

0480/17 Land at Higher Sherwell Poundsgate



Scale 1:1,250



DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 January 2018

SITE INSPECTIONS

Report of the Acting Head of Planning

1 Application No: **0480/17** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
 Grid Ref: **SX676752** Officer: **Helen Maynard**

Proposal: **Erection of a general purpose agricultural barn with hardstanding**

Location: **Land at Higher Sherwell, Poundsgate**

Applicant: **Mr B Booty**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed agricultural building, by reason of its prominent location and divorced relationship from other building groups, will have a detrimental impact on the character and appearance of this part of the Dartmoor National Park and has the potential to cause harm to important buried archaeological deposits contrary to policies COR1, COR2, COR3, COR4, COR6, DMD1b, DMD5, DMD13 and DMD34 of the Dartmoor National Park Authority Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

The site panel convened at the roadside adjacent to Little Roost, following the farm track north westwards to access the site of the proposed barn. The footprint of the barn was pegged out in the north east corner of the field. The Planning Officer referred to the submitted plans and elevations, pointing out the orientation of the building and the position of the proposed hardstanding on the northern side. It was confirmed that there will no need for an additional track to link the barn to the fieldgate.

The Planning Officer referred to the extent of the holding, surrounding open access land and rights of way, indicating the position of other existing buildings at the centre of the farm and on outlying land. Members noted their positions and relative uses, making a specific request that these are clearly identified on a plan when the matter is presented at committee.

The Trees & Landscape Officer referred to the importance of the medieval field system and landscape character of the location. Members were made aware of the archaeological sensitivity of the area.

The applicant confirmed his family's farming arrangements at Sherwell, confirming the need for the building and his intention to overwinter livestock in this location. He indicated that the site was most suitable from a farming point of view and that he was mindful of the impact on neighbouring residents when choosing a site for the building. He confirmed that there were limited options elsewhere on the holding due to topography and drainage issues. He also confirmed that there would be no mains lighting on the site but that an occasional generator may be employed.

The District Council representative had no further comment.

The Parish Council representative stated that her council support the need for a building to serve the holding. She acknowledged the concerns raised in respect of archaeology and landscape impact but felt that the need was overriding.

The Panel members expressed mixed views on the development. All acknowledged the farming need that had been presented and that there were few obvious alternatives in this location. The building was considered to be relatively modest and of a simple design however, concern was expressed about the siting of the building, in particular the plans which showed the building to be elevated above the existing ground level on its southern aspect. Two members held strong views that this was an inappropriate exposed location for the building.

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Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
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Introduction

The application is to erect an 12m x 23m agricultural building with hardstanding on land at Higher Sherwell. The building will be located in a corner of a field in which there are currently no buildings.

Access onto the site is through an existing field and no access tracks are proposed to be provided to access the agricultural building.

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

Consultations

Environment Agency:	Flood zone 1- standing advice applies
Teignbridge District Council:	No objection
County EEC Directorate:	No highway implications.
DNP - Trees & Landscape:	The application is to erect an agricultural building on land at Higher Sherwell. The building will be located in a corner of a field. The boundaries of the field are formed by walls and banks with mixed hedgerows growing on top. The development will have no impact on the adjacent walls, banks or hedgerows.

Access onto the site is through an existing field gate. No access tracks are shown however, if the building is to used year round the route to the building will soon break up and a new track will be required. Permanent tracks across the fields will have a detrimental impact on the character of the

local landscape.

The main issue is the impact the development will have on the local landscape. Buildings in this landscape are mostly associated with settlements or nucleated farms and there are few isolated agricultural buildings. The proposed building will not reflect the pattern of buildings found in this landscape.

The building will be located in a pastoral field, the field system is likely to be mid to late medieval. This historic field system is mostly complete and overlies an earlier bronze age reeve system which has been absorbed into the medieval system. There is a strong historic sense of place in this landscape. Intact medieval field systems surrounded by open moorland are one of the iconic features of Dartmoor.

The proposed building will have a detrimental impact on the character of the area, which is contrary to policy COR1(h) and COR3. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic development that will harm the wider landscape. The development is contrary to policy DMD5 because it does not conserve/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically the pastoral character of the fields and the historic field system. It is also contrary to policy DMD34 because the development is poorly related to other buildings and will have a detrimental impact on the historic field system.

