

PLANNING COMMITTEE AGENDA - 2nd November 2016

Applications of a non-delegated nature

- | <u>Item No.</u> | Description |
|-----------------|---|
| 1. | <p>16/01117/FULL - Change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to shower/toilets, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new blocks to serve campsite; and formation of equestrian area for grazing of miniature horses at Ingleton Farm, Ashill, Cullompton.</p> <p>RECOMMENDATION
Grant permission subject to conditions.</p> |
| 2. | <p>16/01121/HOUSE - Erection of extension to provide a 2 bay carport, office, ancillary storage, workman's shower, changing area and utility space at Lucas Farm, Uffculme, Cullompton.</p> <p>RECOMMENDATION
Refuse permission.</p> |
| 3. | <p>16/01210/FULL - Variation of condition (2) of planning consent 15/00537/MFUL to extend temporary planning permission term granted from 25 years to 30 years from the date of operation at Land at NGR 274885 105456 (Sharland Farm), Morchard Bishop, Devon.</p> <p>RECOMMENDATION
Grant permission subject to conditions.</p> |
| 4. | <p>16/01429/FULL - Change of use of hairdressing salon (Class A1) to self contained bed sit (Class C3) (Revised Scheme) at Lawrence's Hair Salon, 3A Exeter Road, Silverton.</p> <p>RECOMMENDATION
Refuse permission.</p> |
| 5. | <p>16/01448/FULL - Variation of condition 2 of planning permission 15/00132/FULL to allow substitute plans in respect of change of design at 25 Exeter Road, Silverton, Exeter.</p> <p>RECOMMENDATION
Grant permission subject to conditions.</p> |

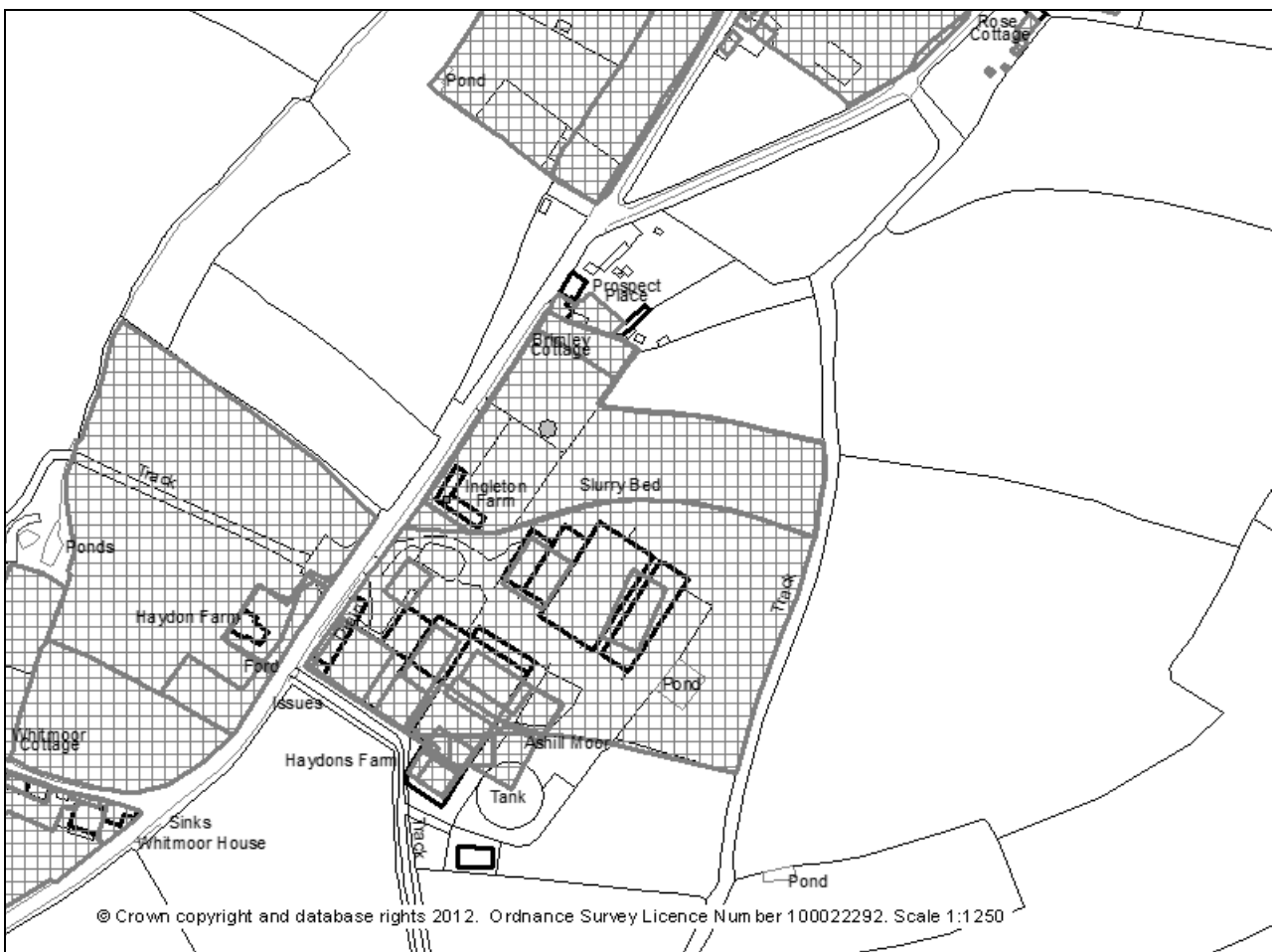
Grid Ref: 308438 : 110891

Applicant: Mr & Mrs A Sheard

Location: Ingleton Farm Ashill Cullompton Devon

Proposal: Change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to shower/toilets, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new blocks to serve campsite; and formation of equestrian area for grazing of miniature horses

Date Valid: 25th July 2016



Application No. 16/01117/FULL

RECOMMENDATION

Grant permission subject to conditions.

PROPOSED DEVELOPMENT

The proposal is for the change of use of agricultural land and buildings to form a camping site, to include the provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to showers/toilets, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new buildings to serve campsite; and formation of equestrian area for grazing of miniature horses at Ingleton Farm, Ashill.

The site as referenced in the application form is 0.78 hectares in area. The site is accessed via an existing gated entrance from the public highway with hardstanding up to the stable block. The site is largely linear in shape and slopes up away from the access to the top of the field to the East of the site. There is an existing 'L' shaped stable block located in the South West corner of the site.

Dimensions of proposed 2 shepherds huts: 5.9 metres in length x 2.6 metres in width with an overall height of 3.4 metres. To be located in the top north east corner of the field.

Dimensions of proposed 2 safari tents: 11.6 metres in length x 5 metres in width with overall height to ridge level of 3.55 metres. To be located in the top south east corner of the field.

Dimensions of proposed 6 bells tents: radius of 2.5 metres with an overall height of 3 metres. To be located further west of the site than the shepherds huts and safari tents.

The shepherds huts and safari tents are intended to be permanent features on the site, with the safari tents erected with a timber base and veranda. The bell tents are capable of being erected on a temporary basis only.

The application also seeks permission to convert the existing 'L' shaped stable block to accommodate showers and toilets facilities, storage associated with the business (tents out of season etc), a sensory room (the applicants plan to market the business towards families with autism within them), a rainy day/ meeting room, a tool store, kitchen, utility and washing/laundry facilities. No extensions are proposed to this building. It is also proposed to erect two small detached timber buildings adjacent the stable block. Building 1 will be used as an office area/ site shop for the camping business and building 2 will be a small stable block to house the miniature ponies on the site (forming a stable with attached store).

Proposed new office/ site shop building: 13 sqm with a maximum height to ridge level of 2.6m.

Proposed new stable/ storage building: 32 sqm with a maximum height to ridge level of 3m.

APPLICANT'S SUPPORTING INFORMATION

Wildlife survey

Foul drainage assessment plan

Supporting statement

Letters/ emails of support

Business plan (held confidentially)

Photographs

PLANNING HISTORY

99/02219/FULL Change of use of agricultural land to form an extension of residential curtilage, provision of driveway and erection of double garage on that land and formation of new access - WITHDRAWN

06/01514/FULL Erection of stables - PERMIT

15/00728/FULL Siting of a mobile home and erection of a single toilet/shower for an agricultural worker, shed, dog kennel, and polytunnel - REFUSED

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR2 - Local Distinctiveness

COR9 - Access

COR18 - Countryside

Mid Devon Local Plan Part 3 (Development Management Policies)

DM2 - High quality design

DM8 - Parking

DM20 - Rural employment development

DM24 - Tourism and leisure development

CONSULTATIONS

ENVIRONMENTAL HEALTH - 11th August 2016

Contaminated Land - No objections to these proposals

Air Quality - No objections to these proposals

Environmental Permitting N/A

Drainage - No objections to these proposals

Noise & other nuisances - No objections to these proposals

Housing Standards -Not applicable

Licensing Please contact the Licensing Team to discuss. A licence would be required for a tent site.

Tel 01884 255255 or email licensing@middevon.gov.uk

Food Hygiene - Not applicable (If there is an intention to sell/provide food or drink to the public contact Environmental Health for advice on legal requirements)

Private Water Supplies **INFORMATIVE NOTE:**

No record is held as being a private supply. However, if a private water supply is to be used, the supply would become a commercial supply, and would be subject to the Private Water Supply Regulations 2016. As such a private water risk assessment and sampling regime will need to be undertaken by this Authority prior to any commercial use. Please contact Public Health at Mid Devon District Council to discuss on completion of the proposal.

If mains water is to be used in connection with this proposal, I would have no comment

Health and Safety - No objection to this proposal.

Informative: Ensure there are suitable and sufficient risk assessments etc. once operational, further information can be found on <http://www.hse.gov.uk/>. Should the operator wish to receive any advice or information on health & safety legal requirements please contact Environmental Health.

NATURAL ENGLAND - 15th August 2016 - Statutory nature conservation sites - no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites.

