

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 February 2019

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

INDEX

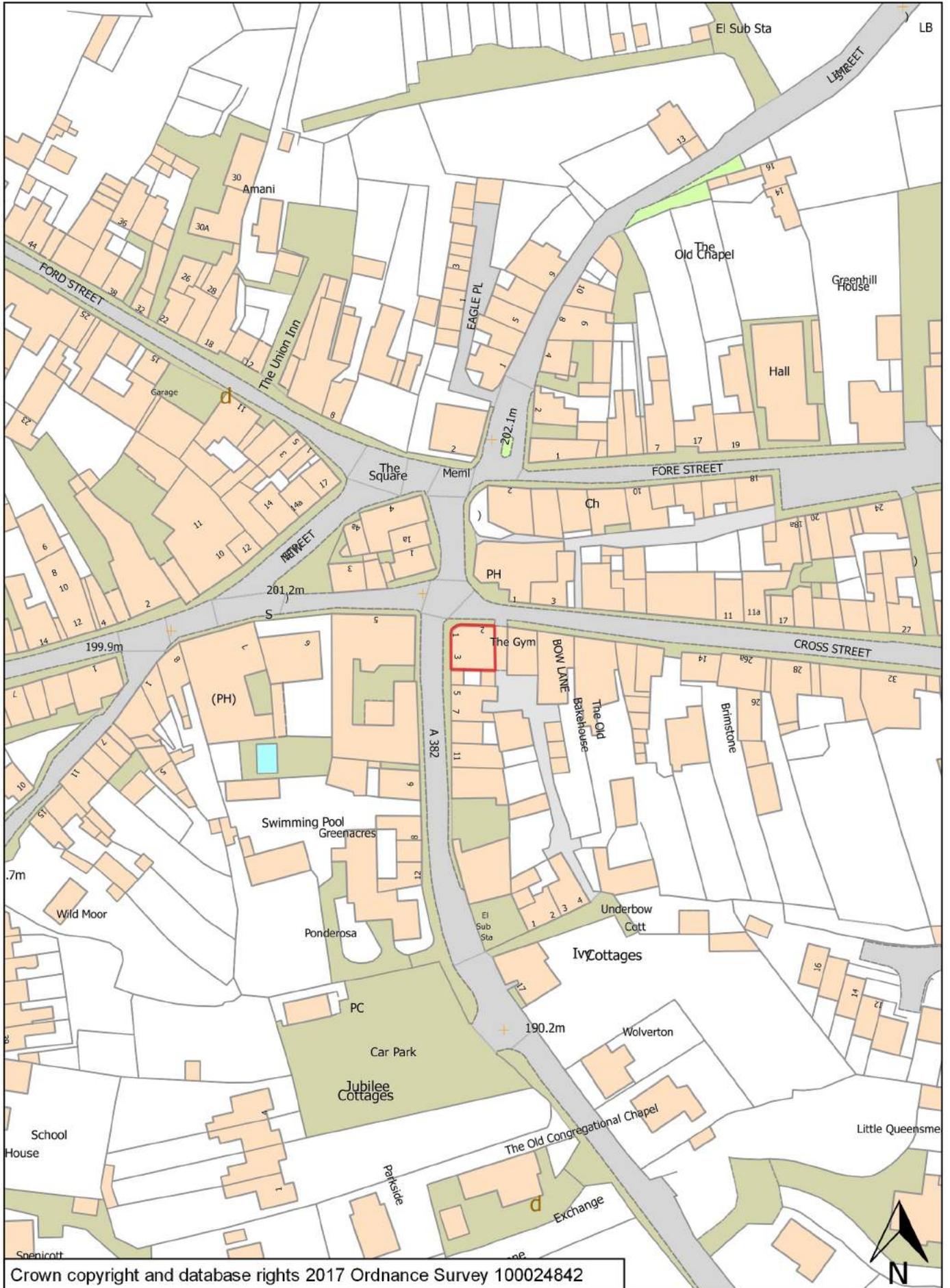
Item No. **Description**

- | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. | 0604/18 - Change of use to dental practice (Change of Use), 1 Station Road, Moretonhampstead | Pg. 8 |
| 2. | 0625/18 - Farm workers dwelling (Full Planning Permission - Householder), Jervis Farm, Cheriton Bishop | Pg. 12 |
| 3. | 0646/18 - Replacement dwelling (Full Planning Permission), Kenwyn, South Zeal | Pg. 18 |
| 4. | 0657/18 - Erection of covered store, compost toilet and siting of two containers (Full Planning Permission), The Marsh Community Compost and Reuse Centre, Exeter Road, South Brent | Pg. 23 |

0604/18 - 1 Station Road, Moretonhampstead



Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

1. Application No: **0604/18** District/Borough: **Teignbridge District**
Application Type: **Change of Use** Parish: **Moretonhampstead**
Grid Ref: **SX753860** Officer: **Nicola Turner**

Proposal: **Change of use to dental practice**

Location: **1 Station Road, Moretonhampstead**

Applicant: **Dr S Channing**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The premises hereby approved shall only be used for Class D1 Clinic use in accordance with the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
3. The change of use shall apply to the building identified on the site location plan received 31 October 2018.