DNP - Archaeology:

The proposed development will be both detrimental to the historic landscape character of Sherwell and has the potential to cause substantial harm to important buried archaeological deposits. On these grounds the proposal goes against policies COR3 and COR6.

Parish/Town Council Comments

Widcombe PC: Support this application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR6 - Protecting Dartmoor's Archaeology

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD13 - Archaeology

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD34 - Agricultural and forestry

DMD5 - National Park Landscape

Representations

2 letters of support

Two letters of support originate from the occupier of Little Roost and a family member of the occupier of Little Roost. These representations support the application but request that trees be planted on the south side of the proposed building due to the building being located in a field next to Little Roost. This request is made to ensure that the proposed building is obscured from the north west view of Little Roost.

Observations

THE PROPOSAL

This application seeks permission for a general purpose agricultural barn with hardstanding at Higher Sherwell, Poundsgate.

The building will be located in a corner of a field in which there are currently no buildings. The boundaries of the field are formed by walls and banks with mixed hedgerows growing on top. The development will have no impact on the adjacent walls, banks or hedgerows.

Access onto the site is through an existing field and no access tracks are proposed as part of this application.

The applicant and his family run a mixed beef and sheep farm of 56ha (140 acres). The building is needed to provide livestock accommodation, in particular overwintering accommodation and would also allow for isolation facilities as required. Wrapped haylage would be stored on the hardstanding and hay/along with bedding would be stored in the barn.

PLANNING POLICY

The National Planning Policy Framework (NPPF) states that great weight should be given to conserving the landscape and scenic beauty, cultural heritage and wildlife of National Parks which have the highest status of protection. The importance of delivering these Park purposes is reiterated in the objectives of local policy DMD1b, which stipulates that these considerations will be given priority over other considerations in the determination of planning applications.

Policies COR1 and COR3 require all new development proposals to respect and enhance the character and quality of local landscapes and to sustain local distinctiveness and Dartmoor's special environmental qualities. Policy COR4 requires development proposals to demonstrate a scale and layout appropriate to the site, conserving and enhancing the quality and distinctiveness of the local landscape and built environment.

The importance of understanding landscape character is fundamental to a consideration of these issues and this is embedded in policy DMD5. This policy explicitly states that development proposals should respect the valued attributes of landscape character types, ensuring that location, layout, scale and design conserves or enhances the special qualities of the local landscape, avoiding unsympathetic development that will harm the wider landscape.

Policy DMD34 requires new agricultural development to demonstrate a need proportionate to the use of the land, a scale and form related to its function, relate well to local landscape features and other building groups and be located and orientated to respect local topography.

The Dartmoor National Park Design Guide explains that new agricultural buildings need to be carefully sited in the landscape. Development should aim to fit into and be sympathetic to, existing farmsteads and the landscape, avoiding visually intrusive new buildings and reference being made to trees and folds in the landscape providing opportunities for sensitive, unobtrusive siting.

LANDSCAPE CHARACTER

The main issue is the impact the development will have on the local landscape. Buildings in this landscape are mostly associated with settlements or nucleated farms and there are few isolated agricultural buildings. The proposed building will not reflect the pattern of buildings found in this moorland fringe location.

The building will be located in a pastoral field, the field system is likely to be mid to late medieval. This historic field system is mostly complete. The field system overlies an earlier bronze age reeve system which has not been absorbed into the medieval system. There is a strong historic sense of place in this landscape. Intact medieval field systems surrounded by open moorland are one of the iconic features of Dartmoor, it is considered that erecting a new building within this field system would erode this character.

Whilst, the land is identified as Upland Moorland with Tors the land and surrounding field system have the same characteristics as the nearby enclosed land which is classed as 2D Moorland and Edge Slopes. It is considered therefore that the application site spur of land is wrongly mapped and should be classed as 2D Moorland Edge Slopes.

