the buildings are considered to respect the character of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The change of use of agricultural land to residential garden is considered on balance to be acceptable. The proposed transport arrangements are considered acceptable and the proposal is not considered to cause harm to nature conservation interests in the local area. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14 DM15 and DM27 of the Local Plan Part 3 (Development Management Policies) and Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework.

15/00137/LBC	Land and Buildings at NGR 275015 100620 Whelmstone Barton Coleford Devon	Listed Building Consent for the conversion of redundant barns to 3 dwellings	PERMIT	DEL	01/04/2015
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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 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 Unless otherwise agreed in writing with the Local Planning Authority there shall be no dry lining to internal walls of the buildings.
- 5 Unless otherwise agreed in writing with the Local Planning Authority there shall be no meter boxes attached to any external walls within the site.

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 ensure that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 In order to safeguard the character and appearance of the listed buildings in accordance with Local Plan Part 3 (Development Management Policies) DM27.
- 5 In order to safeguard the character and appearance of the listed buildings in accordance with Local Plan Part 3 (Development Management Policies) DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the conversion of these grade two listed barns, currently in a deteriorating condition, is considered to be acceptable and would enable these heritage assets to be preserved. The overall design and scope of internal and external alterations to form the conversion would not have a detrimental impact upon the character, integrity or appearance of the buildings or their setting. Although the southern linhay barn requires significant repair/rebuilding works its value as a heritage asset and contribution to the courtyard setting of the collection of barns makes this acceptable given the importance of preserving heritage assets in accordance with policy DM27. On this basis the application scheme is considered to be compliant with DM27 of Local Plan part 3 (Development Management Policies) and policy guidance in the National Planning Policy Framework.

15/00148/FULL	Jewells Farm Hemyock Cullompton Devon EX15 3PX	Erection of a garden room	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 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.

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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00176/FULL	Little Orchard Ashill Cullompton Devon EX15 3NQ	Erection of extensions and detached timber outbuilding	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.

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 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.

15/00182/FULL	2 The Old Market Hemyock Cullompton Devon EX15 3RA	Erection of extension to form utility room and erection of detached garage	PERMIT	DEL	01/04/2015
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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 rear extension and detached garage by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within 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, DM8, DM13 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00197/FULL	52 Oak Close Tiverton Devon EX16 6ET	Erection of extension to front, side and rear elevations; conversion of part garage to form additional living accommodation with room above and provision of hardstanding for the parking of vehicles (Revised scheme)	PERMIT	COMM	02/04/2015

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 proposal is not considered to have an adverse impact on neighbouring properties or the street scene as the height of the roof does not exceed that of the existing bungalow and due to the pitched roof the design is acceptable. Accordingly, the development is considered in compliance with the following policies COR2, COR13 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 of Mid Devon Local Plan Part 3 (Development Management Policies),

15/00201/PNCOU	Land and Buildings at NGR 282238 99968 Elston Meadow Westwood Devon	Prior notification for the change of use of barn to dwelling under class MB(a) and MB(b)	RPA	DEL	30/03/2015
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Reasons

- 1 The proposed route into the site requires an access track to be provided over the agricultural land to serve the proposed which requires planning permission in its own right. Therefore the proposal is not compliant with part (a) of MB.2-(1) under Class MB, Part 3 of the Town and Country Planning (General Permitted Development Order 1995 (as amended)).
- 2 The development would result in more than 278.08 square metres of curtilage for the proposed dwelling under class MB and is therefore not compliant with point (9) (b) "for the definition of curtilage means (i) The piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with the serving the purposes of the agricultural building, or (ii) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser. Under Class MB, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 3 There has been no structural report submitted with the application to confirm that the existing structure is capable of supporting the additional loadings of the works reasonably necessary to convert the building to a residential dwelling. Therefore insufficient information has been provided to establish that the proposed works would comply with part (f) of MD.2-(1) under Class MB, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (As amended).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00215/FULL	21 Blenheim Drive Willand Cullompton Devon EX15 2TB	Erection of single storey rear extension	PERMIT	DEL	01/04/2015

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 single storey 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 Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in 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.

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.