Introduction

The site is the former Lloyds bank on the corner of Station Road/Cross Street in the centre of the village. The bank has been closed for around a year – the premises remain vacant. The proposal is for a change of use from its last use (A2 financial), to a dental surgery (class D1).

There would be no external changes to the building.

The application is presented to Committee as it is a Departure from Policy.

Planning History

| | | | |
|----------------|---------------------------------------------------------------------------|---------------------|-------------------|
| 0226/13 | Replacement of existing advertisement signs | | |
| | Advertisement Consent | Grant Conditionally | 21 June 2013 |
| 0320/11 | Replacement of two non-illuminated A1 portrait window merchandising units | | |
| | Advertisement Consent | Grant Conditionally | 14 September 2011 |
| 0296/07 | Non-illuminated signage | | |
| | Advertisement Consent | Grant Conditionally | 30 May 2007 |
| 0036/07 | Illuminated signage | | |
| | Advertisement Consent | Refused | 06 March 2007 |
| 5/02/229/98/05 | Display of fascia & projecting signs | | |
| | Advertisement Consent | Grant Conditionally | 27 October 1998 |
| 5/02/153/96/03 | Installation of 900mm diameter satellite receiving dish | | |
| | Full Planning Permission | Grant Conditionally | 10 September |

| | | | |
|----------------|------------------------------------------------------------------------------------------------|---------------------|------------------|
| | | | 1996 |
| 05/03/0807/02 | Advertisement display Advertisement Consent | Grant Conditionally | 25 June 1976 |
| 5/2/2184/02/5D | Non-illuminated signs Advertisement Consent | Refused | 16 January 1976 |
| 5/1/1762/02/4D | Alterations and change of use from shop to bank office and storage Full Planning Permission | Grant Conditionally | 14 February 1975 |

Consultations

| | |
|-------------------------------|----------------------------------------|
| Teignbridge District Council: | No objections |
| County EEC Directorate: | No highway implications |
| Environment Agency: | Flood Zone 1 - Standing Advice applies |

Parish/Town Council Comments

| | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Moretonhampstead PC: | The Parish Council fully supports the application. It considers it is a good use of a redundant building and welcomes additional dental provision in the town. |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR17 - Promoting increased health and well-being
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR5 - Protecting the historic built environment
DMD12 - Conservation Areas
DMD19 - Sustainable Communities
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD4 - Protecting local amenity

Representations

2 letters of support

Much needed improvement with a larger dental facility in the town rather than travelling to Tavistock or Okehampton.

Observations

PROPOSAL

The application seeks the change of use of this former Lloyds bank, which closed over 12 months ago, to a dental surgery, (D1).

POLICY

Policy DMD19 seeks to improve the range of community facilities within the National Park and

supports proposals where the facility is aimed at contributing to improving the well-being of the resident population of the community and it is well related to the built form of the settlement it serves. Proposals for the development of shops, professional and financial services, cafes/restaurants and drinking establishments will be permitted within Local Centres, however this application is for the change of use to a dental surgery, which is not specifically a use identified in the policy.

ASSESSMENT

The proposal technically involves the loss of an A2 financial service within a settlement which would normally be resisted. The rationalization of high street banking facilities seen elsewhere and improvements to on-line services have largely replaced existing facilities. An alternative provider is unlikely to take on this business premises as it exists. Banking facilities are provided in the Post Office in Court Street.

While policy seeks to encourage the retention of a range of services, including A2 uses, there are circumstances when a change of use can be entertained after a suitable period of marketing (usually 12 months) has been undertaken. In this case however, there has been no marketing of this property to seek an alternative A1 or A2 use as the proposal has arisen as an opportunity to provide larger premises for an existing dental practice in the village. This is an ideal location in the centre of the village within bus and walking distance of most properties, removing the need to travel to Exeter for dental treatment.

