

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00062/FULL	Park Hill Veterinary Clinic Limited 31 Park Hill Tiverton Devon EX16 6RW	Siting of portakabin and associated works	PERMIT	DEL	05/05/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The portakabin hereby permitted shall be discontinued on or before 01/06/2021 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.
- 4 The boundary fence on the northern and western elevation of 31 park hill, indicated on submitted drawings 'front elevation' and 'side elevation', shall be provided prior to the first use of the building as a veterinary theatre. Once provided the boundary fence shall be retained at a height no less than 1.9metres (when measured from the portakabin side of the fence) for the duration of the buildings presence on the site.
- 5 Except for emergency cases, the portakabin shall not be used for the storage of animals or for any animal surgery, except between the hours of 7:30am - 7:30pm Monday to Friday, the hours of 9am - 1pm on Saturdays, and not at all on a Sunday, Bank or Public Holiday.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To reflect the temporary nature of the proposed portakabin and in the interests of visual amenity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interests of visual amenity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the amenity of nearby residential properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The application scheme for the erection of a portakabin is considered to be supportable in policy terms. The proposal is considered to cause some harm to the character of the surrounding area, however this is appropriately mitigated against. The scale, setting, design and use of the portakabin is not considered to result in a significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM8 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

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

16/00262/FULL	9 Fore Street Cullompton Devon EX15 1JW	Erection of dwelling and alterations to existing garage	PERCON	DEL	29/04/2016
---------------	--	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 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.
- 5 Prior to their use, details and/or samples of the materials (including colour and texture of render, brick, guttering, downpipes, fascias, soffits and roofing materials, including integral solar panels) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details/samples and be so retained.
- 6 No hard surfacing works in the areas shown on the approved plans shall begin until details and/or samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved hard surfacing works shall then be carried out before the development hereby permitted is first brought into its permitted use (in any phase) and shall be so retained.
- 7 Prior to the installation of windows and doors, working details of the new external doors/door frames/windows/ including sections, mouldings and profiles, finishes and glazing shall have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 8 Prior to occupation of the dwelling, working details of the repair, materials and finish for the external boundary walls, are to be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used and once provided such boundary walls shall be so retained and maintained in accordance with the approved details.
- 9 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1 relating to extensions or alterations of the dwellings or their roofs or provision of outbuildings, etc, hard surfaces, or chimneys and flues, or Classes A, B of Part 2, of Schedule 2, relating to fences, gates or other structures within the curtilage of the building(s) shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3: (Development Management Policies) and Paragraph 141 of the National Planning Policy Framework.			
4		To ensure that the proposed development does not prejudice the amenities of neighbouring properties.			
5		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
9		To safeguard the visual amenities of the conservation area and the character and appearance of the building to be provided, and the amenities of neighbouring properties, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The current proposal is acceptable in that the proposed dwelling is in a sustainable location and is considered to be appropriately scaled and designed in terms of its impact on the street scene and the adjacent dwellings. The proposal is not considered to lead to an unacceptable impact on the privacy and amenity of any other neighbouring occupiers. There is provision of adequate amenity space for property commensurate with the size. There is provision of 2 parking spaces. The proposed dwelling is within the settlement limits of Cullompton and within walking distance of the main shopping area within the High Street and Fore Street. The proposed dwelling is considered to be appropriately designed for its use and location and in keeping with the area. The proposal is therefore considered to comply with the requirements of relevant Policies: COR1, COR2, COR9 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), Supplementary Planning Documents on the provision and funding of open space through development, air quality and development and provision of parking in new development and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00294/PNCOU	Land and Buildings at NGR 290388 115647 (Higher Ingrams Farm) Loxbeare Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	05/05/2016

Conditions

- 1 Before the development hereby permitted is first brought into its permitted use as a dwellinghouse the outbuildings as indicated on the Site Location Plan received on 14th April 2016 shall be removed.
- 2 No animals or livestock will be housed nor manure, silage, slurry or sludge stored at any time in the building located approximately 10 metres to the north of the development hereby permitted and indicated as such on the Site Location Plan received on 14th April 2016.