The Landscape Character Assessment for Dartmoor National Park identifies valued attributes for Moorland Edge Slopes as:

- A rich and intricate landscape full of contrasts;
- Strong pattern of medieval fields with prominent Devon hedgebanks and drystone walls;
- Pastoral character of fields contrasting with areas of heathy moorland;
- Strong local vernacular of granite, colourwash and slate;
- Spectacular views to the moorland core of Dartmoor as well as the surrounding countryside outside the National Park;
- Features associated with the areas mining heritage and historic land uses.

DMD5 states that development proposals should conserve and/or enhance the character and special qualities of the Dartmoor Landscape by:

- respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment; ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;
- retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;
- avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution;
- respecting the tranquillity and sense of remoteness of Dartmoor.

The policy is very clear that development should conserve and/or enhance the character of Dartmoor's landscape.

The development proposed in this application will have a detrimental impact on the historic field system and the pastoral character of the area.

The development does not respect the valued attributes as set out in the Landscape Character Assessment and does not conserve and or enhance the character of the landscape, the development is therefore contrary to policy DMD5.

This isolated development will contrast strongly with the predominantly pastoral landscape and the agricultural building does not reflect the building pattern found in this landscape.

National Parks have the highest status of protection in relation to landscape and scenic beauty and isolated buildings that impact on the character of the landscape are not compatible with the purposes of the National Park designation.

Furthermore, granting consent for a building in this location, will add pressure for additional development such as tracks to access the building (not part of this application) but which would further degrade the pastoral character of the land.

IMPACT ON VISUAL AMENITY

The building will be very visible in the wider landscape from the surrounding open moorland. Many of the surrounding Tors are visited by people to take in the spectacular views of Dartmoor's landscape. There will also be views of the building from the Two Moors Way which runs to the east of the site. Some of the distant views are screened by a line of semi-mature ash, these trees are likely to be infected with Ash Die Back any screening they provide will be short term.

IMPACT ON ARCHAEOLOGICAL INTERESTS

The proposed new agricultural building and associated hardstanding is located within a highly significant archaeological and historic landscape. The fields to the North West of Sherwell are recorded as a fossilised field system (Historic Environment Records: MDV26447 & MDV15713). There is also a high likelihood that important buried archaeological information survives within the footprint of the new barn and this would be at risk from any building works.

The origins of the field system to the northwest of Higher Sherwell, in which the development is located, date back 3,500 years to the Middle Bronze Age. The alignment of the present day field system, particularly the NE/SW boundaries matches that of the earlier prehistoric boundaries or 'reaves', that survive as upstanding and highly visible features on the surrounding Commons. The basal courses of the present day boundaries are likely to be the 'fossilized' remains of material dating back to the Bronze Age.

Archaeological excavation within similar Bronze Age field systems (Holne Moor, Fleming 1978, Shovel Down 2004) have revealed that the areas close to the junctions of the field boundaries are significant and were the focus for activity as represented by round houses, hut circles and other sub divisions including fences, ditches and small enclosures. Such features are likely to survive as buried archaeological features.

The proposed building occupies such a location close to where the NE/SW aligned boundary joins the WNW/ESE aligned boundary. Both these boundaries continue as reaves on Corndon Down to the north and east respectively.

The field system was also in use during the medieval period by the occupants of the nearby settlements of Sherwell, Babeny and also the deserted medieval settlement at Babeny Chapel. The fields are therefore likely to have been ploughed and also cleared of stone during this period but buried archaeology could potentially still survive.

The Sherwell field system is of high evidential value and significance due to its potential to illustrate use during the Bronze Age and Medieval periods through to the modern age. It is also a major element of the historic landscape character of the local area. The construction of the agricultural building proposed and associated hardstanding will have a detrimental impact on this special quality and its archaeological significance.

The proposed development will therefore be both detrimental to the historic landscape character of Sherwell and has the potential to cause substantial harm to important buried archaeological deposits contrary to policies COR3 and COR6.

IMPACT ON RESIDENTIAL AMENITY

The residential dwelling known as Little Roost lies adjacent to the field boundary. The building and hardstanding have been positioned to ensure that the building would not be overbearing or result in loss of light to this neighbour. If minded to approve a condition is recommended to secure tree planting to the south of the proposed building to bolster the existing boundary treatment between the field the building is to be located within and the residential property known as 'Little Roost' in the interest of preserving its visual amenity.