Protected landscapes

The proposed development is for a site within or close to a nationally designated landscape namely Blackdown Hills AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For

major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

UFFCULME PARISH COUNCIL - 13th September 2016 - Following a large number of Parishioners making contact with concerns, the planning committee discussed the application again. Following further discussion, the Council has decided to re-iterate that concerns of local residents should be addressed, although the Parish Council has no objections to the application.

10th August 2016 - The Council feels that if permission is granted the directions to the site should be via Cullompton so not to add to the congestion in Uffculme. The Parish Council also feels that any concerns of local residents should be considered fully when considering permission. It is noted that the planning officer has had concerns for the neighbour's privacy etc - this should be fully considered.

HIGHWAY AUTHORITY - 13th September 2016 - Observations: The roads to Ashill are substandard in terms of width alignment and passing opportunities, however they are sufficient to cater for the level of traffic generated by this application to and from this site. Notwithstanding this I would require amendment to the access for vehicle use and the main point of access from the public highway to the North West should be used, with the following alterations. The Access to the west onto the private track should be used for pedestrian and cycles only. It would be preferable for the access to be widened to 5.0m to allow two vehicles to enter and leave at the same time. The visibility splay should be provided so that there is no obstruction to visibility greater than 600mm above the carriageway surface and taken from a point 2.4m back along the centre line of the access and extending to a point 43m either side of the access. Access radii should be a minimum of 4.5m or the access should be set back 4.5m and splayed at 45 degrees. The Access will be hard surfaced in a bound material (Tarmac or Concrete) for the first 6.0m and will be drained so as to prevent surface water from entering the public highway.

SOUTH WEST WATER - 16th August 2016 - Asset Protection

A plan showing the approximate location of a public water main in the vicinity. Please note that no development will be permitted within 3 metres of the water main. The water main must also be located within a public open space and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the water main will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team to discuss the matter further.

Clean Potable Water

South West Water is able to provide clean potable water services from the existing public water main for the above proposal.

Foul Sewerage Services

South West Water advises a Planning Condition to emphasise that: Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer.

Reason: To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.

Surface Water Services

The statutory Water and Sewerage Undertaker supports the Planning Policy Guidance for Flood Risk & Coastal Change statement. To accompany its planning application, the applicant must demonstrate how its proposed development will have separate foul and surface water drainage systems and not be detrimental to existing infrastructure, the public and environment (and that any provisions for protecting infrastructure have been agreed with SWWL as service-provider). The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Discharge into the ground (infiltration); or where not reasonably practicable, Provide written evidence as to why Infiltration devices, including Soakaways, Swales, Infiltration Basins and Filter Drains do not meet the design standards as specified in either H3 Building Regulation standards for areas less than 100m². Soakaways serving larger areas must meet the design standard specified in BS EN 752-4 (para 3.36) or BRE Digest 365 Soakaway Design.
2. Discharge to a surface waterbody; or where not reasonably practicable, Provide written evidence for refusal of discharge consent from owner of water body (Environment Agency, Local Authority, Riparian Owner etc)
3. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable, Provide written evidence for refusal of discharge to drainage system (Highway Authority, Environment Agency, Local Authority, Private ownership)
4. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation) South West Water will carry out a hydraulic capacity review of the combined sewerage network before permission will be granted to discharge to the combined sewer.

REPRESENTATIONS

76 letters of support received, summarised as follows:

1. Support for Autistic Spectrum Disorder friendly camping provision;
2. Glamping option better than general camping;
3. Additional economic benefits to the village of Ashill from passing trade associated with the proposed use of the site.

29 letters of objection summarised as follows:

1. Noise impact of the proposed use of the site on the neighbouring property;
2. Impact of noise coming from the neighbouring farm on users of the proposed campsite;
3. Light impacts from the proposed utility block on the neighbouring property;
4. Impact of the proposed campsite on the local road network;
5. Fire risk to adjacent farm buildings;
6. The site is too small for the proposed development;
7. Drainage capacity issues;
8. No overnight presence;
9. Parking availability on the site;
10. Visual impacts on the rural character;
11. Loss of privacy for the neighbouring property

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main issues in the determination of this application are:

- 1. The principle of development on the site**
- 2. Whether there is a business case to support the application scheme**
- 3. Access and parking**
- 4. Drainage and flood risk**
- 5. Impact on residential amenity and the character and appearance of the area**

1. The principle of development on the site

The National Planning Policy Framework states that to support a prosperous rural economy, a positive approach should be taken to sustainable new development. The framework further states that local planning authorities should promote the development and diversification of agricultural and other land-based rural businesses. Support should also be given to sustainable rural tourism and leisure developments that benefit businesses in rural area, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in rural service centres.

Policy COR18 of the Core Strategy (Local Plan Part 1) deals with development in the countryside stating that development outside of defined settlements will be strictly controlled, enhancing the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. The policy supports the principle of appropriately scaled rural tourism.

Policy DM24 of the Local Plan Part 3 further deals with tourism and leisure development proposals such as this stating that proposals for new or expanded tourism, visitor or leisure facilities will be supported within or adjacent to defined settlements. Elsewhere, the nature of the proposed development must justify a countryside location and minimise environmental impacts, avoiding an unacceptable traffic impact on the local road network. Tourism and leisure development is therefore generally welcomed and supported where possible to provide employment and means of supplementing rural incomes.

Policy DM24 stipulates 3 criteria which the development must comply with:

- a) Respect the character and appearance of the location;
- b) Where possible, involve the conversion or replacement of existing buildings; and
- c) Demonstrate that the need is not met by existing provision within nearby settlements.

A summary assessment of the proposal against these criteria is set out below:

- A) The proposed development including the provision of 10 pitches which is to incorporate shepherds huts, safari tents and bell tents; the conversion of the existing stable block; erection of 2 smaller buildings and planting/ fencing is considered to respect the rural character and appearance of the location. The materials of the proposed new two small buildings are to be timber constructed to blend in with the existing timber stable on the site.

- B) The conversion of the existing stable block to allow toilet/shower facilities, an office, meeting room, sensory room for visitors, washing facilities, and storage is considered to be acceptable. The erection of the two small new buildings is considered to be more appropriate than housing miniature ponies in the stable next door to a shower room for example.
- C) The applicants have demonstrated through reasonable means that the need for a camping/glamping facility specific but not exclusively aimed towards families with autism within them is needed. This is evidenced by the 100+ letters/emails of support from potential users of the site (when additional letters of support sent directly to the applicant are added) which evidences the demand for facilities such as that being proposed by this application scheme. Although other camping and glamping facilities are provided within Mid Devon, it is considered that the significant financial investment which the applicants are to make in the business shows their commitment to developing the business and in providing a high quality tourism product that meets demand.

2. Whether there is a business case to support the application scheme

The applicants have submitted a business plan in support of the application. The contents of the business plan are not publically available as it contains sensitive financial information but it indicates a significant financial investment into the business to provide the costly works associated with sewage connection, hedging, fencing and ground works. Further significant investment would be made in the purchasing of the shepherds huts and safari tents.

The site has been operating during summer 2016 as a tented camping site under a 28 day license period which is currently allowable under permitted development not requiring planning permission (see GPDO 2015, Part 4 Temporary Building and uses, Class B). The applicant has recorded details of how the business has run over this period, including details of the amount of visitors, the duration of their stay and written feedback from the customers. This evidence has been reviewed by the planning case officer and is considered to show a business with potential for success and further expansion.

As well as the letters of support received in relation to this application, a total of 67 emails of support have also been handed to the Local Planning Authority by the applicant which are from members of the public supporting the idea of a camping/glamping facility which is aimed at engaging with the autistic community and families with autism within them. One letter of support was received from an autism charity based in South Devon (Dimensions for Living) which supports the idea of a glamping site aimed towards a family orientated autism market stating that such facilities are not available on most sites.

Although other camping and glamping facilities are provided within Mid Devon, it is considered that the significant financial investment which the applicants are to make in the business shows their commitment to developing the business and in providing a high quality tourism product that meets demand.

The business plan details how the proposal could have a positive impact upon local businesses which may be attractive for campers to visit, including the Public House in Ashill, nearby golf courses and driving ranges, Coldharbour Mill and Diggerland as well as the natural attractions of the Blackdown Hills and the South Devon coast.

Having considered the proposal as a whole and taking into account the content of the submitted business plan and letters of support it is concluded that a need for the type of development being proposed can be demonstrated and that it has the potential to provide a service which other tourism accommodation enterprises do not cater for. On this basis the application meets with the requirements of policy DM24.

3. Access and parking

As previously mentioned, the existing vehicular site access is to be utilised. The applicant has ownership of the hedges on either side of the access, and provided the access arrangement and visibility splay meets the requirements as set out by the Highway Authority, the access is considered to be sufficient so as to accommodate the additional traffic arising from the proposed development. At the time of writing the submitted drawings do not indicate all of the access changes as required by the Highway Authority, however these are anticipated to be submitted and an update will be given at Committee. Subject to these drawings

being received, the application is in accordance with COR9 of the Local Plan Part 1 and DM2 of the Local Plan Part 3. It is considered that the local road network is suitable to support any additional movements occurring as a result of the proposed use, and the number of additional movements created as any results impacts.

Policy DM8 of the Local Plan Part 3 deals with parking. The application scheme has set out an area of parking on the lower section of the site adjacent the paddock. There is also enough space on each pitch or within the empty pitches to accommodate sufficient parking for at least 1 vehicle per pitch. Due to the slope of the site, the applicant has indicated that the central track up to the accommodation and pitches will be finished with a plastic or concrete matting through which the grass could grow. This would ensure adequate access is available to each pitch without having a detrimental impact upon amenity.

4. Drainage and flood risk

It is proposed that foul sewage will be disposed of via connection to the mains sewer which has been indicated on the submitted site block plan. The route of pipes to be laid has been indicated on the same plan. Surface water drainage will be disposed of via a mains sewer. The site does not lie within a Flood Zone and is not liable to surface water flooding therefore it is not considered necessary to consider any flood risk to the site.