CONCLUSION

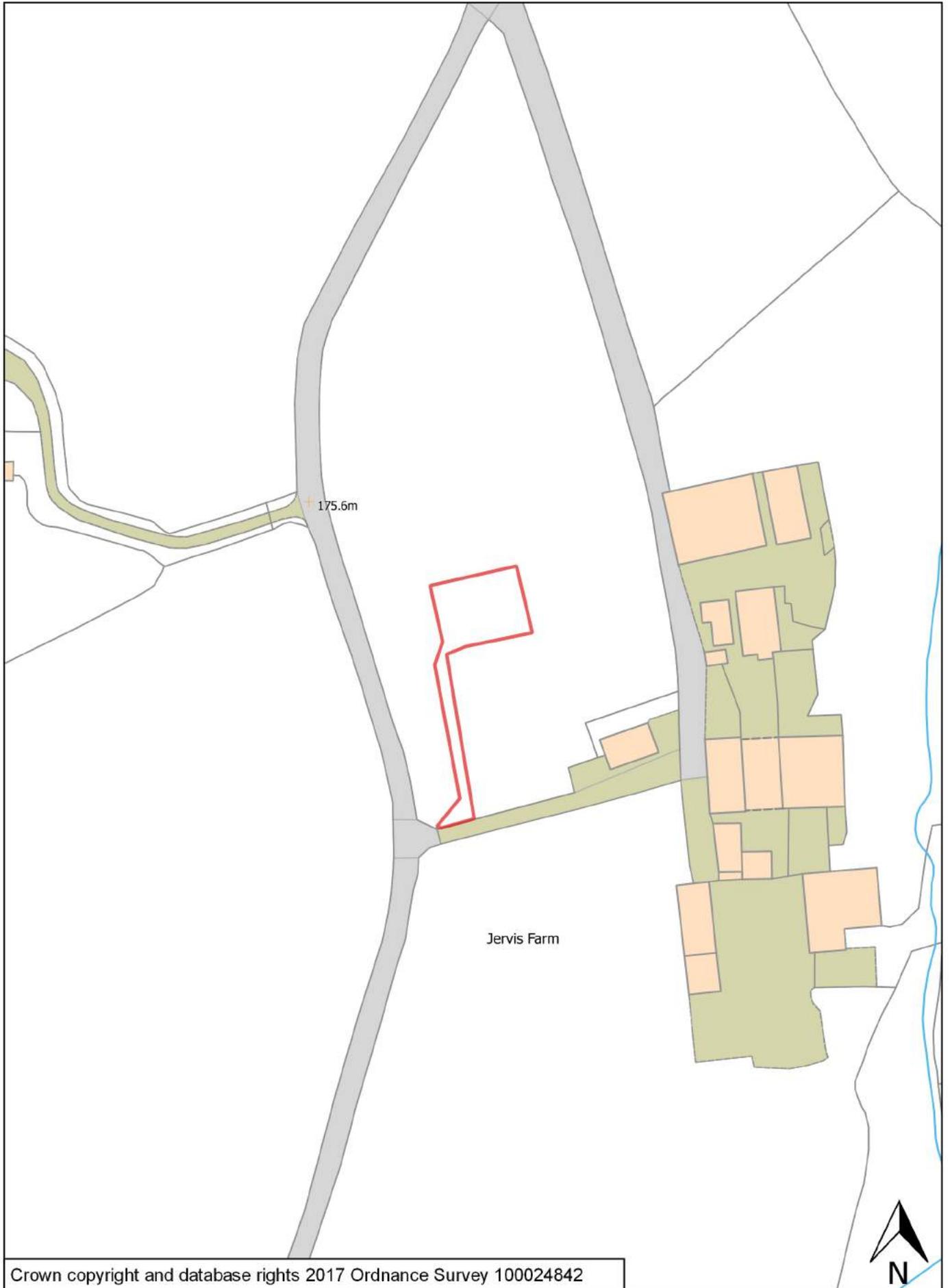
The proposal will allow a continued active use for these vacant premises within the centre of the village helping to maintain a prominent building. The proposal will help to support the local economy and sustain the vibrancy of the community in line with the objectives of policies COR1, COR12, COR18 and DMD1.

The proposed D1 dentistry use is not considered to have a detrimental impact on the residential amenity of neighbouring occupiers in line with policy DMD4.

0625/18 - Jervis Farm Cheriton Bishop



Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

2. Application No: **0625/18** District/Borough: **Mid Devon District**
 Application Type: **Full Planning Permission - Householder** Parish: **Cheriton Bishop**
 Grid Ref: **SX771924** Officer: **Helen Maynard**
 Proposal: **Farm worker's dwelling**
 Location: **Jervis Farm, Cheriton Bishop**
 Applicant: **Mr A Retter**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal is in an area where the Authority would only permit a new dwelling where it is required for an agricultural or rural-based business where there is a clearly established existing functional need for a worker to be readily available at all times. The Authority is not satisfied that there is an existing functional need for a third on-site dwelling at Jervis Farm and the proposal is contrary therefore to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR15 and DMD23 and to advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.

Introduction

Jervis Farm is an agricultural holding comprising 324ha (49% is owned and 51% is taken on an array of agreements).

This application proposes a third dwelling at the farm.

The application is presented to Members in view of the Parish Council comments.

Planning History

| | | | |
|----------------|---------------------------------------|-----------------------|----------------|
| 0131/18 | Farm worker's dwelling | | |
| | Full Planning Permission | Refused | 30 July 2018 |
| 4/11/002/97/18 | Lean-to Fodder Store (18.28m x 6.70m) | | |
| | | No objection | 04 April 1997 |
| 4/11/001/93/03 | Agricultural dutch barn | | |
| | Full Planning Permission | Grant Unconditionally | 03 August 1993 |

Consultations

Mid Devon District Council: Does not wish to comment.
 County EEC Directorate: No highway implications.
 Environment Agency: Flood zone 1. Standing advice applies.
 DNP - Trees & Landscape: The proposed dwelling does not reflect the pattern of buildings found in this landscape and its position in the middle of a field, with no mitigation, will have a detrimental impact on the character of the local landscape and be visually intrusive.

Parish/Town Council Comments

Cheriton Bishop PC: Support

Representations

None to date.

Observations

PROPOSAL

Jervis Farm is located in open countryside to the south of Cheriton Bishop where Core Strategy policies COR2, COR15 and policy DMD23 only allow for a new dwelling where it is to serve the proven needs of agriculture. This is supported by advice in the National Planning Policy Framework 2018.

This application proposes a third agricultural worker's dwelling at Jervis Farm (a two-bedroom bungalow).

