



Planning and Regeneration

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Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

For office use only	
Application Number	
Date Received	Fee Received

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of barn into self catering holiday accommodation. Location: Barn at NGR274185 104326 (Middle Down) Morchard Bishop Road Down St Mary Devon

Reference number

04/00680/FULL

Date of decision (date must be pre-application submission)

27/05/2004

Please state the condition number(s) to which this application relates

Condition number(s)

8. The occupation of the holiday units shall be restricted to bona fide holiday makers for individual periods not exceeding 4 weeks in total in any consecutive period of 13 weeks (3 months). A register of holiday makers shall be kept and made available for inspection by an authorised office of the council at all reasonable times.

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

28/05/2004

Has the development been completed?

Yes

No

If Yes, please state when the development was completed (date must be pre-application submission)

01/07/2007

Condition(s) - Variation/Removal

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Prior to 2021, bookings for the Barn were plentiful but with the advent of Covid in 2021, a lot of bookings were cancelled. In 2021/2022, the barn was let for 182 days, most of which were cancelled due to Covid. In 2022/2023, the barn was let for 121 days, some of which were rebooked from 2021. In 2023/2024, the bookings have amounted to 56 days which considering the Barn is available to be rented for 52 weeks of the year is a distinct decline. I have detailed evidence to back this up should it be required. Bearing this in mind, as there is insufficient demand for holiday letting one has to look at alternatives to preserve the Barns' future.

I have contacted our Letting Agents to ascertain whether the decline is likely to continue. I have been informed that the decline is set to continue throughout 2024 due to the financial climate making people more cautious as to how their money is being spent. This means that the holiday letting business is not viable for us and with no improvement envisaged, changing to residential use would appear to be an option that would preserve the Barn for the future.

Although the Barn is in a Conservation Area, there have been no material changes to the building from the original planning application and it is not in the vicinity of any listed buildings.

As I am 80 and my wife is nearing that milestone, we are looking to downsize for the rest of our retirement and the Barn offers us this opportunity to realise this intention. Obviously, without residential change of use permission, this is not an option, therefore, with this change of use it will ensure that the Barn is kept in good repair and maintained preserving it for the future whilst being an asset to the Community.

With regard to the impact on the Highway, there would be no further increase in traffic, if anything, a reduction.

We hope you view this application favourably as we have lived in Down St. Mary for 50 years and are active participants in Village life and would like to continue our retirement in this setting.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To remove the holiday lets stipulation and substitute it with permanent residential use.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr and Mrs

First Name

Colin

Surname

Pluck

Declaration Date

04/12/2023

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tessa Pluck

Date

2023/12/04