

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01598/FULL	Stokehouse Farm Bradninch Exeter Devon EX5 4LT	Retention of change of use of agricultural storage building to upholstery business (Use Class B1)	PERMIT	DEL	13/04/2015

Conditions

- 1 The date of commencement of this development shall be taken as the 02/03/2015, when the Local Planning Authority undertook a site visit to the application.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The barn has been converted with minimal exterior alterations, and its somewhat attractive character and appearance has been retained. The impact to the setting of the site is considered to be minimal. A adequate level of parking has been provided, and the application is unlikely to result in an unacceptable impact on the local road network. Considering the sites rural location, a B2 use is unlikely to result in any unacceptable impacts to a neighbouring dwelling, and as such, the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies and Part3 and Part 7 of the National Planning Policy Framework.

14/01621/FULL	Smiths Farm Clayhidon Cullompton Devon EX15 3TJ	Conversion of barn to ancillary accommodation (in connection with Smiths Farm) and dwelling	PERMIT	DEL	16/04/2015
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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 The development shall be carried out in accordance with Table 6 Conclusions and Recommendations, set out in the Arbtch Bat Emergence Survey and Report, written principally by Mr Simon Pidgeon, dated 2014 and received by the Local Planning Authority on 26th September 2014.
- 4 The development shall be carried out strictly in accordance with agreed details of materials set out in email correspondence from Mrs T Buckingham dated 19th December 2014, 22nd January 2015 and 16th February 2015, including natural or soft grey treated square edge larch or sweet chestnut vertical timber boarding across walls, round uncoated galvanized steel rainwater goods (Zambelii or similar), Dark Grey or Black onduline corrugated roofing sheets, slim profile dark grey coloured metal framed windows and doors (Sunseeker or similar) and slim profile dark edged rooflights that are flush with the roof (Neo or similar). Such materials shall be used and shall be so retained.

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5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G H of Part 1, or Class A of Part 2 of Schedule 2, relating to extensions, roof alterations, porches, chimneys/flues, outbuildings, fencing and microwave antennae, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development does not constitute harm to protected species.
- 4 To ensure materials appropriate to the development permitted and to preserve the character of the original 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 in accordance with Local Plan Part 3: (Development Management Policies) DM/2, DM/11.

Reasons

The proposed conversion to a mixed of ancillary and private residential use is considered to be sufficiently justified, by virtue of its proposed scale, massing, design, parking, access and location. It is not considered that the proposal would be incompatible with the use of the surrounding land or buildings, nor is the conversion likely to constitute harm to the privacy or amenity of the occupiers of another dwelling. The works to convert the building are considered to retain the building's existing character and have an acceptable impact upon protected species, subject to the carrying out of appropriate mitigation. As such the proposal is considered to comply with COR2 of the Core Strategy 2007, DM2, DM8, DM11, DM13, DM24 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

14/01830/FULL	Long Barn Culmbridge Road Hemyock Cullompton Devon EX15 3PD	Variation of condition 8 of planning permission 12/00764/FULL in respect of Long Barn only to allow substitute plans to include a conservatory and conversion of garage to office	PERMIT	DEL	17/04/2015
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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.

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3		The accesses, visibility splays and turning areas shall be retained for that purpose at all times.			
4		No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided in accordance with the approved details and shall be retained for that purpose at all times.			
5		Provision shall be made within the site for the disposal of surface water so that none drains onto the County Highway.			
6		The areas indicated as workspace as shown on Drawing number 1132/109A Rev 1, 109/B Rev 1 and 1132/101/B Rev 1 and located in the southern west corner of the application site shall be used for B1 uses or domestic storage only and for no other purpose (including any purpose in Class B8 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).			
7		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development of these types described in Classes A, B, C, D, E and G of Part 1 and Classes A and C of Part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, porches, sheds, greenhouses, huts, oil storage tanks, fences and walls) shall be undertaken on the premises other than hereby permitted.			
8		(i) The hedge planting to the rear of the visibility splay shall be completely carried out within 9 months from the date of commencement of the development. For a period of 5 years after the implementation of the planting scheme, the trees and shrubs in the hedgerow(s) shall be protected and maintained, and any trees therein that cease to grow shall be replaced by trees or shrubs of similar size and species, or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority. (ii) Thereafter such planting shall be so retained.			
9		The boundary treatment shall be completed prior to the first occupation of any of the dwellings or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The boundary treatment once provided shall not be removed.			