PLANNING HISTORY

This application seeks to address the refusal reasons in a previously submitted application (ref: 0131/18) that was presented to Members at the Development Management Committee on 27 July 2018.

That application was refused as it was considered that there was no functional need for a third agricultural worker's dwelling at Jervis Farm.

The application submitted, subject of this report, does not identify any changes to the farming practices or stock levels at Jervis Farm. However, statements have been submitted rebutting the previous Officer's report.

HOLDING

The land, buildings and main farmhouse are owned by the farming business GF and DJ Retter & GG Retter.

Mr GF Retter (applicant's grandfather) remains a partner of the business but lives in a care home off farm. Mrs DJ Retter remains a partner in the business, is retired and remains in occupation of the farmhouse at Jervis Farm.

The following family members live in the second agricultural dwelling known as Moor View, which is located south of Jervis Farmhouse. Mr G Retter (applicant's father), a partner in the business; Mrs S Retter (applicant's mother) a partner in the business; Mr A Retter (applicant) a partner of the business) and Miss R Retter (applicant's sister) who runs and manages a dog kennels and grooming business at Moor View.

The key issues are whether the proposal provides over-riding justification for a new dwelling in the countryside and the impact on the character, appearance and amenity of this part of the National Park landscape.

HOLDING

The independent agricultural consultant has advised that the business was established in 1947 and in the later 1960s they purchased a neighbouring holding with a second dwelling known as Moor View. The two farms have been combined to create one agricultural unit.

The holding comprises 324ha; 49% of which is owned.

The applicant operates a mixed livestock farming business model including sheep, suckler cows and beef finishing. The current stock levels are:

- 400 breeding lowland ewes
- 8 rams
- 75 suckler cows
- 3 bulls
- 55 calves less than 6 months old
- 36 stirks between 6 and 12 months old

In addition to the livestock enterprise the farm includes winter and spring arable cropping over 120ha.

POLICY

Planning policy is explicit that new dwellings in the countryside will only be permitted in exceptional circumstances; a dwelling to meet the proven needs of an established agricultural/forestry enterprise being one of those circumstances. The assessments of such proposals are subject to the stringent tests set out in policy DMD23.

FUNCTIONAL AND FINANCIAL TEST

The business has been established for over three years and has been profitable for at least the last three years. The financial test has therefore been met.

The independent land agent has confirmed that the labour unit calculation proves that less than two full-time equivalent workers are required to live on or nearby the site. Therefore, there is an essential functional need for one dwelling on the holding or in the area/nearby.

This application is effectively for a third farm dwelling, the first being occupied by the retired grandparent(s) and the second by the parents. The labour unit calculation proves that less than two workers need to live on site or nearby.

The scale and size of the unit is not such that even a second or third farm worker is warranted to be readily available on site at most times. There is therefore no functional need for an additional third dwelling.

DESIGN AND LANDSCAPE IMPACT

The applicants have taken on board pre-application advice given by Officers and the design is considered to be broadly acceptable in terms of the policies within the Development Plan and the Dartmoor National Park Design Guide.

The attached garage is considered large and not usually acceptable for farm worker's dwellings, however it is not considered to be problematic in this instance.

A number of concerns are still to be addressed by the applicant. Officers advised:

- Timber or aluminium windows should be used rather than uPVC
- Remove the boxed verges
- Use cladding and other materials to break up rendered elevations and provide interest
- Reduce width of projection (bedroom 1 and 2) of north west elevation and projection (open plan kitchen) on south east elevation to provide less dominant projections more traditional proportions and roof pitch.

The Landscape Officer has noted that the building is poorly located in the context of the existing farm complex and would be better located along the southern boundary of the field. The applicant has advised that due to the overhead power lines, it was not possible to move the dwelling closer to the field boundary; Western Power have advised the applicant that the building must be at least 7m from the high voltage overhead power lines.

It is noted that no mitigation is proposed and a means of enclosure would usually assist in assimilating the building into the landscape, this may be problematic due to the chosen location and result in drawing attention to the building but should be considered.

Overall, the proposed location is considered to be acceptable in landscape terms and although bringing the building further south would be preferable, this location has been sufficiently justified by the applicant.

RESIDENTIAL AMENITY

Having regard to the layout, siting and design of the proposed single storey dwelling and the distance and relationship with neighbouring properties, it is considered that there is no detrimental impact on neighbouring amenity.

PERSONAL CIRCUMSTANCES

Planning policy in the open countryside restricts development, but allows for rural worker accommodation in the countryside, providing certain circumstances are met.

It has not yet been demonstrated that there is an essential need for a third rural worker to be readily available at the farm to ensure its proper functioning. It is not in dispute however that the enterprise is economically sustainable and has a clear prospect of remaining so.

There is a residential dwelling on the land at Jervis farm (188sqm detached farmhouse), currently occupied by the applicant's elderly grandmother who does not wish to move or reside with the applicant and his partner.

It is within the gift of the family unit to reorganise the living arrangements without the need to buy, rent or build a new dwelling. The applicants have within their ownership and control, two dwelling houses in the area of Jervis Farm which are suitable and available to meet the needs of the enterprise and the personal living requirements of all business partners.