CONCLUSION

It is acknowledged that the family's agricultural enterprise has been in existence in Higher Sherwell for a significant period of time, however, the proposed agricultural building and associated hardstanding in this location will have a detrimental impact on the character and appearance of this part of the National Park in conflict with the Development Plan. The NPPF is explicit that great weight should be given to conserving the landscape and scenic beauty. This is a primary purpose of the National Park and policy DMD1b stipulates that it will be given priority over other considerations in the determination of planning applications.

It is therefore recommended that the application be refused on the basis that the proposed agricultural building, by reason of its prominent location and divorced relationship from other building groups, will have a detrimental impact on the character and appearance of this part of the National Park and has the potential to cause harm to important buried archaeological deposits.

0450/17 - Blackenstone Cottage,

Scale 1:2,000



2 Application No: **0450/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission - Householder** Parish: **Bridford**
Grid Ref: **SX782855** Officer: **Helen Maynard**
Proposal: **Partial demolition of dwelling and erection of two-storey extension**
Location: **Blackenstone Cottage, Bridford**
Applicant: **Ms C Coutts**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension amounts to an increase of 75% of habitable floor space contrary to policy DMD24 of the Dartmoor National Park Development Plan.
2. By reason of its design, bulk and massing the extension would not be subservient in appearance to the existing dwelling and would have an adverse impact on the character and appearance of the property and this part of the National Park, contrary to policies COR1, COR4, DMD1a, DMD1b, DMD3 and DMD7 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broad UK Government Vision Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

The Panel convened on the site and took the opportunity to view the buildings and their surroundings. The Planning Officer explained the proposal as presented, referring to the specific plans and elevations. The Panel noted the footprint of the proposed extension which had been pegged out on the site.

The applicant clarified the historical context of the original cottage; it was previously associated with the adjacent working quarry. The height of the eaves and proposed ridge of the extension was also clarified in relation to the existing portion of the building which is to be retained.

The District Council representative made no specific comment.

The Parish Council representative reiterated support for the project. Whilst understanding the policy constraints, the PC feels that this is an acceptable solution, replacing a part of the current structure which is not in good repair. It was noted that the footprint was only slightly larger than the existing.

The Panel was in favour of the proposed addition as a practical way of resolving the obvious structural issues presented by the existing property. Members acknowledged the policy dilemma presented but, on balance, felt that the proposed solution would not be unsympathetic to either the existing retained portion of the building or the site as a whole given its relatively isolated position. They did however raise some points of concern regarding specific details, in particular the style of fenestration and choice of materials, asking that these matters are discussed further before a decision is made.

5. Application No: **0450/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission - Householder** Parish: **Bridford**
Grid Ref: **SX782855** Officer: **Helen Maynard**
Proposal: **Partial demolition of dwelling and erection of two-storey extension**
Location: **Blackenstone Cottage, Moretonhampstead**
Applicant: **Ms C Coutts**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension amounts to an increase of 75% of habitable floor space contrary to policy DMD24 of the Dartmoor National Park Development Plan.
2. By reason of its design, bulk and massing the extension would not be subservient in appearance to the existing dwelling and would have an adverse impact on the character and appearance of the property and this part of the National Park, contrary to policies COR1, COR4, DMD1a, DMD1b, DMD3 and DMD7 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broad UK Government Vision Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

The application site lies on the edge of open moorland, close to Blackingstone Quarry. It comprises a part stone, part timber framed dwelling, thought to have originally been constructed in the 1920s. Several extensions have been added since and it now contains 3 bedrooms. The dwelling appears in a fairly run down condition. It is set within a large curtilage, much of which is wooded. A detached former agricultural building lies to the southwest of the dwelling and is used for domestic storage.

The property is accessed by a long private drive which runs through woodland. This woodland provides substantial screening, to the effect that the property cannot be seen from nearby surrounding public vantage points.

