

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

## 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.			

#### 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.

14/01938/MOUT	Land at NGR 303843 111382 South View Road Willand Devon	Outline application for up to 97 dwellings, to include the importation of inert waste to raise land, with details of access onto the public highway provided and with all other matters reserved for future consideration	REFUSE	COMM	24/04/2015
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#### Reasons

- Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1) seeks to deliver minor development proposals in the recognised villages in the District, of which Willand is one. In the opinion of the Local Planning Authority the development of 97 dwellings in Willand would be a significant development in the context of policy COR17 and therefore be contrary to the objectives of the policy and the development focus set out in policy COR12 of the Mid Devon Core Strategy (Local Plan Part 1) which seeks to reduce housing rates in the rural areas.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		<p>2 In the opinion of the Local Planning Authority, the development of the site, sandwiched between two areas of employment development and physically divorced from the existing pattern of housing development in the village would not represent the high quality development required by policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework as it would be out of context with the spatial pattern of development in the village and would not be well integrated with surrounding buildings, streets, landscapes and uses.</p> <p>3 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that there is no commercial interest in the use of the site for employment generating purposes, particularly having regard to the high land values which have been sought for the development of plots of land on the site, taking into account prevailing local market values for similar developments. Accordingly the application is contrary to the requirements of policy DM21 b) of Local Plan Part 3 (Development Management Policies)</p> <p>4 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that the development of the application site for mixed use purposes that incorporate an employment-generating use would not result in a financially viable development. The application is therefore contrary to the requirements of policy DM21 c) of Local Plan Part 3 (Development Management Policies).</p>			
<b>14/02055/FULL</b>	Langarra Dean Hill Road Willand Cullompton Devon EX15 2PG	Variation of condition (2) of planning permission 11/00515/FULL to allow the siting of no more than 11 static residential caravans and 5 touring caravans	PERMIT	DEL	20/04/2015

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The site shall not be occupied by any persons other than gypsies and travellers as defined in annex 1 of DCLG 'Planning Policy for Traveller Sites' as follows: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 3 This permission shall permit no more than the following caravans being stationed on the site at any time for the occupation by persons referred to in Condition 2 of this permission: i) 8 static residential caravans each according with the definition of single unit caravan as set out in the Caravan Sites and Control of Development Act 1960. ii) 3 static residential caravans, of which 2 shall be no more than 10 metres by 3.6 metres in dimension and one shall measure no more than 12 metres by 6.8 metres in dimension. iii) 5 touring caravans each of which shall measure no more than 7 metres by 2.3 metres in dimension.
- 4 The 5 no. touring caravans (as referred to in condition 3 above) shall be occupied by bona fide gypsies only either as ancillary to the 11 no. static caravans (referred to in condition 3 above) or for transit purposes. Where the touring caravans are occupied for transit purposes no individual bona fide gypsy shall reside on the site for a period in excess of 6 months in any calendar year. The caravan site licence holder or his/her nominated person shall maintain an up-to-date register giving details of the names and dates of birth of each member of a bona fide gypsy family who resides on any transit pitch, together with the vehicle registration plate details of the vehicle used to tow the caravan to the site and the dates which they occupied the transit pitches and shall make this information available at all reasonable times to the Local Planning Authority.
- 5 Access to the site shall be via the existing access at the northern end of the site only. This access shall retain a visibility splay thereto in a south westerly direction at all times. This visibility splay shall be formed by maintaining the trimming back of the hedgerow along part of the site's public roadside boundary and exposing a grass verge so that this visibility splay to the access meets the following: - the visibility splay shall measure at the centre of the access from a point 2.4 metres back from the edge of the adjacent metalled part of the public road to a point on the same side of the metalled part of that public road at 45 metres in a south westerly direction; and - the area beyond the hardened access that lies within this visibility splay shall comprise a grass verge kept free of any obstruction exceeding 900mm in height above the level of the adjacent metalled part of the public road.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		The means of foul drainage and separate surface water drainage disposal to serve this development shall be in accordance with the submitted details accompanying the 10/01019/FULL permission and including the 54,000 litre cesspool.			
7		Subject to the effect of Condition 5 of this permission, the hedge along the public roadside boundary of the site shall be retained at a height of not less than 3 metres above the adjoining site level.			
8		In the event that the site becomes not required for the permitted use hereby permitted, all the caravans and associated hardstandings, access road and on site foul drainage disposal facilities shall be removed from the site and the site restored to a condition and in accordance with a timetable to be agreed in writing by the Local Planning Authority.			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a development that is appropriate to the site and to accord with the said need for expanded accommodation for members of the gypsy and traveller community 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 ensure the development hereby approved is maintained to meet the identified need for static and touring provision, in accordance with Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).
- 5 In the interests of highway safety.
- 6 To ensure adequate drainage disposal facilities are provided to serve the development to avoid potential flooding or pollution arising therefrom.
- 7 To safeguard the visual amenities of the area.
- 8 To ensure the site is restored to a reasonable condition appropriate to its location in the open countryside when no longer required for the use the subject of this application.