5. Impact on residential amenity and the character and appearance of the area

The bell tents, safari tents and shepherds huts are to be located to the east of the site in the more sloped section of the field. The siting of the accommodation to be provided is in the linear part of the field, which slopes up away from the highway. At present, this part of the site is not highly visible from public vantage points due to the presence and height of the boundary trees and hedges. The existing mature oak and ash trees on the site are proposed to be retained. Some of the road frontage hedging will need to be cut back to achieve the visibility splays required by the Highway Authority and this may increase the visibility of the site. New planting between pitches has been carried out and consists of native hedging including blackthorn, hawthorn, dogrose, hazel and field maple, and new fruit trees have been planted across the site, which over time will provide further softening of the visual appearance of the proposed development.

The site is outside of the conservation area of Ashill and is also not within the Blackdown Hills Area of Outstanding Natural Beauty. Given the topography of the site and the surrounding landscape and the seasonal nature of parts of the proposal (bell tents), it is not considered that the visual impact of the proposed development will be significant and in this respect the application meets with the requirements of policies DM2 and DM24 of Local Plan Part 3.

Between each proposed camping pitch is a 'buffer pitch' which could be used for parking in association with each pitch but will also lesson any potential noise impacts between pitches.

The paddock closest to the neighbouring adjacent residential dwelling is to be used as a paddock for keeping miniature ponies. Along the northern boundary adjacent to this neighbouring property a scheme of native hedging has been planted. This hedging is considered necessary to buffer some of the potential resultant noise and visual impacts. It is considered that the hedging directly adjacent the residential property should be restricted in height through the implementation of a planning condition so as not to block light to any principle rooms in the neighbouring property. Objection has been received from the immediately neighbouring property regarding noise impacts of the development. The camping pitches are proposed to be located away from the neighbouring dwelling with a paddock area immediately adjacent to them. Environmental Health has raised no objections to the proposal on the basis of noise impacts. Whilst there is likely to be an increase in noise as a result of the proposal, it is not considered that this would be at an unacceptable level. There are no other immediately adjoining neighbouring properties who would be affected by the proposal.

Noise impacts of the working farm (dairy herd) to the south on proposed users of the campsite have been noted in multiple letters of objection. Whilst it is recognised that there will be inevitable resulting noise impacts due to the nature of the use of the adjacent farm site on the users of the camping site, it is considered that the users of the camping site will only be staying for short periods of time. Consultation

comments from Environmental Health regarding noise impacts also came back with no comments to report which is further evidence that the noise impacts from the farm on the campers is not considered to be unacceptable.

The applicant has made clear that no new external lighting is proposed on the site. The lighting as existing includes external lighting on the existing stable block which is proposed to be retained. Despite the applicant's assertion of no new lighting, having regard to the rural character of the area, any additional lighting proposed on the site should be first agreed with the Local Planning Authority and a planning condition is recommended to that effect.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. Before the first use of the site for its permitted use, visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 43.00 metres in both directions.
4. Before the first use of the site for its permitted use, the site access road shall be hardened, surfaced and drained (so that no surface water drains onto the Highway) for a distance of not less than 6.00 metres back from its junction with the public highway, in accordance with details that have first been submitted to, and approved in writing by the Local Planning Authority. Once provided, the access shall be maintained in accordance with the approved details.
5. Before the first use of the site for its permitted use, the parking facilities as shown on the approved drawings shall be provided and thereafter kept available for the parking of users of the camping site.
6. Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer.
7. (i) the tents and shepherds huts shall be occupied for holiday purposes only.
(ii) the tents and shepherds huts shall not be occupied as a person's sole or main place of residence
(iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual tents and shepherds huts on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
8. The height of the hedgerow to be planted on the northern boundary of the site and the adjacent property (Brimley Cottage) shall be allowed to grow to a height of 2 metres above adjacent ground level (measured from the application site) and thereafter maintained at a height of between 1.8 metres and 2 metres above ground level (measured from the application site).
9. No external lighting shall be installed on the site unless details of the lighting (to include details of the brightness of any light measured in Lumens) have been previously submitted to and approved in writing by the Local Planning Authority.
10. Within 9 calendar months of the commencement of development on the site the planting as indicated on the proposed block plan shall be provided. Any trees or hedges which within a period of 5 years from the substantial completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

REASONS FOR CONDITIONS

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 provide adequate visibility from and of emerging vehicles.
4. To prevent mud and other debris being carried onto the public highway.
5. To ensure that adequate facilities are available for the traffic attracted to the site.
6. To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.
7. The site is outside defined settlement limits in the open countryside, where unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan 3 (Development Management Policies) relating to tourism and leisure development proposals.
8. To limit the loss of light which may be caused by the height and density of a hedgerow on this boundary.
9. In order to proposed the landscape and dark sky qualities of the rural area in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).
10. To ensure that the development does not result in an unacceptably adverse impact on the privacy and amenity of the occupiers of the neighbouring property and to ensure that the development makes a positive contribution to the rural character of the area in accordance with policy DM2 and DM2 and DM24 of the Local Plan 3 (Development Management Policies).

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The proposed change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches, conversion of existing stables to shower/toilets, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new buildings to serve campsite; and formation of equestrian area for grazing of miniature horses at Ingleton Farm, Ashill is considered to be acceptable in policy terms, subject to the proposed conditions. The camping business is considered to be of an appropriate scale, be respectful of the character and appearance of the rural location and demonstrates that the need of the facility is not met by existing provision within nearby settlements. The planting and hedging is considered to be appropriate and is considered to sufficiently protect the privacy and amenity of the occupiers of the neighbouring property Brimley Cottage. The accommodation to be provided is considered to be a sufficient distance from the neighbouring property so as not to cause issues in terms of noise nuisance and the neighbouring farm will not have a demonstrable impact upon the proposed use. Subject to conditions the development will provide a safe and suitable access to the public highway. Overall the proposal is considered to be in accordance with policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Application No. 16/01121/HOUSE

Plans List No. 2

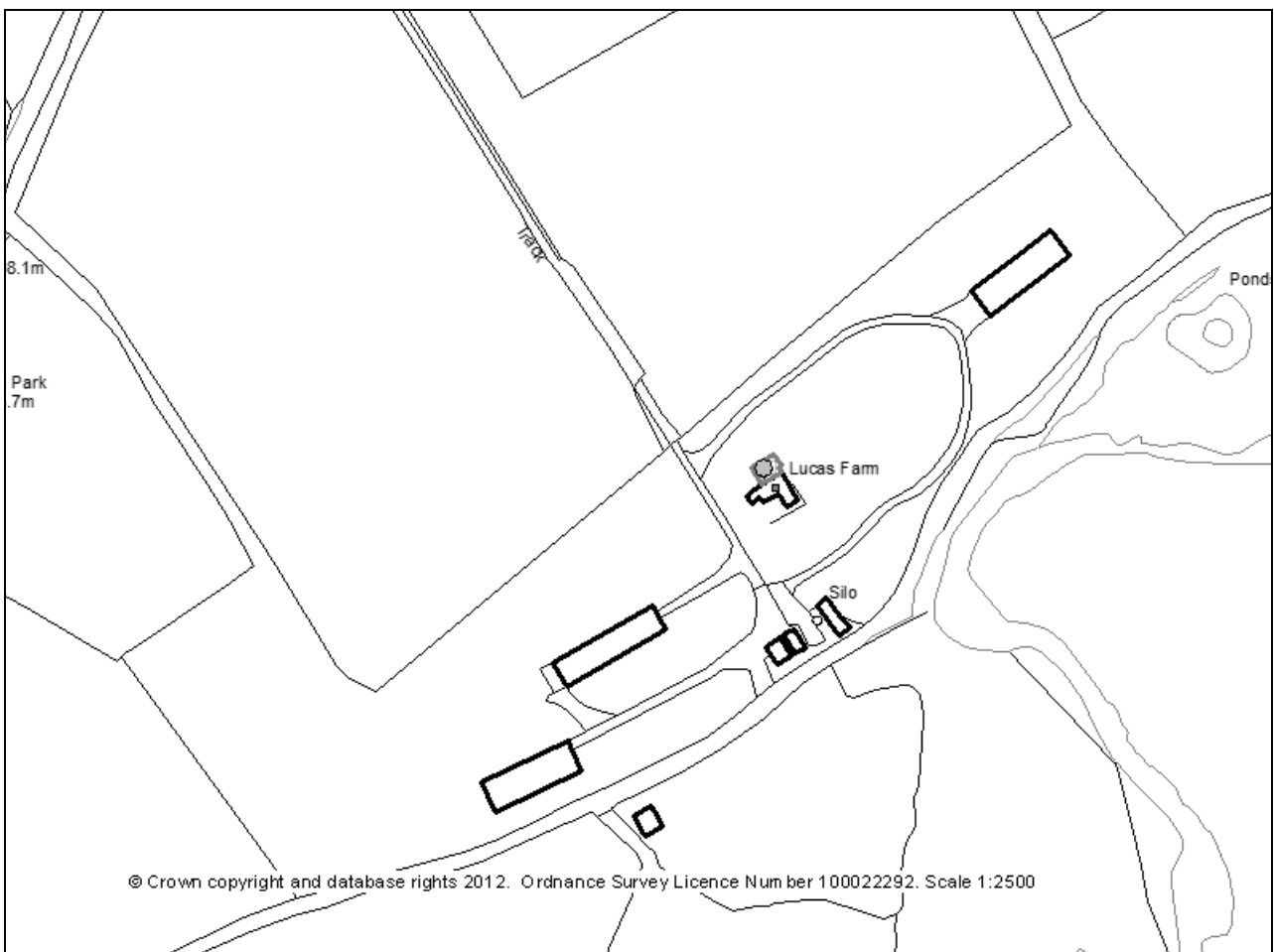
Grid Ref: 307639 : 113439

Applicant: Mr C Ladbon

Location: Lucas Farm Uffculme Cullompton Devon

Proposal: Erection of extension to provide a 2 bay carport, office, ancillary storage, workman's shower, changing area and utility space

Date Valid: 22nd July 2016



Application No. 16/01121/HOUSE

RECOMMENDATION

Refuse permission.