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 ensure that adequate facilities are available for the traffic attracted to the site.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 To ensure that the proposed development does not prejudice the amenities of the locality and in the interest of highway safety.
- 7 In the interests of the visual amenity of the area and to protect the setting of the Listed Building.
- 8 In the interest of the visual amenity of the area and to protect the setting of the Listed Building.
- 9 In the interest of the visual amenity of the area and to protect the setting of the Listed Building.

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Reasons

The proposed conservatory 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 surroundings. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. 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 and therefore complies with policy DM2, DM27 and DM29 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

14/02141/MFUL	Newcombes Resource Centre Newcombes Crediton Devon EX17 2AB	Erection of 10 dwellings with associated infrastructure and parking (Revised Scheme)	PERMIT	DEL	15/04/2015
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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 The development hereby approved shall be carried out in accordance with the Construction Management Plan that was approved in relation to the scheme approved under LPA ref 14/00979/MFUL.
- 4 The proposed estate road, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, road maintenance/vehicle overhang margins, 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.
- 5 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 20.00 metres back from its junction with the public highway b) The ironwork has been set to base course level and the visibility splays required by this permission laid out c) The footway on the public highway frontage required by this permission has been constructed up to base course level d) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority
- 6 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out: a) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the cul-de-sac have been provided and erected.
- 7 Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		The development hereby approved shall be carried out in accordance with the material samples that have been approved in relation to the scheme approved under LPA ref 14/00979/MFUL.			
9		Prior to the occupation of the dwellings hereby approved a proposal setting out a scheme for the boundary treatment of the proposed grassed area in front of plot 1 shall be submitted to and approved by the Local Planning Authority. This part of the development shall be completed only in accordance with the approved details.			
10		Prior to the first occupation of any of the dwellings details of proposed storage arrangements for refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. Such storage arrangements shall be provided in advance of the first occupation of any dwelling to which they relate and shall be so retained.			
11		The development hereby approved shall be carried out in accordance with the carbon reduction strategy that has been approved in relation to the scheme approved under LPA ref 14/00979/MFUL.			
12		Prior to the commencement of the development a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.			
13		Within three months of the date of this decision a revised site layout plan showing a revised parking arrangement for the communal off plot parking spaces shall be submitted to and approved by the Local Planning Authority. This part of the development shall be completed only in accordance with the modification thus approved.			

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 safety of the public highway.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 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 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 7 To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14
- 9 The front boundary treatment is considered unsatisfactory in the form shown on the drawings submitted to date and this aspect of the scheme should be modified to ensure an acceptable form of development, and in accordance with: Local Plan Part 3: (Development Management Policies) DM2, DM14
- 10 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, in accordance with requirements of policy DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 In order to meet the requirements of policy AL/IN/6 Allocations and Infrastructure Development Plan Document.
- 12 In the interests of ensuring satisfactory arrangements for the disposal of surface water from the site.
- 13 The layout as proposed is considered unsatisfactory in terms of identifying those spaces to be used by the occupiers of the proposed houses and the existing Sure Start Childrens Unit, resulting in highway safety concerns.

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Reasons

This proposal is proposes revision to a scheme of development already approved under LPA ref:15/00979/MFUL and 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, some with attached and/or integral garages 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. The proposals do not introduce an unacceptable relationship with the surrounding houses to the extent that it would adversely affect their living conditions. The scheme includes a satisfactory means of access into site for future occupiers and the Childrens Centre that sits adjacent. The level of traffic generated by the development is not likely exceed the traffic movements associated with lawful use of the site and proposed levels of parking are considered acceptable. The applicant has entered into a Unilateral Undertaking under Section 106 of the Act to facilitate the delivery of a contribution towards education facilities in Crediton. Accordingly, the proposal is in accordance Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2, COR3, COR8, COR9, COR15 and Mid Devon Local Plan 3 (Development Management Policies) policies DM1, DM2, DM8, DM14, DM15 and guidance in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00146/LBC	Oak Farm Wembworthy Chulmleigh Devon EX18 7SN	Listed Building Consent for installation of 4 replacement windows on South elevation	PERMIT	DEL	15/04/2015
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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 Unless otherwise agreed in writing with the Local Planning Authority the works shall be carried out fully in accordance with the approved drawings.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In order to safeguard the character and appearance of the listed building. In accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Paragraph 134 of the National Planning Policy Framework.