### Reasons

The proposed variation of condition, subject to the agreed change in the overall size of each unit, is considered to maintain an acceptable traveller site in terms of overall design or capacity to be used by members of the traveller community. The Local Planning Authority also recognises an identified need for accommodation within Devon, to which this variation would seek to address, and acknowledges the support of Devon County Council in this regard. The proposed variation is still considered to allow sufficient privacy and amenity for existing and future occupiers without harm to the site's surroundings or the neighbours. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of the Local Plan Part 3 (Development Management Policies), Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and the National Planning Policy Framework. Planning permission is 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 negotiations with the applicant and agent. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02077/FULL	11 Uplowman Road Tiverton Devon EX16 4LU	Erection of a dwelling with parking and associated access (Revised scheme)	REFUSE	COMM	24/04/2015

#### 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 pre-application 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.

#### Reasons

- 1 The proposal is considered a departure from existing dwelling layout in the area, to have an unacceptable size of plot at an uncharacteristically high density contrary to the character and appearance of the surrounding area resulting in a loss of local distinctiveness and close proximity to other dwellings. The proposal is considered contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 Local Plan Part 3 (Development Management Policies).

15/00108/MOUT	Land at NGR 305658 112080 (West of The Harvesters) Uffculme Road Uffculme Devon	Outline application for up to 60 dwellings with access onto Uffculme Road, with all other matters reserved	REFUSE	DEL	23/04/2015
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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 and a meeting. 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 application site is outside the current settlement limit boundaries of the village of Uffculme in the open countryside. Policy COR18 of the adopted Core Strategy seeks to strictly control development outside settlement limits and a development of this scale and nature is not permitted under criteria a - f. The applicant asserts that the Local Planning Authority cannot demonstrate that it has an adequate five year supply of housing land as required by the National Planning Policy Framework. However the Local Planning Authority believe that the applicants calculations of five year land supply use an out-of-date annual housing land supply figure and that the Council's assertion that it has 107% of the housing land required for the next 5 years is correct. As such it is not considered that there is a pressing need for the delivery of housing in the district to necessitate the setting aside of prevailing adopted policies. As such the proposal is considered contrary to policy COR18 of the adopted Core Strategy.
- 2 The proposal, even if it was found that the Local Planning Authority did not have an adequate five year housing land supply would still be considered to be inappropriate. To deliver up to 60 houses on the application site would be a significant increase in the size of the resident population of the village. Policy COR17 restricts development to 'minor proposals' as the villages are only considered suitable for a very limited level of development meeting local needs and are not appropriate locations for any more than this. Such significant development in a village location would not be a minor proposal in the context of policy COR17 of the Core Strategy (Local Plan Part 1). For these reasons, the development would fail to meet the sustainable development principles required to be met by the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00214/FULL	London Inn Morchard Bishop Crediton Devon EX17 6NW	Change of use of storage buildings to ancillary accommodation to public house	PERMIT	DEL	23/04/2015

### 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.
- 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)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (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 mitigation works as proposed in the Ecological Assessment report and survey prepared by DF Wills Ecology (Feb 2015) shall be implemented and completed in accordance with the requirements of that report.
- 5 Prior to the commencement of the relevant part of the development hereby permitted a sample of the materials to be used for the roof covering and the new areas of walling 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 ensure the character of the building is retained and to protect the building during conversion works in accordance with policy DM11 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of any ecological interests at the site.
- 5 To ensure the character of the building is retained in accordance with policy DM11 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