MEMBERS ARE ASKED TO NOTE THAT THIS IS A HOUSEHOLDER APPLICATION

COUNCILLOR R CHESTERTON HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE FOR THE FOLLOWING REASON:

1. To determine whether the proposal is commensurate to the size of the business and its projected growth and complies with policy.
2. To consider whether the proposal will facilitate the continued growth of the business by providing much needed space, as the business has outgrown its current premises.

PROPOSED DEVELOPMENT

Erection of extension to provide an office, ancillary storage, workman's shower, changing area and utility space at Lucas Farm, Uffculme.

APPLICANT'S SUPPORTING INFORMATION

Plans
Planning Statement
Supporting Emails

PLANNING HISTORY

06/01111/OUT - Outline for the erection of agricultural workers dwelling - PERMIT
08/00312/ARM Reserved matters for the erection of an agricultural workers dwelling and garage - PERMIT
14/00895/FULL Erection of an agricultural building - PERMIT
15/01653/FULL Erection of linked extension block ancillary to main dwellinghouse - REFUSED

DEVELOPMENT PLAN POLICIES

Local Plan part 1 (Core Strategies) - COR2, COR18
Local Plan part 3 (Development Management Policies) - DM2, DM10, DM13
National Planning Policy Framework

CONSULTATIONS

HIGHWAY AUTHORITY - 8th August 2016 - Standing advice in relation to appropriate parking space, turning area and access.

ENVIRONMENT AGENCY - 14th October 2016 - Householder extension or alteration within Flood Zone 1 - No EA consultation required.

UFFCULME PARISH COUNCIL - 10th August 2016 - The Council has in the past not wished to comment on further development at this site due to the scale of the house currently on the site. However, the council has no objection to the erection of a farm office as shown in the drawings, providing that a condition of the permission is that it cannot be used for residential purposes at any point in the future.

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main issues in the determination of this application are:

1. **Planning and site history**
2. **Overview of the proposal**
3. **Principle of development**
4. **Essential need for the facilities**
5. **Impact on the character and appearance of the host dwelling and the rural area**

1. **Planning and Site History**

Outline planning permission was granted for the current dwelling in 2006 with the approval of reserved matters in 2008. Permission was granted originally for a two storey 3 bedroom dwelling in the region of 180 square metres (as a rule of thumb 180 square metres is considered at the top end of what is acceptable for an agricultural workers dwelling and includes space for a farm office). Alterations to the internal fabric of the dwelling have resulted in a 5 bedroom property being created with an overall floor space of approximately 244 square metres.

The dwellinghouse is subject to an agricultural occupancy condition and a S106 agreement has been signed to this effect, tying the dwelling to the holding. The original permission included the provision of a detached double garage and store (78 square metres), this has not been implemented but a timber structure for storage has been provided in its place. Permitted development rights were removed on the original permission to limit the ability to further expand the dwelling to ensure it was capable of being sustained by the enterprise, and to ensure that agricultural dwellings do not become unsustainable by the enterprise and therefore subject to applications for the removal of the agricultural occupancy condition.

2. **Overview of the proposal**

It is proposed to attach a large extension to the North West elevation of the existing dwelling. This will be a two storey extension attached by way of a two storey glazed link. The proposed extension will have an internal floor space of approximately 180 square metres. Externally the extension will measure 12.9 metres in length, will have a width of 7.7 metres and a ridge height of 7.15 metres. There will be an external staircase on the North West elevation, as well as an internal staircase which will allow the extension to be accessed at ground floor and first floor level from the existing house. At ground floor level the extension will provide: a plant room for the ground source heat pump, a secure vaccination and chemical facility, an overall and boot room, a washing machine and storage area, a staff W/C and shower, a rest room for staff, a drying room, and; a visitor lobby. At first floor level, the extension is proposed to provide: a W/C for office staff with separate sink room, five permanent desk spaces, storage, and a meeting area. The extension is proposed to have brick, stone and timber walling, a slate roof and timber windows and doors.

Overall the proposed extension would result in the dwelling having a total floor space of approximately 424 square metres.

3. **Principle of development**

Policy COR 2 of the Mid Devon Core Strategy (LP1) seeks to ensure high quality sustainable design which preserves and enhances the qualities of the natural landscape within Mid Devon. In addition, Policy COR18 of the Mid Devon Core Strategy (LP1) seeks to control development outside defined settlement boundaries but permits appropriately scaled rural uses. More specifically, Policy DM13 requires that residential extensions and ancillary development respects the character, scale, setting and design of the existing dwelling, will not result in overdevelopment of the dwelling curtilage and will not have a significantly adverse impact on the living conditions of the occupants of neighbouring properties.

In addition, it is necessary to consider Policy DM10 which concerns rural workers dwellings. In particular, criterion (c) of this policy states that the size and scale of the rural workers dwelling should be commensurate with the scale of the operation and designed to reflect the location and setting of the proposed site. Furthermore, the supporting text of DM10 states that in order for rural dwellings to remain affordable for rural workers and to protect the intrinsic beauty of the countryside, proposed dwellings will need to be of a size that matches the scale of the operation and other buildings on the site, further stating it is important that the design reflects its immediate context and wider rural setting. The policy sets out that permitted development rights may be removed to prevent further enlargement of the dwelling without planning permission to keep the dwelling at a size and value that will be affordable for rural workers.

4. Essential need for the facilities

In terms of the facilities required, the following has been set out as justification: a drying room is required for drying up to 30 staff overalls; a staff shower, toilet, lockers and rest room is required for welfare reasons and staff breaks; kitchen area and washing machines required for staff tea breaks and the washing of overalls; a room for the ground source heat pump serving the dwelling with necessary space for maintenance; vaccination and chemical facility is required for the storage of vaccines for the chickens as part of the farming enterprise, these arrive in bulk and must be kept in a secure area; boot room required to store clean overalls and equipment for staff; external staircase for staff only; the link area is proposed to be used by the family and for business with a foyer at ground floor level and a spiral staircase for access to the office for meetings; desk space for workers at first floor level, storage and CCTV along with a small meeting area for clients. The link is to allow the applicants to when working on the farm late to use the shower and changing facilities proposed so as not to disturb those in the house, and for easy access to the dwelling when completing paperwork late at night.

It is the applicants case that the proposed facilities are required to allow for the continued functioning and growth of the holding, and that the existing facilities, including a 12 square metre office within the existing dwelling (accessible externally) is unfit for purpose and does not meet the needs of the holding. The agricultural enterprise comprises of an organic free range chicken farm. The information submitted in support of this application is that the business has grown in both value and size and that the needs of the family have grown significantly since the granting of the original permissions. The additional space is required to allow the agricultural enterprise to run smoothly and continue to grow, and to allow the dwelling to be used as a family home and not be continuously disrupted by the running of a business. It is the intention that this extension will allow the family to enjoy the family home and allow the farming business uses to be housed separately; overall it is the applicant's case that the proposal is required to maintain a necessary separation between the business and domestic use because the increase in activity is starting to encroach on family life. The attachment of these facilities to the main house is considered by the applicants to have security benefits and ease of access.

It is further stated that the business is required to maintain high standards of welfare, security and bio-security and that the additional space would enable the applicant to maintain these high standards, through appropriate wash facilities for workers, separate office space for employees and meetings, along with storage and a utility area for the business. Overall the current dwelling is considered by the applicants to be wholly inadequate due to its current size and layout.

It is submitted that there has been a significant increase to the business turnover and staffing levels have increased from 7 full time equivalent (FTE) workers in 2008 to the current 21 FTE workers, with a projection of 28+ FTE workers in 2021. The applicant's case is that the business is economically viable and can support the proposed extension works. The applicants state that the farmhouse and the business would be out of reach of an average farm worker at present, and it is unlikely the enterprise would ever be sold to an individual worker, as it has to be sold with the land and buildings as per the S106 agreement.

Your Officers consider that the proposed extension is overly large in size and despite accepting there is a demonstrated need for additional facilities to support the farm holding and its growth, it is not necessary that all of these facilities are attached to the existing farmhouse. In addition, it is the applicants case that the current arrangement means that the business encroaches on family life and that there is a need for separation between the dwellinghouse and the activities of the agricultural enterprise. The current proposal reinforces the interlinked nature of the family home and the activities of the agricultural enterprise due to the

lack of separation between these functions, the physical attachment of the extension, and the accessibility of these facilities at first and ground floor level. Whilst it is accepted that it may be desirable not to have to go outside to access the office space from the dwelling due to working patterns, your Officers do not consider it to be necessary or proportionate for the proposed facilities to be accessible from first and ground floor level. In particular it is considered inappropriate for people attending the site to be accessing the facilities provided where the dwellinghouse itself could easily be entered if doors were unlocked (kitchen living space and bedrooms included). As such, the proposal is considered to do little to ameliorate the negative impacts of the business function on family life.

Furthermore, your Officers consider that the overall floor space of the proposal could be reduced without compromising the facilities provided through the better utilisation of space, reconfiguration of the layout to optimise the functional use, along with the reuse of the current inadequate office space for another use, such as the vaccination/chemical store.

Overall, the proposal is not considered to be commensurate with the size of the holding. The level of additional floorspace proposed is not considered to be necessary given the level of accommodation provided in the large agricultural dwelling occupying the site, parts of which could be better used or reutilised to support the holding. In addition, the proposal will likely result in the continued undesirable encroachment of the agricultural enterprise on family life, as described by the applicant, due to the attached nature of the facilities proposed. Your Officers are also concerned that the proposed extension puts the current dwelling at risk of becoming entirely unaffordable as an agricultural dwelling, jeopardising the current agricultural tie. As such, the proposal is considered to be contrary to policies COR18 of the Mid Devon Core Strategy, DM2, DM10 and DM13 of the Local Plan Part 3 and the NPPF.

5. Impact on the character and appearance of the host dwelling and the rural area

Policy DM2 (e) requires that development does not have an unacceptably adverse effect on the amenity of the proposed property, taking account of (amongst other things) architecture, siting, layout, scale and massing. Policy DM13 (a) requires that extensions respect the character, scale, setting and design of the existing dwelling.