On this basis, a residential dwelling already exists on the farm that would provide for the essential needs of the enterprise; albeit not one that would meet the personal needs and wishes of the applicant's family.

The applicant, his mother, father, partner and sister live at Moor View (400m from Jervis

Farm). No evidence was submitted with regards to whether any alternative accommodation close to the site would be available to purchase or rent, however the applicant has confirmed that there are no outbuildings or barns that are suitable for residential conversion.

The predicament of the applicant in respect of his grandmother and current occupation of the main farmhouse is appreciated, however it is considered that there is no need for an additional farm worker at Jervis Farm and, by inference, a further third farm dwelling.

At some unknown but not necessarily distant point in the future, the farmhouse could become available. The granting of planning permission would allow for an additional home in the countryside that would be permanent and surplus to the needs of the enterprise and contrary to the thrust of the Development Plan and National Planning Policy that seeks to protect it.

Inspectors have acknowledged this in the recently dismissed appeal at Gnarley Farm, Osbaston (Leicestershire). In that appeal, the appellant's grandmother was unwilling to move from her home, however it did not set aside the fact that the dwelling could serve the needs of the enterprise. In that case the Inspector gave the opinion that personal circumstances did not override the assessment of an additional dwelling.

The scheme, subject of this application, would satisfy the challenging personal circumstances of the applicant and his family rather than the needs of the enterprise. Essential need does not refer to the personal aspirations of the applicant and policies are in place to enable rural worker accommodation to be facilitated only where it is necessary and relevant whilst preventing the proliferation of isolated homes in the countryside.

It seems that possibilities for alternative accommodation such as an extension to the farmhouse could be explored earlier. This form of accommodation would be better suited at this site and policy compliant if the need is justified in the future. The proposed permanent dwelling is therefore not an option of last resort.

The harm that would arise from the siting of a permanent dwelling is contrary to policies that seek to protect the open countryside within the National Park. The wider purposes of the National Park outweigh the potential difficulties for the applicant.

CONCLUSION

The existing farm business is well served by the two dwellings that currently exist on the farm. Personal circumstances dictate that the occupiers would prefer a third new dwelling to accommodate their needs.

The assessment of the holding has proved that scale and size of the unit is not such that even a second or third farm worker is warranted to be readily available on site at most times. There is therefore no functional need for a third dwelling at Jervis Farm.

On the basis of the above assessment, the application is recommended for refusal.

0646/18 Kenwyn South Zeal



Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

3. Application No: **0646/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **South Tawton**
Grid Ref: **SX647937** Officer: **Helen Maynard**

Proposal: **Replacement dwelling**

Location: **Kenwyn, South Zeal**

Applicant: **Mr & Mrs Faraday**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed replacement dwelling by virtue of its scale, bulk and design would not enhance the local environment, conserve or enhance the character and appearance of this part of South Zeal or the wider National Park, it would be contrary to policies COR1, COR4, DMD5 and DMD7 of the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.

Introduction

Kenwyn is a 1930s bungalow set to the rear of the plot. This application proposes the replacement of the existing bungalow with a 1.5 storey dwelling and the erection of a garage to the front of the dwelling.

The application is presented to Members in view of the policy concerns and views of expressed by the Parish Council.

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No objection.

Environment Agency: No highway implications.

Parish/Town Council Comments

South Tawton PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR8 - Meeting the challenge of climate change

DMD1a - Presumption in favour of sustainable development

DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD22 - Residential development in Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

1 letter of objection

Overlooking of adjacent property from dining room window.

Observations

PROPOSAL

Kenwyn is a 1930s bungalow set to the rear of the plot. This application proposes the replacement of the existing bungalow with a 1.5 storey dwelling and the erection of a garage.

The property is of timber frame and asbestos panel construction with rendered external walls. A pitched, hipped asbestos tiled roof serves the property. The floors are constructed of suspended timber floors.

To the rear of the property there is an enclosed storage shed constructed of asbestos panelling and brick/concrete block with a corrugated sheeting roof. The windows are double glazed uPVC.

PRE-APPLICATION ADVICE

Pre-application advice was sought. Concerns were raised regarding the height, size, design, fenestration and decking/landscaping and the garage.

The height has been reduced (from two-storey to 1.5 storey) and the decking/landscaping has been amended in response to Officer comments.

DESIGN

The existing building makes little contribution to the Dartmoor vernacular and there is scope to enhance the presentation of the site to contribute more positively to the character and appearance of the street scene. There are a mix of building styles at Ford Cross and these comprise a number of 1930s bungalows as well as some larger two-storey dwellings on the approach to the centre of the village. These properties are fairly tightly spaced along the north western side of the road.

A key policy test is that a new dwelling should lead to an enhancement of the local environment and any replacement should be on a scale that is sympathetic to its location. This is to enable better quality housing to be provided without major changes to the character of the area. The properties along Ford Cross are generally linear development to the rear of the plots.

The design tests are greater with regards to a new dwelling than for extensions. A replacement dwelling must be a positive enhancement to the area. The proposal will present as a taller building with main ridge running across the width of the plot and will therefore present as a more dominant structure from the road, which will compromise the character and setting of buildings in the street scene. The increase in height of the dwelling is approximately 1.4m.