The application proposal is for the conversion of an existing outbuilding within the curtilage of the London Inn within the settlement of Morchard Bishop so that it can be used as living accommodation ancillary to the overall use of the site as a public house, and therefore is considered acceptable in principal. The application scheme demonstrates that the building can be converted without significant rebuilding or alteration, retaining a significant amount of the original building fabric. The overall design, massing and appearance of the building as it is to be converted is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building are considered to respect the character and integrity of the building and the contribution that it makes to Church Street and the character and appearance of this part of the Morchard Bishop Conservation Area and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the mitigation measures as recommended. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies), and COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 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.

<b>15/00228/PNCOU</b>	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.

<b>15/00234/PNCOU</b>	Land and Buildings at NGR 283594 102559 Venn Farm Crediton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q(a) and (b) ..... Please note this application was submitted and registered as MB(b).	PDA	DEL	21/04/2015
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**Reasons**

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

<b>15/00240/FULL</b>	29 Anstey Crescent Tiverton Devon EX16 4JR	Erection of a fence	PERMIT	DEL	20/04/2015
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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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed fence 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 or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

**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.

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15/00242/FULL	10 Market Street Crediton Devon EX17 2AJ	Installation of 3 replacement windows on front elevation	PERMIT	DEL	20/04/2015
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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 application scheme is for the replacement of three first floor windows within an existing two storey pitched roof building from soft wood timber frames to slim line PVC-U frames. The proposals are not considered to result in a material change in the appearance of the building and/or the contributions that it make towards the character and/or appearance of this part of the Crediton Conservation Area. Overall the application scheme is considered to comply with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM27 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 determination in accordance with the relevant policy considerations. 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### Conditions

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

#### Reasons

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

#### Reasons

The application scheme 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.

15/00265/LBC	Land and Buildings at NGR 300590 106083 (Colebrook Court) Colebrooke Lane Cullompton Devon	Listed Building Consent to replace existing patio sliding doors with entrance door and sidelight, and installation of 3 windows to rear elevation (Unit 4)	PERMIT	DEL	20/04/2015
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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 new windows and doors hereby approved shall be stained to match the existing timberwork on the building within three months of their installation and shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**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 finishes appropriate to the context of the development as part of a group of curtilage listed buildings in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed alterations proposed for this already converted agricultural building will result in an improvement to the front elevation to the benefit of the wider courtyard group of curtilage listed buildings and the alterations overall will enable the unit to be brought back into employment use. 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.

15/00278/FULL	Home Farm Hockworthy Devon TA21 ONW	Construction of a natural swimming pool with timber jetty and associated planting	PERMIT	DEL	24/04/2015
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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 current proposal is acceptable in that the swimming pool is considered to be suitably scaled and designed for its use and location and not harm the character and appearance of the Grade II listed building or the conservation area. Surface water drainage arrangements are considered to be adequate and the proposal is not considered to lead to an unacceptable impact on the privacy and amenity of neighbouring residents. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

**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. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00284/FULL	Old Golden Lion Fore Street Kentisbeare Cullompton Devon EX15 2AD	Removal of Condition 6 (occupancy condition) of Planning Permission 4/32/95/0274 to allow flexible use of the main house and annexe	REFUSE	DEL	23/04/2015

### 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 application being determined in a timely fashion 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.