Reasons

- 1 To safeguard the amenity of the future occupants of the dwelling hereby permitted.
- 2 To safeguard the amenity of the future occupants of the dwelling hereby permitted.

Reasons

The proposed change of use of the building into one dwelling (C3) and building operations as shown on the submitted Location Plan 1:1250, and proposed drawings, validated on 11th March 2016 amounts to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Local Planning Authority hereby approves prior approval for the development.

16/00306/FULL	Hartnoll Farm Tiverton Devon EX16 4NG	Erection of 2 business units (Use Class B1/B2)	PERMIT	DEL	04/05/2016
---------------	--	---	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided, surfaced and drained in accordance with the submitted plan P521/04Rev A and shall be retained and maintained for that purpose at all times.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate facilities are available for the traffic attracted to the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The proposed erection of 2 business units (Use Class B1/B2) by virtue of their scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another unit, its surroundings or any residential dwelling within the area. The introduction of two further units to an existing site will enhance the viability and economic development of the site. As such the proposal is considered to comply with policies COR4, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and DM2, DM8, DM17 and DM20 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00315/TPO	7 Pine Close Tiverton Devon EX16 5BY	Application to carry out works to 1 Oak, 1 Tulip and fell 2 Cypress tree protected by Tree Preservation Orders 02/00001/TPO and 73/00016/TPO	PERMIT	DEL	05/05/2016
--------------	--------------------------------------	--	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell 2 x Lawson Cypress (T2 and T4) b) Crown reduce lower limb of Tulip tree to achieve 2-3m clearance from the neighbouring chimney. Crown-raise the Tulip tree over the outhouse to give 2m clearance between the roof and the tree (T3) (c) Carry out a 1-1.5m reduction on the roadside part of the Oak tree (T1)

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00318/HOUSE	Jaspers Green Uplowman Tiverton Devon EX16 7DP	Erection of extension and conversion of existing garage to annexe	REFUSE	DEL	29/04/2016

Reasons

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

Reasons

- 1 In the opinion of the Local Planning Authority, by virtue of the scale, mass and siting of the proposed extension of the existing garage and conversion to annexe accommodation, the scale is considered to be too large to be considered an appropriately scaled annexe with the proposed extensions to the existing garage building. The scale of the proposed annexe would effectively be tantamount to a new dwelling in the countryside with all facilities to be provided which would normally be found in a separate dwelling. The development is therefore considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM13 of the Local Plan Part 3 (Development Management Policies) and Paragraph 55 of the National Planning Policy Framework.
- 2 In the opinion of the Local Planning Authority, the separation distance between the main dwelling and the proposed access is not considered to be close enough to the main dwelling to expect occupants of the annexe to share living facilities or have a functional relationship between them. The proposal is therefore tantamount to the erection of a new dwelling in the countryside and has not been justified in terms of special circumstances. It is considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Paragraph 55 of the National Planning Policy Framework.

16/00329/HOUSE	137 Sunnymead Coppleshon Credon Devon EX17 5NB	Erection of a blockwork garden shed	PERMIT	DEL	04/05/2016
----------------	---	--	--------	-----	------------

Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The application for the erection of a blockwork garden shed is considered to be supportable in policy terms. The design of the shed is considered to respect the character, scale, setting and design of the existing property. There are a number of small garden sheds along the road and therefore it is not considered that the proposed shed would detract from the character or appearance of the wider area. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage. Given the scale of the shed and the siting in relation to the neighbouring properties it is not considered that the proposal would result in significant adverse impact to the amenity of occupiers of nearby properties. On this basis the proposal is considered to be acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

16/00356/PNCOU	Newhayes Sampford Peverell Tiverton Devon EX16 7EE	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	03/05/2016
-----------------------	---	--	-----	-----	------------

Reasons

Prior to any works to convert the application building the barn located immediately to the south and marked on the plan (drawing number 0 date stamped 25 APR 2016 Location Plan) shall be removed in its entirety.

To ensure the occupants of the proposed dwelling will have suitable amenity for the dwelling.