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

Planning History

5/36/014/94/03	Timber Framed Extension to Sun Lounge	
	Full Planning Permission	Grant Conditionally 14 March 1994
05/36/1346/91	Dwelling and garage	
	Approval of Details	Approve Conditionally 30 August 1991

Consultations

Environment Agency:	Flood Zone 1 - standing advice applies.
Teignbridge District Council:	Recommend that any planning consent should be subject to the planning condition relating to unsuspected

	contamination.
County EEC Directorate:	No highways implications.
DNP - Trees & Landscape:	No objection
DNP - Ecology & Wildlife Conservation:	Works shall not proceed until a European Protected Species Licence (EPSL) for the development has been obtained from Natural England. Works to proceed in strict accordance with the recommendations in Section 6 and Figure 17 of the report (Preliminary Ecological Assessment, George Bemment Associated, 15 June 2017), subject to any variation required by Natural England under any license issued.

Parish/Town Council Comments

Bridford PC: Strongly support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes the erection of a two-storey linear extension to the south elevation of the property.

The existing building has a floor area of approximately 94sqm. This application proposes the demolition of approximately 64sqm of the existing property and the erection of a two-storey extension to the south elevation. The proposed floorspace of the dwelling, once extended, will be 164sqm.

The proposed two-storey extension is set on lower ground than the retained section resulting in a ridge height marginally higher than the retained part of the building (approximately 200mm). The extension is to be colour washed granite and colour washed render, under a slate roof, providing a clear distinction from the retained stone clad section. The replacement windows and doors are to be wood/aluminium. Solar PV panels are proposed on the retained

part of the building. A new stone/grave path, a paved patio and rear pathway to the entrance of the building are also proposed.

The supporting information indicates that the existing cess pit will be replaced by a modern treatment plant. This is to be sited to the south of the dwelling, in close proximity to the existing cess pit. There are no reasons given the land area available why this would not be appropriate.

HISTORY

The application was submitted following pre-application advice for a much larger replacement dwelling; the applicant's agent was reminded on two occasions of the need to comply with the 30% size limitation for extensions to dwellings set out in policy DMD24. Policy DMD24 is clear that unless design considerations indicate otherwise, extension will not be permitted where the total habitable floorspace will be increased by more than 30%.

POLICY

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. Policies DMD7 and COR4 set out design considerations for new development, notably; scale height, alignment, layout, detailing and materials.

Policy DMD24 requires that extensions should not increase the habitable floor space of the existing dwelling by more than 30%, be consistent with advice contained in the Dartmoor Design Guide and not to adversely affect the appearance of the dwelling and its surroundings.

The Dartmoor Design Guide requires high quality locally distinctive design and recognises the distinctive design for Dartmoor being a simple, uncluttered and robust form. It states that scale is a major issue with all and advises that new extensions should not overwhelm the existing property and should be set back from the main elevation.

The Design Guide requires extensions and alterations to a dwelling to not adversely affect the appearance of the dwelling, its curtilage of immediate surrounds, even if not generally visible from public viewpoints.

Core Strategy Policies COR1 and COR4 require high quality design and for an appropriate scale and layout. The NPPF attaches great importance to the design of the built environment; good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Policy DMD4 sets out the objectives for protecting residential amenity and policies DMD14 and COR7 establish the requirement to safeguard biodiversity and protected species.

ASSESSMENT

In terms of assessing the proposal against policy DMD24(c), there is conflict concerning the proposed increase in floorspace. The existing dwelling is approximately 94sqm and this application proposes the demolition of 64sqm of the existing building and the erection of an extension of approximately 134sqm. The resulting floorspace of the dwelling will be 164sqm.

The increase in floorspace is approximately 75%. This figure represents an increase which is

significantly greater than the 30% permitted by policy DMD24.

Although the proposed design of the extension may be considered acceptable in terms of the materials; the simple linear design and the modest flat roof dormers; the scale of the proposed extension overwhelms the existing building. The proposal is considered to adversely affect the appearance of the dwelling and does not represent a design approach that reflects key principles of the Dartmoor Design Guide. The proposed extension will fail to preserve the character and appearance of the area, in accordance with policies COR1 and COR4.

It may be more appropriate to consider a replacement dwelling on this site (which would be considered under Policy DMD27). This may be a way of extending the existing property and improving its thermal performance in a more sympathetic way. Such an approach may lead to a more cohesive development on the site.