Whilst positioned uphill on the existing dwellinghouse, the width of the proposed extension is such that it cannot hide in some views behind the house. It is this width, although recessed from the front elevation, which makes the proposed extension look awkward and intrusive on both the host building and in the streetscene generally. The proposal is therefore not appropriately scaled which will lead to harm to the amenity of the host dwelling and to the wider streetscene, contrary to policies DM2 and criteria (a) and (b) of Policy DM13.

The proposed extension is designed to be of materials to match those of the main house and contains design features such as the hipped roof to reflect the roofing design of the existing dwelling. Despite this, overall the proposal results in an overly large extension that almost doubles the overall floor space of the existing dwelling and results in a large dominant feature that significantly elongates the existing dwellinghouse. The proposed extension cannot be considered subservient to the scale and design of the existing dwelling. Therefore the proposed two storey extension has an unacceptably adverse effect on the appearance of the host dwelling, contrary to criterion (e) of Policy DM2 and the character and design of the existing dwelling contrary to criterion (a) of Policy DM13.

The application site has no immediate neighbours. Therefore the application will not cause harm to the privacy or amenity of any neighbouring property and the application therefore meets with policies COR2, DM2 and DM13 in this respect.

REASONS FOR REFUSAL

1. In the opinion of the Local Planning Authority an extension of 180 square metres, resulting in an agricultural dwelling with a floor space of 424 square metres has not been adequately justified. The scale massing and design of the proposed extension is considered to be overly large and it is considered unnecessary and inappropriate that all of the facilities proposed are attached to the main house by way of an excessively large glazed link. The proposal is not considered to be commensurate with the size of the holding, scale or nature of the activities, nor does it reflect the location, setting or layout of the current site. The level of additional floorspace proposed is not considered to be necessary given the level of accommodation provided in the large agricultural dwelling occupying the site, parts of which could be better or reutilised to support the holding. In addition, the proposal will likely result in the continued undesirable encroachment of the agricultural enterprise on family life, as described by the applicant, due to the attached nature of the facilities provided. Furthermore, the proposed extension puts the current dwelling at risk of becoming entirely unaffordable as an agricultural dwelling, jeopardising the current agricultural tie. As such, the proposal is considered to be contrary to policies COR18 of the Mid Devon Core Strategy, DM2, DM10 and DM13 of the Local Plan Part 3 and the National Planning Policy Framework.
2. The proposed extension by virtue of its overall scale, massing, and design and location is considered to harm the appearance of the dwelling to be extended and its surroundings. As such the proposal is not considered to comply with policies, COR2 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM13 of Local Plan Part 3 (Development Management Policies).

Application No. 16/01210/FULL

Plans List No. 3

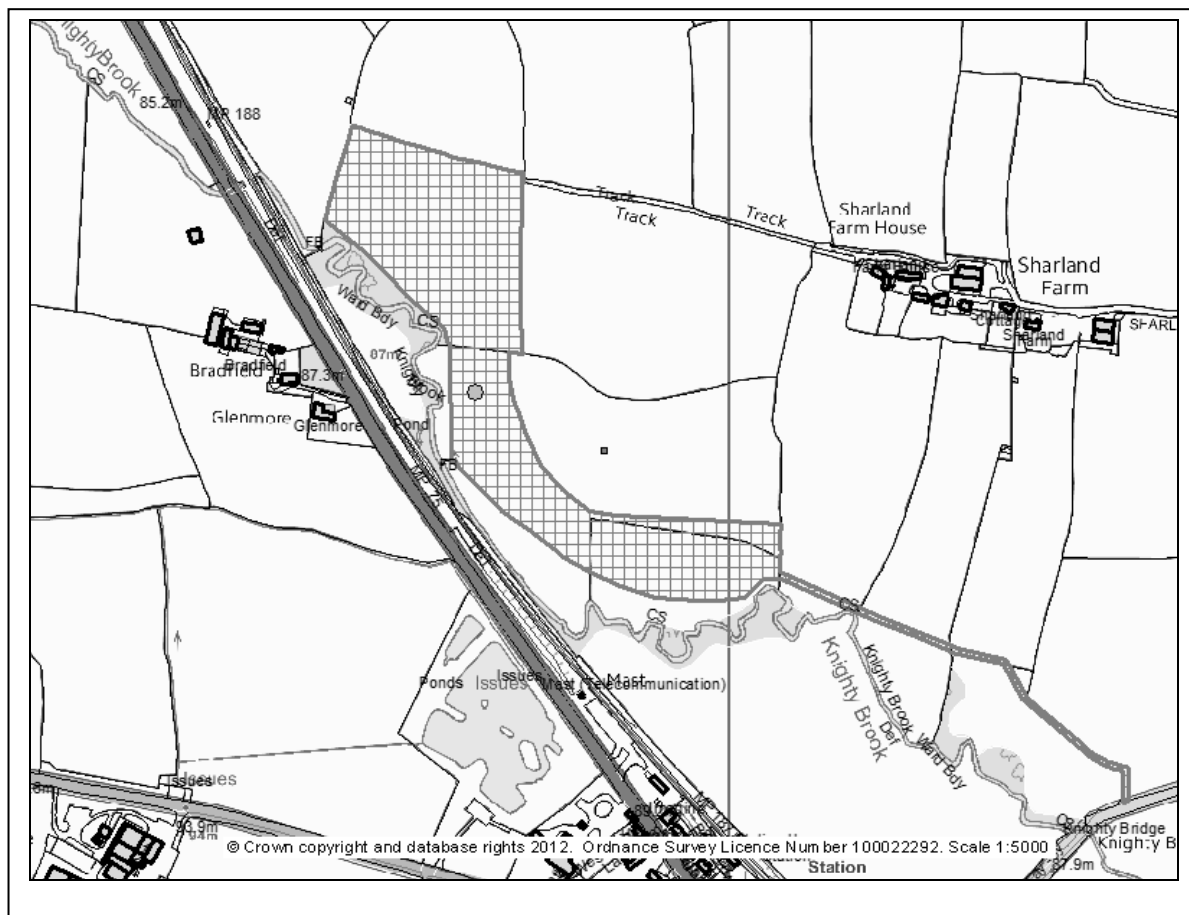
Grid Ref: 274885 : 105457

Applicant: Lightsource Renewable Energy Ltd

Location: Land at NGR 274885 105456 (Sharland Farm) Morchard Bishop Devon

Proposal: Variation of condition (2) of planning consent 15/00537/MFUL to extend temporary planning permission term granted from 25 years to 30 years from the date of operation

Date Valid: 9th August 2016



Application No. 16/01210/FULL

RECOMMENDATION

Grant permission subject to conditions.

PROPOSED DEVELOPMENT

Planning permission was granted for the installation of a solar farm to generate 3.18MW of power (site area 5.1 Hectares) and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras over two field areas of Sharland Farm just set back from Morchard Road. The scheme as it was approved was a revised scheme to the proposals as originally submitted which was for a larger site area.

The scheme as approved under the 15/00537/MFUL permission has not yet been implemented and the terms of the planning permission issued on the 8th July was granted subject to 14 conditions (with the terms of conditions 5 & 7 having been satisfactorily discharged), and it is condition 2 which this application seeks to vary. The terms of condition 2 are set out below.

2.i) The solar PV facility shall cease to generate electricity on or before a date 25 years after the date of first export of electricity from the site.

ii) Confirmation of the first export date shall be provided by the undertaker to the Local Planning Authority within one month of its occurrence.

PLANNING HISTORY

15/00537/MFUL Installation of a solar farm to generate 3.18MW of power (site area 5.1 Hectares) and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras (Revised scheme) - PERMITTED

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR2 - Local Distinctiveness

COR5 - Climate Change

COR9 - Access

COR11 - Flooding

COR18 - Countryside

Mid Devon Local Plan Part 3 (Development Management Policies)

DM1 - Presumption in favour of sustainable development

DM5 - Renewable and low carbon energy

DM27 - Development affecting heritage assets

CONSULTATIONS

MORCHARD BISHOP PARISH COUNCIL - 6th September 2016 - Unanimously Supported.

HIGHWAY AUTHORITY - 11th August 2016 - Standing advice applies please see Devon County Council document <http://www.devon.gov.uk/highways-standingadvice.pdf>

EXETER INTERNATIONAL AIRPORT - 18th August 2016 - This proposal has been examined from an Aerodrome Safeguarding aspect and does not appear to conflict with safeguarding criteria.

Accordingly, Exeter International Airport have no safeguarding objections to this development provided there are no changes made to the current application.

Kindly note that this reply does not automatically allow further developments in this area without prior consultation with Exeter International Airport.

REPRESENTATIONS

No representations received.

MATERIAL CONSIDERATIONS AND OBSERVATIONS

This application is not seeking to change any aspect of the development as it is shown on the approved plans. As stated above it is seeking to extend the lifetime of the development for 30 year period and not for 25 years as was originally permitted. Therefore assuming the site went live in 2017 it would operate until 2047.

The application approved was determined on the basis of a policy framework comprising the adopted Mid Devon Local Plan (LDF) incorporating the Mid Devon Core Strategy (Local Plan 1) and Mid Devon Local Plan Part 3 (Development Management Policies). Both these plans remain in force, therefore the policy basis and the relevant policy test against which to assess this current application is considered to be the same as the application submitted under Local Planning Authority ref: 15/00537/MFUL.

Following the assessment of the scheme submitted under LPA ref: 15/00537/MFUL permission was granted for the following reasons:

The proposed development is on balance considered acceptable with regard to it's design and siting and the extent to which it will affect the visual and landscape character of the area. Furthermore it is considered that the development scheme is satisfactory in terms of: ecology and wildlife, highway safety, flooding and drainage, residential amenity of nearby properties and its impact on the historic environment in close proximity to the site and that it will not result in the loss of any best and versatile agricultural land (following scheme amendments). On the basis that the application scheme achieves compliance with the material considerations as set out above, the contribution of the scheme to renewable energy targets and generation of clean energy is considered on balance to outweigh the impacts of the development as it is proposed.

As stated above the details of the scheme layout are not to be amended (with panel coverage over two field areas and therefore in principal there remains policy support for the proposed extension to the lifetime of the planning permission.