Reasons

The proposed works are required to repalce modern windows that are irreparable and are not considered to detract from the character and appearance of the listed building. Therefore the proposed works are considered to be in accordance with the Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework Paragraph 134.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00192/FULL	27 Westernlea Crediton Devon EX17 3JQ	Erection of conservatory to rear	PERMIT	DEL	13/04/2015

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 conservatory, in terms of its scale and design (and position at the rear of the existing house) is not considered to dominate the host dwelling and is considered to be acceptable. The conservatory is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

15/00209/PNCOU	Land and Buildings at NGR 309108 116924 (Marshall's Farm) Burlescombe Devon	Prior notification for the change of use of an agricultural building to dwelling under Class MB (a)	PDA	DEL	10/04/2015
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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) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

15/00222/FULL	Roydon Alexandra Road Crediton Devon EX17 2DZ	Erection of two storey extension with balcony at first floor level, entrance lobby and installation of dormer window to rear elevation	PERMIT	DEL	13/04/2015
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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 The balustrade on the west elevation of the balcony, as shown on the approved plan (1943/14/010), shall be constructed of 1.5m high opaque glazing and shall be so retained.

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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 protect the amenity of occupiers of the neighbouring property in accordance with Local Plan part 3 (Development Management Policies) DM13.

Reasons

The application for the erection of a two storey extension with balcony at first floor level, entrance lobby and installation of dormer window as a rear extension is considered to be acceptable. The application scheme would introduce some more modern features to the dwelling, particularly the glazed entrance lobby, however overall the scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposal would not result in over development of the curtilage. The application scheme will change the relationship with the neighbouring properties, particularly the neighbour to the immediate west. The proposed balcony would allow some views towards the amenity areas of the neighbouring property, Linden Lea, however given the design of the balcony- being only 1.1m wide and with raised opaque glazing along the section adjacent to Linden Lea, it is not considered that it would result in significant adverse impacts on the amenity of occupiers of the neighbouring property. The dormer window to the south (front) elevation is not considered to present any further overlooking than the existing situation. Overall it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies Mid Devon Core Strategy (Local Plan part 1) COR2 and COR15, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

15/00226/FULL	4 Star House Western Road Zeal Monachorum Crediton Devon EX17 6DF	Conversion of existing garage to kitchen, erection of a porch and installation of door in front elevation	PERMIT	DEL	14/04/2015
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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 The parking area to the front of the dwelling shall be hard surfaced in a bound material, details of which shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Notwithstanding the details as shown on the approved plans, the following modification to the scheme shall be submitted to and approved by the Local Planning Authority prior to the completion of the relevant part of the development; the section of wall to infill the garage opening shall be finished in painted render to match the existing property. This part of the development shall be completed only in accordance with the modification thus approved.

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 and to protect the character and appearance of the conservation area in accordance with policy DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

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- 4 The proposed design of the front elevation is considered unsatisfactory in the form shown on the drawings submitted to date and this aspect of the scheme should be modified to ensure an acceptable form of development.

Reasons

The application scheme for the conversion of the existing garage to a kitchen room, erection of a front porch and installation of door in front elevation is considered to be acceptable. The property is reasonably modern and the proposed amendments to it are not considered to adversely affect the integrity or appearance of it, and/or the contribution that the house makes towards the character and/or appearance of this part of the Zeal Monachorum Conservation Area. The change in terms of the parking arrangements is considered to be in accordance with the current requirements of the development plan, whilst recognising that the space available to accommodate two cars is not overly generous. However given the nature of the road to which the site presents, and the level of vehicular traffic travelling along it, the arrangement is considered acceptable without unduly affecting highway safety and/or the general amenities of the area. The application scheme is not considered to have a significant adverse impact on the amenity of occupants of neighbouring properties or result in overdevelopment of the curtilage. Overall the application scheme is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

15/00228/PNCOU	Land and Buildings at NGR 278806 103988 Frostlands Farm Copplestone Devon	Prior notification for the change of use of an agricultural building to dwelling under Class MB (a)	APA	DEL	17/04/2015
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Reasons

- 1 The proposed change of use of the range of buildings into a single dwelling as shown on the approved plans accords with the requirements of Class Q.1a (excluding criterion Q.1a: g, h, i - which have not been considered) of the Town and Country Planning (General Permitted Development) Order 2015.