The style of the extension to the rear is incongruous and does not fit well with the domestic building. It dominates the rear and side elevations due to its size (height and distance extending from the rear wall of the dwelling). This is accentuated from the side elevation with the wide proportions of the gable ends with large expanse of blank rendered wall. A single storey small rear projection may be more suitable.

The shallow pitch roof is not common on Dartmoor dwellings. The proposed dormer window on rear facing roof slope is not consistent with guidance set out in the Dartmoor Design Guide which recommends dormer windows be no wider than the width of a single casement window. This dominates the first floor of the rear elevation.

The proposed garage is of limited architectural merit and has been placed at the front of the plot. This could be brought further towards the dwelling to reduce the dominance of the car in the proposal, this has a poor relation to the dwelling and does not contribute to the overall enhancement of the property. Further landscaping and re-arrangement of the parking provision in the garden could also assist.

SUSTAINABILITY

When considering development proposals, the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework 2018 (NPPF).

The NPPF recognises good design is a key aspect of sustainable development, indivisible from good planning. Development should respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

A key policy test is that a new dwelling should lead to an enhancement of the local environment and a replacement is on a scale that is sympathetic to its location. This is to enable better quality housing to be provided without major changes to the character of an area. Great weight should be given to conserving and enhancing National Parks; the design tests within a National Park are high and the scale and extent of development within these designated areas should be limited (NPPF para. 172).

A number of the properties at Ford Cross are all of a similar age and design generally linear buildings with hipped roof projections.

It is acknowledged that the applicant has commissioned reports which indicate that the existing building is not suitable for refurbishment. They state that the cost of the works required, in order to bring the dwelling up to a modern standard, would be significant and that it is more practical and cost effective to demolish and rebuild on the existing plot.

The Design Guide states that it is preferable to adapt existing buildings rather than demolish and replace wherever possible since, even when derelict, they represent a considerable store

of embodied energy. Not only does this approach reduce the carbon footprint of a development when compared to a new building, but on Dartmoor it can also contribute to maintaining the unique character of the National Park.

The proposed replacement dwelling, is not considered to enhance the local environment, does not seek to positively enhance the site and its surroundings or demonstrate good design principles in accordance with the Dartmoor Design guide.

Improvements to the thermal capacity and sustainability of the building are acknowledged, but these do not outweigh the design concerns and fundamental policy objection set out in this report.

INCREASE IN VOLUME

The agent has calculated an existing volume of 368m³ and a proposed volume of 449m³ and therefore a percentage increase of 22%. The approximate proposed floorspace of the dwelling is 139sqm.

It is noted that The National Minimum Space Standards for a single storey two- bedroom dwelling is 102sqm plus 2.5sqm built in storage.

CONCLUSIONS

The principle of replacing the existing building is considered acceptable. However, any replacement should adhere to the guidance regarding size; good design; consideration of neighbours and justification for allowing a dwelling considerably larger than the existing.

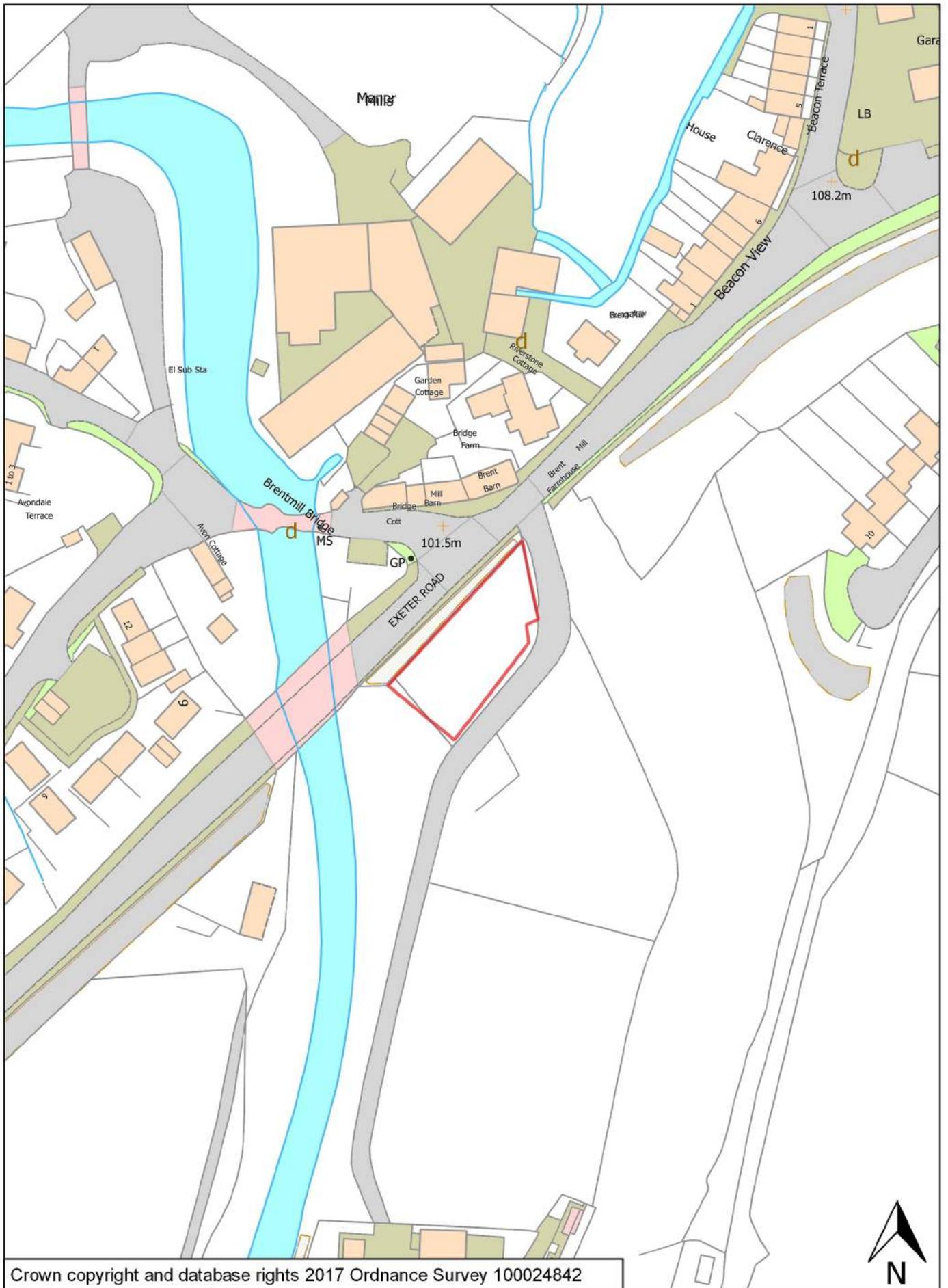
The replacement dwelling replicates the existing dwelling in shape and design and does not present a positive enhancement of the site. This proposal will change the dwelling from an affordable two-bedroom property to a large less affordable 3 bedroom property. This would be contrary to the basis of policy COR15 which seeks to provide housing to meet the needs of local communities.