In terms of completing the assessment of balancing all the impacts of the application scheme, on other similar application proposals at Ellicombe farm and at Palfreys Barton, Members were concerned how extending the timescale would impact on the planning balance and the impact of the future use of the agricultural land for agricultural activity. When these applications were being considered the officer team provided the following advice (in italics) as to how this matter was being considered at appeal by Inspectors and how other local authorities were dealing with this matter.

Your officer has undertaken a detailed search for appeals relating to the extension of time period in solar PV schemes; however it has only been possible to identify one relevant appeal case study. The Planning Inspectorate's appeal reference is APP/D0840/W/15/3002662 and the decision date is 23rd June 2015.

The appeal related to a solar Photovoltaic facility on land forming part of an agricultural holding referred to Clann Farm in a largely rural area to the south west of the settlement of Bodmin in Cornwall. Planning permission was granted in 2012 for a facility comprising an array of some 6,144 panels covering an area of 4.14 Hectares. The installed capacity from the scheme was measured at approximately 1.41 MW. The development became operational on 4th November 2014.

An application to vary a planning condition to extend the length of time of operation was submitted to Cornwall Council in 2014. The permission originally granted was for 25 years and the application sought to extend this by 5 years to 30. The Council's principal concern in refusing the extension of time was in relation to an increased period during which a full and flexible access to the land for

agriculture would be prevented. The application was refused by Cornwall Council on this basis and subsequently, the applicant submitted an appeal against the decision to the Planning Inspectorate.

The Inspector noted that the Council had raised no particular issues regarding landscape harm arising from the scheme, which the Inspector found to be exceptionally well contained, with only partial views available from alongside a nearby property and from a road joining onto the A30 junction.

The Inspector acknowledged that the Council had already granted planning permission for the use of the land and considered the assessment should relate solely to be the effect of the extension of time of the facility on the productive use of the agricultural land.

It was acknowledged that the National Planning Policy Framework (NPPF) seeks that the economic benefits of the best and most versatile land be taken into account. The Inspector noted that there was similar support in the Council's emerging Local Plan. The best and most versatile agricultural land is set out in the NPPF to be Grades 1, 2 and 3a.

The Inspector gave substantial weight towards the positive benefits gained from the electricity production over the additional time period and little weight was given to the Council's contention that the production during years 25 to 30 was unknown. The Inspector assumed that any failing panels would be replaced during the lifetime of the development and the array could continue to generate electricity across the additional time period.

It was also noted that there may be some reduction in electrical output, although this reduction would still be insufficient to warrant dismissal of the appeal. The Inspector also noted that permissions granting 30 year use by solar facilities are now not uncommon, and the appellant had provided some other examples, including one granted by Cornwall Council, also in 2015.

The Inspector concluded that an extension for 5 years would not compromise the agricultural productivity of the site, nor would it sufficiently alter the balance between harm and benefits to justify dismissal of the proposal to vary the condition. The Inspector granted a new planning permission without the disputed condition but substituted a new one, whilst retaining the relevant non-disputed conditions from the previous consent.

The research undertaken into the Inspectorate's approach demonstrates that the assessment of applications to extend the lifetime of generation in solar PV arrays should be limited solely to the additional period of time applied for. Therefore, where development has already been granted, the wider principle should not be subject for further scrutiny. The assessment is therefore limited solely to a balancing of the benefits against any additional level of harm arising within the extended time period. Also in this appeal decision the Inspector noted that the granting of a 30 year use of solar PV array development is not uncommon, and it was also noted that there is evidence to support the assertion that PV arrays are capable of electricity generation beyond a 25 year period.

In the absence of any other relevant appeals, your Officer has undertaken further research into the decision making approach taken by other local planning authorities. This has confirmed an approach which is consistent with that taken by the Inspector as set out above

Following consideration of this advice the Committee went onto approve timescale extensions at Ellicombe Farm and Palfreys Barton.

For reference the permitted site area at Sharland Farm comprises a mix of Grade 3b and 4 agricultural land as follows: 2.4ha grade 3b land and 2.7ha grade 4 land, which would return to agricultural use following the decommissioning of the land as a solar farm.

SUMMARY & RECOMMENDATION

There have been no objections to this planning application to extend the duration of the planning permission from 25 to 30 years, with unanimous support from the Morchard Bishop Parish Council. The site area is not best and most versatile agricultural land which local and national policy seeks to protect for agricultural

production. There are no policy objections to extending the life time of the scheme as it is currently permitted for a further 5 years, and furthermore it is not considered that an extension of the life of the development as permitted would compromise the acceptability of the development in terms of the reasoning to approve it originally. It is therefore recommended that planning permission is granted subject to the same conditions that are pursuant to 15/00537/MFUL, but with condition 2 amended as requested and conditions 5 and 7 revised to reflect the details that have already been approved.

CONDITIONS

1. The development hereby permitted shall begin no later than three years from the date of this decision.
2.
 - i) The solar PV facility shall cease to generate electricity on or before a date 30 years after the date of first export of electricity from the site.
 - ii) Confirmation of the first export date shall be provided by the undertaker to the Local Planning Authority within one month of its occurrence.
3. The development hereby permitted shall be carried out in accordance with the plans listed in the schedule on the decision notice.
4. No other part of the development hereby approved shall begin until the site access arrangement as indicated on drawing SHF_02 has been provided. Such site access arrangements shall be so retained. This point of access shall be used at all times, and at no time shall Sharland Lane be used to access the site.
5. The surface treatment of the new route as required by condition 4 above shall be completed in accordance with the details agreed pursuant to planning application 15/00537/MFUL by letter dated 5th September 2016.
6. Not less than 12 months before the expiry of the planning permission as set out in condition 2 or within 3 months of any prior cessation of electricity generation from the site, a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information:
 - a) details of the removal of the solar PV panels, frames, inverter modules, substation, fencing and cabling and restoration of the land
 - b) parking of vehicles for site personnel operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials
 - e) programme of works including measures for traffic management
 - f) provision of boundary hoarding behind any visibility zones
 - g) vehicle wheel wash facilities
 - h) highway condition surveys
 - i) extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months.

The approved decommissioning and restoration scheme shall be fully implemented within 6 months of its approval or the cessation of electricity generation, whichever is the later date.
7. The development hereby approved shall be carried out in conformity with the Construction Management Plan agreed pursuant to planning application 15/00537/MFUL by letter dated 5th September 2016.
8. No external artificial lighting shall be installed at the site without planning permission first having been obtained.

9. All cables shall be placed underground, except at the point of connection to the electricity grid system.
10. The swales shown on PFA Consulting drawing number L338/06 (Proposed Drainage Arrangements) shall be provided at 2m wide and 0.3m deep and shall be completed prior to the first export of electricity from the solar PV array. Following their provision the swales shall be managed and maintained in an operational condition until the site has been decommissioned in accordance with condition 6.
11. The ecological mitigation and enhancement measures as contained in the Biodiversity Management Plan by Avian Ecology (issue date 29 March 2015) shall be implemented in full prior to the first export of electricity from the solar PV array.
12. The ecological monitoring measures, habitat management measures and management schedule as contained in the Biodiversity Management Plan by Avian Ecology (issue date 29 March 2015) shall be adhered to from the date that development on the site begins until the date the site has been decommissioned in accordance with condition 11.
13. Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide inter visibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 90.00 metres in both directions. These works should be completed prior to the commencement of the operation of the development hereby approved and maintained as such thereafter.
14. The site access road shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway. These works shall be completed prior to the commencement of the operational development hereby approved, and maintained as such thereafter.

REASONS FOR CONDITIONS

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To reflect the temporary nature of the proposal in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
3. For the avoidance of doubt and in the interests of proper planning.
4. In the interests of highway safety to minimise the impact of the development on the highway network through the provision of an appropriate construction access in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
5. To achieve restoration of the temporary access land in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

6. To achieve restoration of the site in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
7. To ensure that adequate facilities are provided during the construction phase of the development, in the interests of highway safety in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
8. To minimise the potential for light pollution and disturbance to local amenity in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), COR2 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
9. To safeguard the visual amenities of the area in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), COR2 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
10. To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR11 and DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
11. In the interests of safeguarding protected species and their habitat in the carrying out of this proposed development in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM5 and DM28 of Local Plan Part 3 (Development Management Policies).
12. In order to secure a net gain in biodiversity in accordance with policy DM28 of Local Plan Part 3 (Development Management Policies).
13. To provide adequate visibility from and of emerging vehicles in accordance with policy COR9 of Mid Devon Core Strategy (Local Plan Part 1).
14. To prevent mud and other debris being carried onto the public highway in accordance with policy COR9 of Mid Devon Core Strategy (Local Plan Part 1).

INFORMATIVE NOTE

1. With regard to safeguarding of protected species; the developer is advised that the granting of this planning permission does not absolve the developer from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IVB of the Circular 06/2005.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

Subject to the conditions as recommended it is not considered that an extension of the lifetime of the development approved under Local Planning Authority ref: 15/00537/MFUL for 30 years (a further 5 years) will materially affect the impact of the development upon the historic, visual and landscape character of the area, any ecological and/or wildlife interest at or adjacent to the site, highway safety matters, flooding and drainage considerations and/or the residential amenity of nearby properties. On this basis the application scheme (to extend the life time of the development) remains in accordance with Policies COR2, COR5, COR9, COR11 and COR18 of Mid Devon Core Strategy (Local Plan 1) and Policies DM1, DM5, DM27 Local Plan Part 3 and the National Planning Policy Framework.