15/00231/FULL	Fairbank Station Road Newton St Cyres Exeter Devon EX5 5AP	Sub-division of dwelling and erection of extensions to form 2 semi-detached two-storey dwellings and provision of 2 garages	PERMIT	DEL	14/04/2015
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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 The parking and driveway area to the front of the dwelling shall be hard surfaced in a bound material, details of 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 In the interest of Highway Safety and to protect the character and appearance of area in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

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Reasons

The scheme for the conversion and extension of the existing house to form two dwellings (each with a garage) and to be set within a new landscaped setting to include on site parking for four vehicles on a site within the settlement boundary of Newton-St-Cyres is considered to be acceptable in principle. The property is reasonably modern and the proposed amendments to it are not considered to adversely affect the integrity or appearance of it, and/or the contribution that the site makes towards the character and/or appearance of this part of the village. The design and siting of the two new garages are considered sympathetic to the site's context. The proposals make provision for parking arrangements in accordance with the current requirements of the development plan, with the existing means of access to the site able to accommodate the modest increase in traffic that will arise as a result of the increase in number of houses. The application scheme is not considered to have a significant adverse impact on the amenity of occupants of neighbouring properties and/or result in overdevelopment of the site curtilage. Overall the application scheme is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM14 and DM15 and Government advice in the National Planning Policy Framework.

15/00237/PNCOU	Lower Mounson Cheriton Bishop Exeter Devon EX6 6JD	Prior notification for the change of use of agricultural building to dwelling under Class Q (b)	RPA	DEL	15/04/2015
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Reasons

1. The schedule of operations proposed is not considered to be permitted development as allowable by Class Q, as it does not allow for the construction of new structural elements in relation to the rebuild of the eastern end of the building and/or the new roof structure necessary to accommodate a tiled roof covering, and insufficient information has been provided to confirm that the building is capable of conversion to accommodate a light weight (Sarnifil) roof covering. On this basis the proposals are considered to go beyond what is allowable by criterion Q.1 (i).

15/00238/PNCOU	Land and Buildings at NGR 296885 106729 (Fig Tree Barn) Butterleigh Devon	Prior notification for the change of use of an agricultural building to a dwelling under class MB(a)	RPA	DEL	13/04/2015
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Reasons

- 1 It has not been demonstrated that the building was in an agricultural use as part of an established agricultural unit on the 20th March 2013, In accordance with criterion (a) of Class MB.1. Furthermore, the building is unlikely to have been used as part of an agricultural trade or business and therefore, the permitted development rights as set out in class MB, Part 3, of the Town and Country Planning (general Permitted Development) Order 199 (as amended) are not applicable to the application site.
- 2 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 condition MB.2 (1) (c) of Class MB.
- 3 There is no curtilage detailed upon the site location plan, resulting in an inadequate provision of car parking for the proposed dwelling. The proposal is therefore contrary to MB.2 (1) (a) of Class MB.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00244/FULL	Whitebirch House Markers Road Uffculme Cullompton Devon EX15 3DZ	Erection of first floor over part of existing ground floor, extension to kitchen, and replacement of existing conservatory with two- storey conservatory	PERMIT	DEL	15/04/2015

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 extensions by virtue of their scale, massing, design and location are not considered to harm. The privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with policies DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following emails/correspondence with applicant/agent and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00245/FULL	1 Wanstead Villas Pennymoor Tiverton Devon EX16 8LG	Erection of a two storey extension	PERMIT	DEL	13/04/2015
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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.