### Reasons

- 1 Mid Devon District Council requires new housing development to be of a high quality, demonstrating a clear understanding of the characteristics of the site, representing an efficient and effective use of the site, creating safe and accessible places, delivering adequate levels of privacy to private amenity spaces, with private amenity space that reflects the size, location, floorspace and orientation of the property. In the opinion of the Local Planning Authority the proposed removal of Condition 6 of planning permission 95/00274/FULL would result in the total loss of the private amenity space of the main dwelling The Old Golden Lion, and would result in two separately owned/occupied dwellings with no private amenity space. Due to the size and nature of the dwellinghouses proposed to be created, it is considered entirely impractical and unrealistic that the occupants of each proposed dwelling would be able to use and enjoy the amenity space whilst attempting to share the whole of the space. The sharing all of the amenity space would not result in the efficient or effective use of the site, or the creation of an accessible amenity space for The Old Golden Lion. It is not desirable or acceptable for neither dwelling to have any private amenity space, and such a situation would be contrary to Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 2 Mid Devon District Council requires new development to be of a high quality, creating places that are well integrated with surrounding buildings and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties, providing adequate levels of privacy to principal windows. The current dwellinghouse benefits from a significant amount of privacy; at their closest across the courtyard of The Old Golden Lion and The Barn are 8.7 metres apart, with the closest window to window distance between principal living space being less than 0.5 metres apart due to the glazed link between buildings. It is in the opinion of the Local Planning Authority that the removal of Condition 6 of planning permission 95/00274/FULL allowing the properties to be separately owned/occupied would result in the creation of two properties that significantly overlook one another, to the extent that it would result in an unacceptably adverse effect on the privacy and amenity of the occupants of the properties, contrary to Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

15/00287/FULL	24 Fore Street Cullompton Devon EX15 1JH	Change of use of part of first floor from Masonic Lodge (use Class Sui Generis) to a residential apartment (use Class C3)	PERMIT	DEL	20/04/2015
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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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- 3 No works for the replacement of any existing window shall begin until details of the proposed replacement window/s has been submitted to and approved in writing by the Local Planning Authority. Only the approved replacement window/s shall be installed.

**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 appropriate materials in order to safeguard the character and appearance of the Conservation Area in accordance with policies DM2 and DM27 of Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed change of use of part of the former Masonic Lodge building will not cause harm to the privacy or amenity of any neighbouring properties or uses and subject to a condition in relation to any replacement windows proposed, will preserve the character and appearance of the Conservation Area within which the site lies. The proposal involves the partial but not total loss of facilities associated with the Masonic Lodge and will not cause harm to recreational facilities in Cullompton. The proposed flat has zero parking, however its town centre location and access via a pedestrianized access only renders such a proposal acceptable in this instance. Having regard to all material considerations, the application meets with the requirements of policies COR14 of Core Strategy (Local Plan Part 1), DM2, DM8, DM14, DM25 and DM27 of Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework and Planning Practice Guidance.

**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 determination of 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.

<b>15/00288/FULL</b>	4 Hawthorn Road Crediton Devon EX17 2DF	Construction of single parking bay, retaining wall and wrought iron railings	PERMIT	DEL	20/04/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed development comprising alterations to the front garden area is only to create an off-street car parking bay, by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the future amenities and services of the dwelling to be extended or its surroundings. A such the proposal is considered to comply with Policies DM2, DM8 and DM13 of The Local Plan Part 3 (Development Management Policies).

**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.

15/00299/PNCOU	Land and Buildings at NGR 286481 104964 (Dovers Linhay) Cheriton Fitzpaine Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q (a) and (b) ..... Please note this application was submitted and registered under MB(a) and MB(b)	PDA	DEL	22/04/2015
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**Conditions**

- 1 The agricultural buildings located to the immediate north and west of the proposed dwelling unit (and identified as Buildings 3 and 4 on the submitted and approved site location plan), shall not be used for the keeping of livestock or slurry or any other noxious agricultural waste.

**Reasons**

The proposed change of use of the building into one dwelling (C3) as shown on the submitted Location Plan 1:1250, received 26.2.15 amounts to permitted development under Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

**Reasons**

- 1 In the interests of ensuring that the development is not adversely affected by such agricultural uses in terms of contamination risks and/or harm to amenity, and which uses would otherwise make the proposed development impractical or undesirable.

15/00301/FULL	Lyndhurst Hele Road Bradninch Exeter Devon EX5 4QZ	Installation of velux window on side (North East) elevation	PERMIT	DEL	20/04/2015
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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 current proposal is acceptable in that the installation of a roof window in the side elevation is not considered to lead to any material loss of privacy or amenity for any neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: DM2 and DM13 of the Local Plan 3 (Development Management Policies).