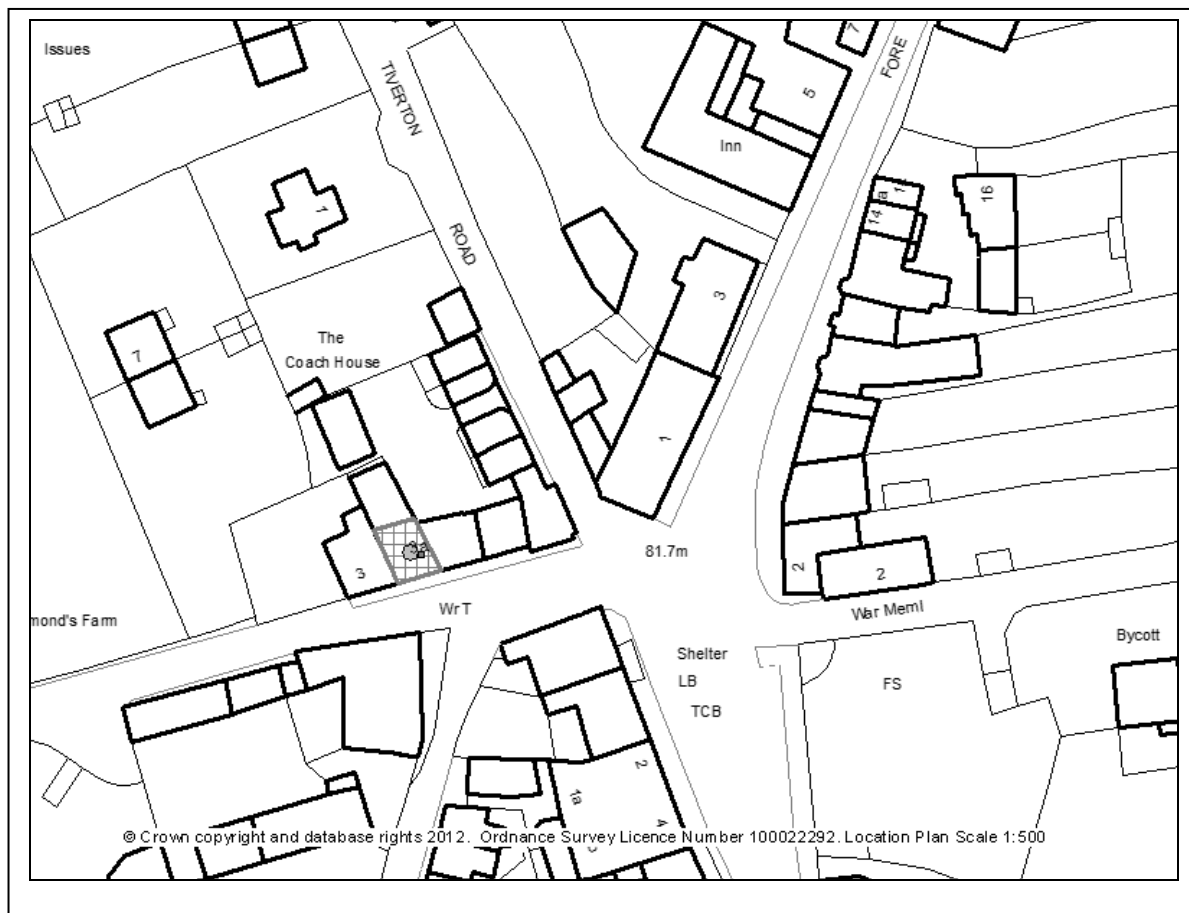
Grid Ref: 295513 : 102870

Applicant: Mr & Mrs D Roughton

Location: Lawrence's Hair Salon
3A Exeter Road
Silverton Exeter

Proposal: Change of use of
hairdressing salon
(Class A1) to self
contained bed sit
(Class C3) (Revised
Scheme)

Date Valid: 19th September 2016



Application No. 16/01429/FULL

RECOMMENDATION

Refuse permission.

COUNCILLOR MRS J ROACH HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE FOR THE FOLLOWING REASON:

To consider as this is a separate unit there is cause to make this application an exception to policy.

PROPOSED DEVELOPMENT

Planning permission is sought for a change of use from a hairdressing salon (Use Class A1) to studio flat (Use Class C3). The property lies within the Silverton settlement limit and Conservation Area. It is not listed but is identified in the Silverton Conservation Area Appraisal as being an important unlisted building within the conservation area. The property is centrally located being in close proximity to the local shops and facilities at the centre of the village.

Proposed external alterations are limited to changing a window to a door on the rear elevation. The studio flat, measuring approximately 4m x 5m would provide 20.4 sqm of internal floorspace. This internal floorspace includes a wet room with wc. A small area of external amenity space, accessed solely through the wet room, is available. This outdoor space measures 5.75sqm. The proposal does not include any off street parking provision.

BACKGROUND

Planning consent was awarded during 1986 for a change of use from C3 residential accommodation to A1 hairdressing salon (86/00176/FULL). However a review of the plans indicates the area of the property in question was shown on this earlier application as previously already in use as a hairdresser's store rather than as part of wider residential use pre 1986. Pre application advice has since been provided (September 2015, Application. No. 15/01293/PREAPP) for a change of use back to C3. That advice indicated that subject to adequate justification that the employment use is no longer viable being presented with the application, that the Local Planning Authority would be unlikely to object to a change of use. A planning application was subsequently submitted February 2016 (Application Number 16/00178/FULL). Following Officer concerns relating to the size of the living accommodation proposed that application was withdrawn. The application now presented, is essentially the same application. However, a small area of external amenity space, accessed directly through the wet room is now included.

APPLICANT'S SUPPORTING INFORMATION

Completed application form and accompanying plans / drawings

Design and Access Statement -

There are two hairdressing salons in Silverton. The loss of this salon will not be detrimental to the village. The floor area available and location of the property does not lend itself to any other commercial use. This change of use would return the property to its original use. The physical changes required to achieve the change of use are limited. No 3A is in the ownership of No. 3. There is no physical link between the two properties. To create a link would cause disruption to both properties. As such, it is considered sensible and appropriate to apply for a change of use.

New legislation regarding living space standards was adopted 1st October 2015. That legislation was proposed March 2015 and as such should have been taken into account in the Pre Application advice. Whilst it is acknowledged that poor quality accommodation has often been provided by absentee landlords, this is not the case on this occasion. Accommodation of this size at a lower price bracket provides a first rung on the rental ladder.

PLANNING HISTORY

86/00176/FULL - Change of use from hair dressing salon to residential - PERMIT

16/00178/FULL Change of use of hairdressing salon (Class A1) to studio flat (Class C3) - WITHDRAWN

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR1 - Sustainable Communities

COR2 - Local Distinctiveness

COR9 - Access

COR17 - Villages

Mid Devon Local Plan Part 3 (Development Management Policies)

DM1 - Presumption in favour of sustainable development

DM2 - High quality design

DM8 - Parking

DM14 - Design of housing

DM15 - Dwelling sizes

DM25 - Community facilities

DM27 - Development affecting heritage assets

CONSULTATIONS

HIGHWAY AUTHORITY - 22nd September 2016 - <http://www.devon.gov.uk/highways-standingadvice.pdf>

SILVERTON PARISH COUNCIL - 5th October 2016 - Parish Council supports the above application.

REPRESENTATIONS

No representations received at the time of writing the report

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main determining factors in this application are:

- 1) **Policy**
- 2) **Internal Space Standards**
- 3) **Loss of Community Facility**
- 4) **Highway safety;**
- 5) **Impact on neighbours**
- 6) **Detailed Design**
- 7) **Public Open Space**

1. Policy

This application site is located within the settlement limit of Silverton where policies COR1, COR2 and COR17 seek to deliver compact, varied and vibrant places by concentrating activities and facilities to minimise the need to travel and to provide self-sufficient communities that meet needs locally. The principle of residential development within the location proposed is acceptable. However, the proposal needs to be considered balanced against the quality of the accommodation to be provided, the loss of employment and local facilities that would result from the change of use, highway issues and impact on neighbours.

Government advice in the NPPF promotes the retention of local services and community facilities in villages. It also requires that planning decisions should aim to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. This is supported by policies DM1, DM2, DM21, DM25 and DM27 of the Local Plan Part 3 which seek high quality sustainable design that respects the historic environment. Other relevant policies include DM8 (parking) and

DM15 which provides a policy basis upon which the nationally described space standard can be applied.

2. Internal Space Standards

As of 1st October 2015 the way a number of Mid Devon Local Plan policies are implemented changed. The government introduced National Technical Standards for housing and these superseded many existing standards which were in operation across the country including within the Mid Devon Local Plan, policy DM15. As a result, Policy DM15 should be interpreted by reference to the nearest equivalent new national technical housing standard. Accordingly, decision takers should only require compliance with the new national technical standard.

The Nationally described space standard seeks to provide dwellings with suitably sized rooms and overall floorspace with adequate storage and circulation space within the building. The standard Gross Internal Areas set out in Table 1 of the document are organised by storey height and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses). Expressing the number of bedroom types and the number of bed spaces (or people) allows for different combinations that can be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area allows not only different combinations of bedroom size but also for varying amounts of living, dining, kitchen and storage space.

The space standard requires a minimum of 50sqm for a single storey dwelling (1bed2person) and 37sqm for 1bed1person accommodation where a shower room is provided. The drawings included within the application submission indicate a double bed (1bed2person accommodation). The proposed accommodation when assessed against the Internal Space Standards is deficient by 29.6sqm. (Indeed, if a single bed were indicated there would still be a deficiency of 16.6sqm of internal accommodation). Whilst it is acknowledged that the provision of a limited area of outdoor space is provided, in contrast to the pre application enquiry and withdrawn application (No. 16/00178/FULL), the proposal provides substandard accommodation that the officers are not able to support.

The proposed floor plan indicates that the accommodation would only provide sufficient space for a single seater armchair within the living area and no space for dining, that the kitchen area would be of a size that it could be provided with a two ring cooker and a 40cm wide fridge (standard undercounter fridges are c. 55 - 60cm) and minimal work surface and that the door to the rear yard would involve walking through the shower area in the washroom. This latter point would mean that refuse bins stored in the yard (there would be no alternative place to store them) would need to be brought through the shower area and the whole of the accommodation to be delivered to the road side for collection. These points further indicate that the accommodation proposed would be sub-standard.

The pre application advice issued September 2015 did not reference the National Standards which although coming into force in October 2015, were available in September. A planning application could not have been decided within the date of the National Space Standards being implemented. Whilst it is unfortunate that the pre application advice did not reference the likelihood of new standards it is considered that the application process has not been frustrated by that previous advice and in light of the standards and arrangement of the proposed accommodation it is sub-standard and unacceptable.