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Reasons

The current proposal is acceptable in that the proposed extension is considered to be suitably scaled and designed to provide a coherent overall appearance of the dwelling itself and pair of semi-detached dwellings. In addition, it is not considered there will be a material loss of privacy for neighbouring occupants. The proposal is considered to comply with the requirements of relevant policies COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

15/00251/FULL	Land and Buildings at NGR 280715 110169 (Archways) Black Dog Devon	Erection of extension to existing poultry unit	PERMIT	DEL	14/04/2015
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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 The external finishes of the development hereby permitted shall match in material, colour, style, texture those of the existing poultry units of the same design.

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 in accordance with Policies DM2 and DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed erection of an extension to an existing unit is acceptable in principle. The design of the new extension is appropriately scaled and designed so that it respects the character of the existing units, buildings and the surrounding area. There will be no increase in the movements of vehicles to and from the site as the present deliveries are under capacity. There will no impacts on the appearance of the site with the introduction of the new extension to the shed as it will be absorbed into the collection of buildings already on site. The footpath located to the south of the site will not be affected in any way by the development. On this basis the proposal complied with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM1, DM2, DM7 and DM22 of the Local Plan Part 3 (Development Management Policies).

15/00252/FULL	Beechway Coleford Crediton EX17 5DG	Erection of single storey extension to include external alterations, alterations to roof and demolition of garage	PERMIT	DEL	17/04/2015
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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
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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 application scheme proposes a modest ground floor extension, alterations to the roof and front of the house which is located in the open countryside. The alterations are considered to result in a more contemporary and fresher looking house whilst maintaining an appropriate scale for the site. It is not considered that the proposals would adversely impact on the amenity of the neighbouring property in terms of loss of light, overlooking or loss of privacy. The application scheme is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included completing the assessment and issuing the decision notice in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00253/ADVERT	National Westminster Bank Plc 11 Fore Street Tiverton Devon EX16 6LW	Advertisement Consent to display 2 internally illuminated fascia signs, 1 internally illuminated hanging sign, 1 replacement ATM surround, and 1 entrance sign	PERMIT	DEL	13/04/2015
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Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The advertisement is not considered to have a negative impact on visual public amenity, the character and appearance of the Conservation Area or on highway safety, in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00254/LBC	National Westminster Bank Plc 133 High Street Crediton Devon EX17 3DT	Listed Building Consent for the installation of external shopfront signage following removal of existing	PERMIT	DEL	13/04/2015

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 application for the installation of external shop front signage following removal of existing is considered to be acceptable. The proposed signage would not result in harm to the character and appearance of the listed building. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

15/00255/ADVERT	National Westminster Bank Plc 133 High Street Crediton Devon EX17 3DT	Advertisement Consent to display 1 internally illuminated fascia sign, 1 externally illuminated hanging sign, and 1 replacement internally illuminated ATM surround	PERMIT	DEL	13/04/2015
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Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the conservation area within which the site lies. The proposal is in accordance with Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and The National Planning Policy Framework.

15/00258/FULL	Burrow Corner Cottage Butterleigh Cullompton Devon EX16 4PW	Erection of two-storey extension following demolition of existing converted garage	PERMIT	DEL	16/04/2015
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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 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 COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00259/LBC	Burrow Corner Cottage Butterleigh Cullompton Devon EX16 4PW	Listed Building Consent for erection of two-storey extension following demolition of existing converted garage	PERMIT	DEL	16/04/2015
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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.

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.
- 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 buildings. Such approved slate shall be so used and retained.
- 4 Within three months of the use of any part of the extension hereby permitted, the converted garage on the north elevation of the dwelling shall be demolished, and all materials, other than those to be used in the construction of the extension hereby permitted, shall be removed from 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 the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM27
- 4 In order to protect the character and appearance of the listed building in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

Reasons

The proposed development affects a Listed Building. The proposed extension is not considered to detract from the character, appearance or historic interest of the Listed Building, and the removal of the existing garage is considered to have a positive impact upon the historic character of the building. Therefore the proposal complies with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM27 of Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

15/00261/FULL	10 Fir Close Willand Cullompton Devon EX15 2PZ	Erection of extension	PERMIT	DEL	15/04/2015
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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 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To 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 building in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 and Mid Devon local Plan Part 3 (Development Management Policies)DM2, DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00262/PNCOU	Land and Buildings at NGR 293867 105570 Higher Trey Mill Thorverton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q(a) and (b)	RPA	DEL	15/04/2015
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Reasons