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

16/00368/FULL	Land at NGR 304875 112638 (Mountstephen House) Uffculme Devon	Formation of vehicular field access	PERMIT	DEL	04/05/2016
----------------------	---	-------------------------------------	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.0m metres back from its junction with the public highway.
- 4 In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent mud and other debris being carried onto the public highway in accordance with the National Planning Policy Framework.
- 4 In the interest of public safety and to prevent damage to the highway in accordance with the National Planning Policy Framework.

Reasons

The proposal is for the formation of vehicular field access at Land at NGR 304875 112638 (Mountstephen House) Uffculme. It is considered that the application scheme will neither cause harm to existing highway safety nor will it adversely affect the visual amenities of the wider street scene. It is also not considered that the proposals will affect the living conditions of occupants of neighbouring properties. As such the proposal is considered to be in accordance with policies COR2, COR9 and COR18 of the Local Plan part 1 (Core Strategy), policies DM1 and DM2 of the Local Plan part 3 (Development Management Policies), and the National Planning Policy Framework.

Reasons

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

16/00371/TPO	Land and Buildings at NGR 296606 112858 (Adjacent 1 Redlands) Blundells Road Tiverton Devon	Application to reduce 1 Oak tree by 20-25% and cut back overhanging branch by 5-6m protected by Tree Preservation Order 83/00002/TPO	REFUSE	DEL	05/05/2016
---------------------	---	--	--------	-----	------------

Reasons

- 1 An overall crown reduction of the proposed amount is not arboriculturally justified and will result in a loss of amenity value.
- 2 Where there is a potential weakness in on climb a partial crown reduction would be justified following a further application.

16/00379/HOUSE	Land at NGR 296005 113661 (Rear 68 Pinnex Moor Road) Prideaux Crescent Tiverton Devon	Erection of a shed and greenhouse	PERMIT	DEL	05/05/2016
-----------------------	---	-----------------------------------	--------	-----	------------

Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

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

Reasons

The application scheme for a shed and greenhouse is considered to be supportable in policy terms. The proposals are considered to respect the character, scale, setting and design of the existing dwelling and given its scale is not considered that it would result in overdevelopment of the dwelling curtilage. Given the nature and scale of the proposals, it is not considered any significant adverse amenity impacts will be caused to the neighbouring properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00380/HOUSE	Lamorna Peoples Park Road Crediton Devon EX17 2DA	Formation of parking bay following demolition of wall and outbuildings	REFUSE	DEL	04/05/2016
-----------------------	---	--	--------	-----	------------

Reasons

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

Reasons

- 1 The existing boundary walling provides a positive contribution to the character and appearance of the conservation area and its loss would result in harm to the significance of the conservation area. By virtue of its substandard design, the proposal would result in excessive vehicle manoeuvres on the public highway causing an increased safety risk to other highway users. On this basis it is not considered that there are any public benefits arising from the scheme that would outweigh the harm to the character and appearance of this part of the Conservation Area and therefore the proposal is considered to be contrary to the following policies: COR2 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00437/LBC	April Cottage Cheriton Fitzpaine Crediton Devon EX17 4JQ	Listed Building Consent for erection of extension and replacement porch	PERMIT	DEL	05/05/2016

Reasons

The proposed works are considered to be acceptable and will not lead to harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

16/00448/FULL	Rear of The Sticks Zeal Monachorum Crediton Devon EX17 6DG	Retention of change of use of garage to astronomical observatory with domed roof (Revised scheme)	PERMIT	DEL	06/05/2016
---------------	---	--	--------	-----	------------

Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 17th April 2015.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The rotation of the dome of the astronomical observatory shall be limited and blocked from full rotation as shown on the details of restriction as submitted with this application.

Reasons

- 1 To set a legal commencement dated for the works. For the avoidance of doubt in the interests of proper planning.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of safeguarding the amenity and potential for overlooking and loss of privacy of occupants of neighbouring properties in accordance with DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application is a revised scheme for the retention of change of use of garage to astronomical observatory with domed roof at the rear of The Sticks. With the submitted details of how the rotation of the observatory will be block and limited from a full 360 rotation, the application scheme is considered to be acceptable. The observatory is not considered to be disrespectful to the character of the conservation area, as the garage cannot be readily seen from the street scene and public realm viewing points; and is not considered to be significant and/or overbearing in visual terms. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM27 and Government advice n the National Planning Policy Framework.

Reasons

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