There are no clear material planning considerations that support this application. The proposal is considered to be contrary to policies COR1, COR2, COR4, COR8, DMD1a, DM1b, DMD3, DMD7; and the DNPA Design Guide and is therefore recommended for refusal.

0657/18 The Marsh Community Compost Centre



Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

4. Application No: **0657/18** District/Borough: **South Hams District**
 Application Type: **Full Planning Permission** Parish: **South Brent**
 Grid Ref: **SX697595** Officer: **Helen Maynard**
- Proposal: **Erection of covered store, compost toilet and siting of two containers**
- Location: **The Marsh Community Compost and Reuse Centre, Exeter Road
South Brent**
- Applicant: **South Brent Old School Community Centre Ltd
Community Centre Ltd**
- Recommendation **That, subject to the consideration of any comments from South Brent
PC, permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall, in all respects, accord strictly with drawings: Plan 2A, 03B, 03C, 06A and 07 valid 10 December 2018 and PV Panel Mounting, 03D, 04B, 05B received 4 January 2018.
4. Prior to installation, samples of all proposed external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved, external facing and roofing materials shall be used in the development.
5. The chipper and/or shredder shall not be operated on the site before 08:00hrs or after 17:00hrs on weekdays. It shall not be operated at any time on Saturdays, Sundays or Bank Holidays.

Introduction

This application proposes the erection of a covered store, compost toilet, two storage containers and a pole mounted solar PV panel.

The site comprises open compost bays constructed of timber sleepers and a concrete base and a green steel container for secure tool storage.

This application is presented to Members as the Dartmoor National Park Authority is the landowner.

The charity Sustainable South Brent lease the site and this charity is managed by a group of volunteer trustees. The lessee, Sustainable South Brent, are due to renew the DNPA lease for the next 10 years.

Planning History

| | | | |
|---------|---------------------------------------------------------------------------------|---------------------|----------------------|
| 0255/10 | Change of use from storage depot to composting and re-use site Change of Use | Grant Conditionally | 08 September 2010 |
|---------|---------------------------------------------------------------------------------|---------------------|----------------------|

Consultations

South Hams District Council: Does not wish to comment.
County EEC Directorate: No highway implications.
Environment Agency: Flood zone 2 and 3. Standing advice applies.

Parish/Town Council Comments

South Brent PC: Comments awaited.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR23 - Dealing with waste issues
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD4 - Protecting local amenity
DMD4 - Protecting local amenity
DMD41 - Parking provision - Non Residential
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes the erection of an open sided covered store, compost toilet (5sqm), two storage containers (14sqm per container) and a pole mounted PV panel.

The proposed buildings will comprise tanalised timber walls with metal profile sheeting roofing. The windows in the "mess room" container will be metal framed.

PLANNING HISTORY

The site was formally used as a works centre and highway depot for Devon County Council and was extended to the north in the late 1970's. More recently the site has been used as a works depot for storage of building materials and equipment by the Dartmoor National Park Authority.

The site was granted planning permission for a composting and re-use site in 2010 (ref: 0255/10). The site opened in May 2011 and is still in use for this purpose.

The site is currently open every Sunday morning between 10.00 and 13.00 to receive deliveries of garden waste and is manned by three volunteers. The average number of drop-

off visits is 20. Every six weeks South Hams District Council supports the work by bringing a tractor and shredder to shred the waste. There is no intention to change the current operational hours.