3. Loss of Community Facility

Policy DM25 outlines that proposals involving the loss of community facilities will not be permitted where it would damage the settlement's ability to meet its day-to-day needs or result in the total loss of such services to the community. Only in circumstances where the facility is proven to be no longer economically viable, including for alternative use be considered acceptable. National Planning Policy discourages the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Two hair salons currently operate in Silverton (not including the presence of mobile salons). The loss of 20sqm of community facility floor space would not have a detrimental impact on the vitality and viability of Silverton or upon individual's ability to meet their day-to-day needs. Based on the loss of only 20sqm of floor space and that the applicants Design and Access Statement indicates that the salon has now been closed for 13 months, having previously reduced the opening hours to Saturdays only, the current use would not appear to be economically viable. Whilst there

is no evidence that the proposal has been marketed for an alternative community use the loss of this community facility is accepted.

4. Highway Safety

Policy DM8 requires a minimum of 2 parking spaces per dwelling. The property has no on-site parking provision. A change of use from an employment use (providing employment for up to two individuals and two customers at any one time) to a bed sit will not generate additional parking demand. Indeed, the demand for on street parking will remain largely unaltered, if not lessened. For this reason, whilst the proposal does not comply with Policy DM8 of the Local Plan (Part 3) the proposal is considered acceptable. DCC Highway Authority have no objection to the proposal.

5. Impact on neighbours

The proposal forms part of the existing property (No. 3 Exeter Road) but with no internal connection to that property. No. 3a is completely self-contained accommodation. It forms part of a row of properties now all in residential use. A change of use to residential use would cause limited adverse impact on the quality of amenity currently enjoyed by neighbouring properties. For this reason this aspect of the proposal is considered acceptable.

6. Detailed Design

Minimal intervention on the external appearance of the property to facilitate the change of use is required. Changes required are isolated to the rear of the property providing access to outdoor sitting or bin storage to the rear of the property. The property is not listed and the alterations proposed will have no impact on the character or appearance of the conservation area. For this reason, this aspect of the proposal is considered acceptable.

7. Public Open Space

Mid Devon adopted policy requires that all new dwellings are subject to the necessary infrastructure payments relating to POS. However, having regard to the recommendation, no financial contributions toward public open space provision (AL/IN/3) have been sought in this instance. Should Members be minded to approve the application, a financial contribution toward Public Open Space provision should be made prior to determination.

Conclusion

Planning policy and guidance produced by Mid Devon District Council can be given full weight in the assessment of this proposal. Whilst it is acknowledged that the loss of the a community facility would be unfortunate, its loss would not have a detrimental impact on the vitality and viability of Silverton and its community. The change of use is unlikely to have a detrimental impact on highway safety, the quality of amenity enjoyed by neighbouring properties or on the character and appearance of the conservation area. However, the Council is concerned that the change of use would deliver sub- standard living accommodation by virtue of the size of the accommodation proposed.

As a result, there is a policy conflict with Policy DM15 which provides a policy basis upon which the nationally described space standard can be applied.

There are no significant material considerations that would indicate that planning permission should be granted in conflict with the National standard. For this reason Officers are not able to support the proposal.

Careful account has been taken of all the other matters which have been raised but they do not outweigh those considerations on which this decision is based.

REASONS FOR REFUSAL

1. The proposal is contrary to Section 7 of the NPPF, Policies COR2(a) and COR17(d) of the Adopted Core Strategy, Policy DM2 (eii), of the Local Plan Part 3 (Development Management Policies) and technical housing standards (nationally described space standard March 2015 which supersedes Policy DM15) because by virtue of the size of accommodation proposed the proposal would deliver sub-standard living accommodation. The internal accommodation would not provide adequate facilities for its future occupiers.

Application No. 16/01448/FULL

Plans List No. 5

Grid Ref: 295539 : 102635

Applicant: Mr Woolcock

Location: 25 Exeter Road Silverton Exeter
Devon

Proposal: Variation of condition 2 of planning
permission 15/00132/FULL to
allow substitute plans in respect of
change of design

Date Valid: 23rd September 2016



Application No. 16/01448/FULL

RECOMMENDATION

Grant permission subject to conditions.

COUNCILLOR MRS J ROACH HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE FOR THE FOLLOWING REASON:

To consider whether or not the development as built has an acceptable additional impact on the neighbouring residents, in particular in respect of the additional height of the dwelling.

PROPOSED DEVELOPMENT

The application is in respect of a variation of condition 2 (approved plans) of 15/00132/FULL to allow substitute plans for a revised design.

Planning permission 15/00132/FULL was granted on 17th March 2015 for a replacement dwelling at 25 Exeter Road. Condition 2 requires the development to be carried out in accordance with the approved plans. The dwelling as constructed differs from that previously approved as follows:

Minor decrease in the height of the main roof from 6.35 metres to 6.33 metres (0.02 metres)
Increase in height of the secondary roof (at the western end of the development) from 5.70 metres to 5.99 metres (0.29 metres)
Alterations to windows, doors and glazing

The development is otherwise in accordance with the approved plans.

APPLICANT'S SUPPORTING INFORMATION

Supporting letter

PLANNING HISTORY

14/00763/FULL Erection of a dwelling following demolition of existing dwelling - Withdrawn
14/01577/CLP Certificate of lawfulness for the proposed erection of extensions and installation of 2 dormer windows - Split Decision
15/00132/FULL Erection of a dwelling following demolition of existing dwelling (revised scheme) - Permitted

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR2 - Local Distinctiveness
COR17 - Villages

Mid Devon Local Plan Part 3 (Development Management Policies)

DM2 - High quality design
DM8 - Parking
DM14 - Design of housing
DM15 - Dwelling sizes
DM27 - Development affecting heritage assets

CONSULTATIONS

SILVERTON PARISH COUNCIL - 5th October 2016 - The Parish Council does not support the above application and feels strongly applicants should adhere strictly to the approved plans and not seek retrospective consent after completion of the dwelling for variations not originally included.

REPRESENTATIONS

1 objection summarised as follows:

The dwelling is overbearing on neighbouring properties
The increased height worsens the depressing view the dwelling gives when leaving the village
The dwelling height and bulk is significantly greater than the original bungalow on the site

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The key issues in determination of this application are:

1. **Principle of amending approved plans**
2. **Design and effect on the street scene and setting of the conservation area**
2. **Effect on neighbouring residents**

1. **Principle of amending approved plans**

The Parish Council considers that developers should adhere strictly to the approved plans and not seek retrospective consent for variations. The planning system has processes for amending previously approved plans: minor changes can be dealt with by submitting an application for a non-material amendment, for example where there are minor changes to fenestration. Where amendments are more substantial, an application for variation of the approved plans can be made under Section 73 of the Town and Country Planning Act 1990. The application to alter the approved plans does not need to be made before the changes are implemented. However, if the changes are unacceptable, the developer will be making those changes at their own risk as, should the alterations be refused and enforcement action taken, the developer will need to ensure that the development accords with the originally approved plans. The application should only be refused if the amendments would result in a development that would not be granted planning permission.

2. **Design and effect on the street scene and setting of the conservation area**

The dwelling is on the edge of the village and although outside the Silverton conservation area, has the potential to affect its setting. The dwelling has previously been granted planning permission and the current application relates only to alterations from the approved plans. The site is relatively well screened and the changes to the ground floor fenestration will have little effect on the street scene or conservation area. Changes to windows and roof lights above ground floor level are minor and result in a development that is not materially different in terms of its effect on the street scene and conservation area.

The key concern appears to be the increase in the roof height of the part of the dwelling at the western end of the site closest to the road. Whilst this part of the roof is 0.29 metres higher than previously approved, your officers do not consider the increase in height makes the development unacceptable in terms of its effect on the street scene and conservation area.

The conservation officer has no objections to the application. Overall, the development as built is considered to be acceptable and in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2, DM14 and DM27 of the Local Plan 3 Development Management Policies in respect of its design and impact on the street scene and conservation area.

3. Effect on neighbouring residents

Concern has been raised that the increase in height of the dwelling results in an overbearing impact on neighbouring residents. The part of the roof that has been increased in height is at the front of the plot and the increase in height would have only a minor effect on the outlook from the front windows of the neighbouring property. The increase in height would affect mostly the front garden of the neighbouring dwelling, however, your officers do not consider that the increase in height would result in a structure that is overbearing in relation to the neighbouring dwelling or its garden. The development remains in accordance with policy DM2 of the Local Plan 3 Development Management Policies in respect of its effect on neighbouring residents.

CONDITIONS

1. The date of commencement shall be taken as 23rd September 2016, the date when the application was registered by the Local Planning Authority.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
4. The materials used on the external surfaces of the dwelling, and further windows, doors and rooflights shall be those approved under planning permission reference 15/00132/FULL and detailed in the discharge of conditions letter from Mid Devon District Council dated 30th April 2015 only.
5. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1 of Schedule 2 relating to the extension or alteration of the dwelling or its roof (including the installation of windows or other openings) or provision of buildings and structures within the dwelling curtilage, shall take place without the Local Planning Authority first granting planning permission.

REASONS FOR CONDITIONS

1. In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
2. For the avoidance of doubt and in the interests of proper planning.
3. To safeguard the amenities of neighbouring uses in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
4. To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
5. To safeguard the visual amenities of the area, character and appearance of the conservation area and residential amenity of neighbouring residents in accordance with policy COR2 of the Mid Devon Core Strategy 2 (Local Part 1) and DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The proposed alterations to the approved plans in respect of the roof height and altered windows, doors and rooflights, are considered to be acceptable and not to result in a harmful effect on the street scene, the setting of the conservation area or the living conditions of neighbouring residents sufficient to warrant refusal of the application. The proposal is considered to comply with the relevant policies: COR2 and COR17 of the Mid Devon Core Strategy (LP1) and DM2, DM8, DM14, DM15 and DM27 of the Local Plan 3 (Development Management Policies).

Mrs Jenny Clifford
Head of Planning and Regeneration