The proposal will also adequately protect amenity for the occupiers of nearby properties, in accordance with policy DMD4.

The Bat and Bird survey submitted suggests the presence of bats at the property and the need for a European Protected Species Licence, it also suggests a number of mitigation measures to protect these species.

SUMMARY

Whilst the aspirations to create a better insulated and modern property are noted, and the principal of an extension is accepted, it is considered that the scale and massing of the proposed extension overwhelms the original property and provides excessive height and bulk resulting in an extension that is not subservient to the existing dwelling.

The proposed extension is not considered appropriate in terms of its scale and bulk when considered in the context of the existing dwelling. The proposal represents an increase in habitable floorspace which significantly exceeds that permitted under part (c) of Policy DMD24.

The application is recommended for refusal.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

5 January 2018

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Acting Head of Planning

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0560/17 - Aish Ridge, South Brent



Scale 1:8,000



1. Application No: **0560/17** District/Borough: **South Hams District**
Application Type: **Full Planning Permission** Parish: **South Brent**
Grid Ref: **SX681611** Officer: **Helen Maynard**
- Proposal: **Installation of mobile telecommunications and ancillary equipment involving the erection of 6m high telegraph pole with four consumer antennae and three backhaul radio antennae and associated radio housing and trenching**
- Location: **Land at Aish Ridge, South Brent**
- Applicant: **Airband Community Internet Ltd**
- Recommendation **That, subject to the consideration of any further comments from consultees, permission be REFUSED**

Reason(s) for Refusal

1. The proposed mast and associated infrastructure by reason of its siting and design would have a detrimental impact on the character and appearance of this part of the Dartmoor National Park. The proposal is therefore contrary to policies COR1, COR3, COR4, DMD1b, DMD3, DMD4, DMD5 and DMD20 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 National Planning Policy Framework 2012.

Introduction

The application seeks permission to erect a 6m (19.6ft) high wooden pole with telecommunications equipment to serve the Airband wireless broadband system. The installation will comprise four consumer antennae at the top of the mast and three backhaul radio antennae at approximately 4metres and 360m of underground trenching to provide the electricity feed.

The pole is to be located approximately 2km north of South Brent in a field approximately 150m to the north west of Aish Ridge Common. The site is located next to an existing water tank.

The application is presented to the Committee in view of the Parish Council comments; the issues that it presents and the wider public interest.

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
South Hams District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications
DNP - Trees & Landscape:	Comments awaited.
DNP - Archaeology:	Comments awaited.

Parish/Town Council Comments

South Brent PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD20 - Telecommunications development

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

6 letters of objection 2 letters of support

Objecting comments summary:

- Inaccurate drawings
- Previous Airband installations not installed in accordance with plans
- Visual impact
- Justification - is this mast necessary?
- Airband service is poor
- Landscape impact
- Health impact of mast

Supporting comments summary:

- Much needed improvement to slow internet in Didworthy

Observations

PROPOSAL

The proposed installation is part of a network of similar masts aimed at delivering superfast wireless broadband connectivity to those hard to reach areas of the National Park, which up until now, have either been unattractive to conventional fixed line providers or where it is not possible to upgrade existing infrastructure. These are typically remote locations where the existing telephone exchange and fixed line connections provide poor quality internet access. It is part of the Connecting Devon and Somerset initiative which the Authority is actively endorsing.

The installation follows a standard approach already approved at a number of sites within the National Park – a wooden telegraph pole with telecommunications equipment at two heights for receiving and transmitting the necessary signals.

The receiving dishes on the pole require line of sight from similar installations, in this case linking with another site outside the National Park, just to the south of South Brent (south east of the application site). The transmitting equipment corresponds with small scale receivers supplied to domestic subscribers which are attached to individual properties. Individuals enter into a contract with Airband to provide a range of internet access packages with vastly improved access speeds.

PRE APPLICATION ADVICE

An alternative site within the same field has been the subject of pre-application discussions. The feedback given regarding this site is summarised below:

'The site is on an exposed ridge immediately adjacent to the common land so will pose numerous problems.. There are no strong objections on archaeological grounds. However, the water tank site would be preferable as it impinges less on the setting of archaeological features on the southern side of Aish Ridge. Unfortunately, the water tank site is also prominent and with no vertical features therefore is still likely to be problematic in terms of landscape and visual impact.'