**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. 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.

<b>15/00317/FULL</b>	Public Conveniences Lowman Green Tiverton Devon	Conversion of public toilets to commercial, retail and office space (Revised Scheme)	PERMIT	COMM	24/04/2015
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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 Before their installation, working details of any new external windows and doors including sections, mouldings and glazing, shall be submitted to and approved in writing by the LPA. Installation of the windows and doors shall be in accordance with these approved details and shall be so retained.
- 4 Before first occupation of the development hereby approved a scheme of flood mitigation, to include flood prevention and resilience measures and details of flood warning and evacuation procedures shall be implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Such approved flood mitigation scheme shall be adhered to for the lifetime of the development.

**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 materials and detailing appropriate to safeguard the character and appearance of the conservation area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interests of flood risk prevention and safety in the event of flood in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The current proposal is acceptable in that the development is in a sustainable town centre location which is considered to be suitable for the proposed retail and/or office uses. Flood risk has been assessed and mitigation measures designed to minimise flood risk. The design respects the existing building and is a refurbishment, adding only new rendered walls and glazing. Subject to appropriate materials, the development is considered to preserve the character and appearance of the conservation area. In addition, the development is not considered to have an unacceptable impact on the privacy and amenity of neighbouring residents. The development is considered to comply with the Policies COR2, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies).

**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. 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.

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15/00336/FULL	Bray Cottage Hockworthy Devon TA21 0NQ	Erection of a single storey extension to side and two storey extension to rear	PERMIT	DEL	27/04/2015
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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 side and rear extensions 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.

**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 negotiations 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00337/TPO	Old Blundells Cottage Station Road Tiverton Devon EX16 4LB	Application to carry out works to 9 Lime trees protected by Tree Preservation Order 93/00005/TPO	PERMIT	DEL	21/04/2015

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown lift Lime trees along driveway to give 1.5m clearance over the wall and any additional minor pruning to allow good clearance for the dustbin lorry. b) (L9) Prune Lime tree by up to 1.5 on house side of the tree to ensure adequate clearance between tree and property.

#### Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

15/00338/FULL	34 Broomhill Tiverton Devon EX16 5AR	Erection of single storey rear extension (Revised Scheme)	PERMIT	DEL	20/04/2015
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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 DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 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.

15/00341/LBC	Croyle House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for removal of existing boiler, chimney liner and header tanks, and installation of replacement boiler and flue	PERMIT	DEL	22/04/2015
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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.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed works will address issues arising from the existing oil fired boiler including allowing the removal of the high volume water tanks in the attic roofspace to the benefit of the fabric of the building. The works will also compliment the wider long term programme of remedial works to the house. 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.

15/00358/FULL	1 Jasmine Close Tiverton Devon EX16 6UB	Erection of single storey rear extension	PERMIT	DEL	22/04/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of 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.

15/00363/FULL	Moor Farm Moor Lane Shobrooke Crediton Devon EX17 1AY	Erection of a stable block	PERMIT	DEL	23/04/2015
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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 stable building hereby approved shall only be used for private equestrian purposes ancillary to the occupation of Moor Farm, and shall not be let, used or sold on a commercial basis.

**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 prevent an unacceptable increase in traffic on the local highway network in accordance with policy DM23

**Reasons**

The application for the erection of a stable block (including a tack room and feed store) within the open countryside is considered to be acceptable in principal. The design, scale, location and materials proposed for the new stable building are considered to be appropriate given the site context and would not harm the character of the rural area and/or the setting of the listed building. The building would be situated adjacent to a public footpath however the Local Planning Authority considers that the development would not have a significant adverse impact on the amenity of users of the footpath. Given the siting of the building in relation to nearby properties it is not considered that there would be any significant adverse impact on the amenity of nearby residents. The use of the application site for private equestrian use is not considered to result in an unacceptable adverse impact on the local highway network. The application scheme is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM23 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 the determining the application 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.

15/00366/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.
- 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.

15/00389/PNAG	Land at NGR 294496 104339 (Land Adjacent Gilberts Barn, Chitterley Silverton Devon	Prior Notification for the erection of an agricultural storage building	PDA	DEL	20/04/2015
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**Conditions**

- 1 The proposed agricultural storage building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building, including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.