The solar powered drum tumbler separates woody waste and clean compost.

The Marsh has produced over 221 tonnes of compost since it commenced operations.

The proposal allows for a better use of space on site and provides covered storage for wood and welfare facilities for the workers. A single sycamore tree is to be felled to facilitate the relocation of the storage container.

POLICY CONSIDERATIONS

This proposal is for a small scale expansion of the existing site to provide for welfare facilities for the volunteers. Policy COR18 allows for the controlled expansion of existing businesses within Local Centres.

The Core Strategy requires waste development proposals to be assessed against sustainability principles with emphasis being placed on management facilities which enable means to recover recyclable and compostable materials. Small community operations are encouraged and the proposal is considered to be in accordance with policy COR23.

This proposal aims to make the best sustainable use of the site and therefore conforms to policy COR4.

VISUAL IMPACT

The site is well contained in the immediate landscape, located on low ground below the highway and enclosed by mature trees along the north-west boundary.

The development works are small scale and will have little impact on the existing vegetation, which provides screening for this site, and as such it is considered that the proposed development will preserve the character and appearance of this part of the National Park in line with policies COR1 and COR4.

The proposed storage containers are to be clad in tanalised timber to resemble agricultural buildings and reduce the visual appearance of the site.

FLOODING

The development is categorised as less vulnerable development under the Planning Practice Guidance and is therefore an appropriate use within Flood Zone 3. The Environment Agency raises no objection to the proposal and the development is not considered to conflict with policy COR9.

CONCLUSION

The application will enable a sustainable community composting scheme and is not considered to have a detrimental environmental impact on this part of the National Park.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 February 2019

APPEALS

Report of the Head of Development Management

Recommendation : **That the report be noted.**

The following appeal decision(s) have been received since the last meeting.

| | | | | |
|---|-----------------|-------------------------------------------------------------------------------|-------------------|----------------------|
| 1 | Application No: | X/18/3208279 | District/Borough: | Teignbridge District |
| | Appeal Type: | Refusal to issue a Certificate of Lawfulness | Parish: | Christow |
| | Proposal: | The proposed use of Canonteign Manor for occasional short stay lets to groups | | |
| | Location: | Canonteign Manor, Christow | | |
| | Appellant: | Mr Liquin Peng | | |
| | Decision: | DISMISSED | | |

The following appeal(s) have been lodged with the Secretary of State since the last meeting.

| | | | | |
|---|-----------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|
| 1 | Application No: | W/18/3212776 | District/Borough: | Teignbridge District |
| | Appeal Type: | Refusal of Full Planning Permission | Parish: | Bovey Tracey |
| | Proposal: | Alterations and change of use of former Threshing Barn and Linhay into two tourism units ancillary to Bullaton Farmhouse | | |
| | Location: | Bullaton Farm, Bovey Tracey | | |
| | Appellant: | Mrs C Seward | | |

| | | | | |
|---|-----------------|-------------------------------------------------------------------------|-------------------|--------------------|
| 2 | Application No: | W/18/3215190 | District/Borough: | West Devon Borough |
| | Appeal Type: | Refusal of Full Planning Permission | Parish: | Throwleigh |
| | Proposal: | Remove existing nissen hut and erect general purpose livestock building | | |
| | Location: | land at Blindfield Meadow, Murchington | | |
| | Appellant: | Mr & Mrs R Davis | | |

| | | | | |
|---|-----------------|-------------------------------------|-------------------|--------------------|
| 3 | Application No: | W/18/3216692 | District/Borough: | West Devon Borough |
| | Appeal Type: | Refusal of Full Planning Permission | Parish: | Dartmoor Forest |
| | Proposal: | Erection of dwelling | | |

Location: **Tyrwhitt House, Tavistock Road, Princetown**
Appellant: **Ms N Hutchinson**

4 Application No: Y/18/3212775 District/Borough: Teignbridge District
Appeal Type: Refusal of Listed Building Consent Parish: Bovey Tracey
Proposal: Alterations and change of use of former Threshing Barn and Linhay into two tourism units ancillary to Bullaton Farmhouse
Location: **Bullaton Farm, Bovey Tracey**
Appellant: **Mrs C Seward**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 February 2019

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head of Development Management

Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.

(For further information please contact James Aven)

Recommendation: **That the following decisions be noted.**

| | | |
|---|-------------------------------------------------------|-----------------------------------------------|
| 1 | Enforcement Code: ENF/0111/18 | District/Borough: Teignbridge District |
| | Grid Ref : SX813750 | Parish : Ilington |
| | Breach : Erection of fence around front garden | |
| | Location : 7 Wood Cottages, Liverton TQ12 6 HJ | |
| | Action taken / Notice served | No further action taken |

| | | |
|---|----------------------------------------------------|---------------------------------------------|
| 2 | Enforcement Code: ENF/0207/18 | District/Borough: West Devon Borough |
| | Grid Ref : SX775900 | Parish : Drewsteignton |
| | Breach : Unauthorised holiday cabin | |
| | Location : Land at Weir Mill, Drewsteignton | |
| | Action taken / Notice served | Deferred |

CHRISTOPHER HART