- 1 The proposed development would not accord with the relevant provisos contained in paragraph Q (b) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the building operations required to convert the building. It has not been demonstrated that the building is structurally strong enough to take the loading which comes with the external works to provide for residential use or that the construction of new structural elements for the building would not be required.
- 2 The drawings show a glazed screen on a roof terrace which is outside the existing external dimensions of the building which would not accord with paragraph in paragraph Q.1 (g) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015

15/00268/FULL	Farthings Park Cheriton Fitzpaine Crediton Devon EX17 4HF	Erection of two-storey extension and detached garage	REFUSE	DEL	16/04/2015
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions with the applicants agent to achieve an acceptable scheme, unfortunately not achieved. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The scale, massing and design of the proposal is not considered, by the Local Planning Authority to respect the character and appearance of the existing dwelling and is therefore contrary to policy DM13. The increase in floor space of 110% amends the property from a simple linear footprint to a T shaped design which is considered to dominate the existing dwelling which in its self is almost unrecognisable. As such, it is considered that the application proposed does not comply with the policies DM2 and DM13 of the Local Plan part 3 (Development Management Policies), COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 2 As a result of the overall scale, mass and siting of the application scheme and particularly the siting of the proposed garage, the Local Planning Authority considers that the application scheme would have an over bearing effect on the residential amenity of the occupants of the mobile home on the site. On this basis the proposal is not considered to comply with the following policies; DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00277/FULL	Land at NGR 296005 113661 Prideaux Crescent Tiverton Devon	Change of use from public amenity area to domestic garden for no. 68 Pinnex Moor Road	PERMIT	DEL	15/04/2015

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 change of use of public space to private garden is considered to be adequately justified against local and national policy and is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. The Local Planning Authority considers there are other public amenity spaces in this area which are sufficient to support community use. As such the proposal is considered to comply with COR2 of the Core Strategy (Local Plan Part 1), DM2, DM13 and DM26 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions with the applicant and local residents. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00282/LBC	Croyle House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for repair and replacement of dormer windows and replacement of patio doors	PERMIT	DEL	16/04/2015
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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.

Reasons

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

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

Reasons

The proposed works will remedy aesthetic issues arising from the use of unsympathetic materials and designs of windows and doors, whilst also addressing damage to the fabric of the building. It is therefore considered to be acceptable and 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.

15/00285/PNCOU	Building at NGR 289085 96643 Bodley Farm Newton St Cyres Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	RPA	DEL	14/04/2015
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Reasons

- 1 Insufficient information has been provided to demonstrate that the building was solely in agricultural use as part of an established agricultural unit on 20th March 2013 and that agriculture is being undertaken as part of an established agricultural unit. 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.
- 2 The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 (a) and N of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (As amended) in respect of transport and highway impacts of the development.
- 3 The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 (e) and N of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (As amended) in respect of its siting and location.

15/00295/FULL	5 Garden Terrace Station Road Cullompton Devon EX15 1BN	Erection of a replacement conservatory	PERMIT	DEL	13/04/2015
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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 replacement conservatory 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. 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 guidance in National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00318/PNCOU	Land and Buildings at NGR 274246 94855 (Little East Church) Hittisleigh Devon	Prior notification for the change of use of an agricultural building to dwelling under Class MB(a)	PDA	DEL	14/04/2015

Reasons

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

15/00329/FULL	8 Kestrel Close Tiverton Devon EX16 6WY	Erection of a conservatory	PERMIT	DEL	14/04/2015
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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 conservatory 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.

15/00366/LBC	Gills Cottage Craddock Cullompton Devon EX15 3LW	Installation of new stainless steel stove pipe projecting through roof of utility room	PERMIT	DEL	17/04/2015
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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 The proposed flue pipe and replacement roof panel shall have a matt black finish applied before installation and shall be retained as such thereafter.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 To ensure the use of detailing appropriate to the setting of this high grade listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to cause less than substantial harm which is offset in some degree by the public benefit of improved energy efficiency. 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.