POLICY

Paragraph 115 of the National Planning Policy Framework (NPPF) is explicit that "Great Weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation of landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these area, and should be given great weight in National Parks and The Broads".

The NPPF sets out the strategic approach to supporting high quality communications infrastructure to support sustainable economic growth. It is made expressly clear that "Local Planning Authorities should aim to keep the number of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate" (paragraph 43).

The English National Parks and Broads UK Government Vision Circular 2010 identifies that the Government continues to regard National Park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. The Parks represent an important contribution to the cultural and natural heritage of the nation. The Parks are living and working landscapes and over the centuries their natural beauty has been influenced by human activity such as farming and land management activities. The Circular also sets a renewed vision for achieving park purposes and established the importance of applying the Sanford Principle.

DMD20 is most relevant Dartmoor National Park Development Plan policy to the specifics of this case. It states that telecommunications development will only be permitted where, amongst other matters, it meets the following criteria;

- the siting and external appearance of the apparatus would not damage the landscape character of the immediate vicinity or of the locality when viewed from publicly accessible land
- applicants have shown evidence that they have explored the options of erecting apparatus at alternative sites or on existing structures that are operationally suitable and less obtrusive, or have investigated the options of camouflage techniques or alternative methods that would minimise adverse visual impact

Also of relevance is policy DMD5 which aims to protect the landscape of Dartmoor. Development proposals should "conserve and/or enhance the character and special qualities of the Dartmoor landscape".

The landscape character type for this location is 2D (Moorland Edge Slope). The valued

landscape attributes for this landscape character type are:

- A rich and intricate landscape full of contrasts.
- Strong pattern of medieval fields with prominent Devon hedgebanks and dry stone walls.
- Pastoral character of fields contrasting with areas of heathy moorland.
- Strong local vernacular of granite, colourwash and slate.
- Spectacular views to the moorland core of Dartmoor as well as the surrounding countryside
- outside the National Park, including granite church towers as landmarks.
- Traditional orchards
- Features associated with the area's mining heritage and historic land use

SITE CHARACTERISTICS AND LANDSCAPE IMPACT

While the site is located on a grazed field, the character of the surrounding landscape is open moorland with sweeping views on all sides. Open access land lies just 150m to the south west of the site. There is an absence of other buildings or vertical structures in this location. The mast's visual separation from any other manmade structures in this location would emphasise its effect on the landscape.

The installation would be visually prominent to those passing through the common in close proximity to the site and from distant views. The site is located on a ridge and the higher portions, if not the majority, of the mast will be seen against the skyline with no backdrop from a number of vantage points and this area.

This would be an alien feature in the corner of an undeveloped field would be visually intrusive. The impact of the proposal would harm the National Park and the sensitive landscape and as a result would have a harmful effect on the character and appearance of the area.

This permanent mast installation is considered to conflict with policies COR1(h), COR3, DMD5 and DMD20 as the siting of the apparatus would damage the landscape character of the immediate vicinity and of the locality. The development is considered an unsympathetic development that would harm the wider landscape.

The Authority recognises that the proposed development is infrastructure that would assist with the delivery of much improved broadband internet access in this location. Public benefit must be weighed against the identified harm.

SUMMARY

The benefits of the Airband network are acknowledged. Providing residents with access to improved broadband speeds will undoubtedly open up opportunities for private individuals and for commercial gain – providing access to services which the majority now take for granted in more urban locations. Officers have been successful in finding discreet locations for a number of similar masts throughout the National Park where they have successfully balanced potential harm against need and public benefit to find appropriate solutions.

In this instance, there have been extensive pre-application discussions. Airband was informed of concerns very early in the process and invited to consider alternative methods of providing the necessary coverage in this location, in particular using a number of more discrete masts further down the valley slopes to gain the required coverage. No alternative sites have been suggested by Airband in the wider area; the alternatives investigated to date have all been

located on or close to this ridge.

CONCLUSION

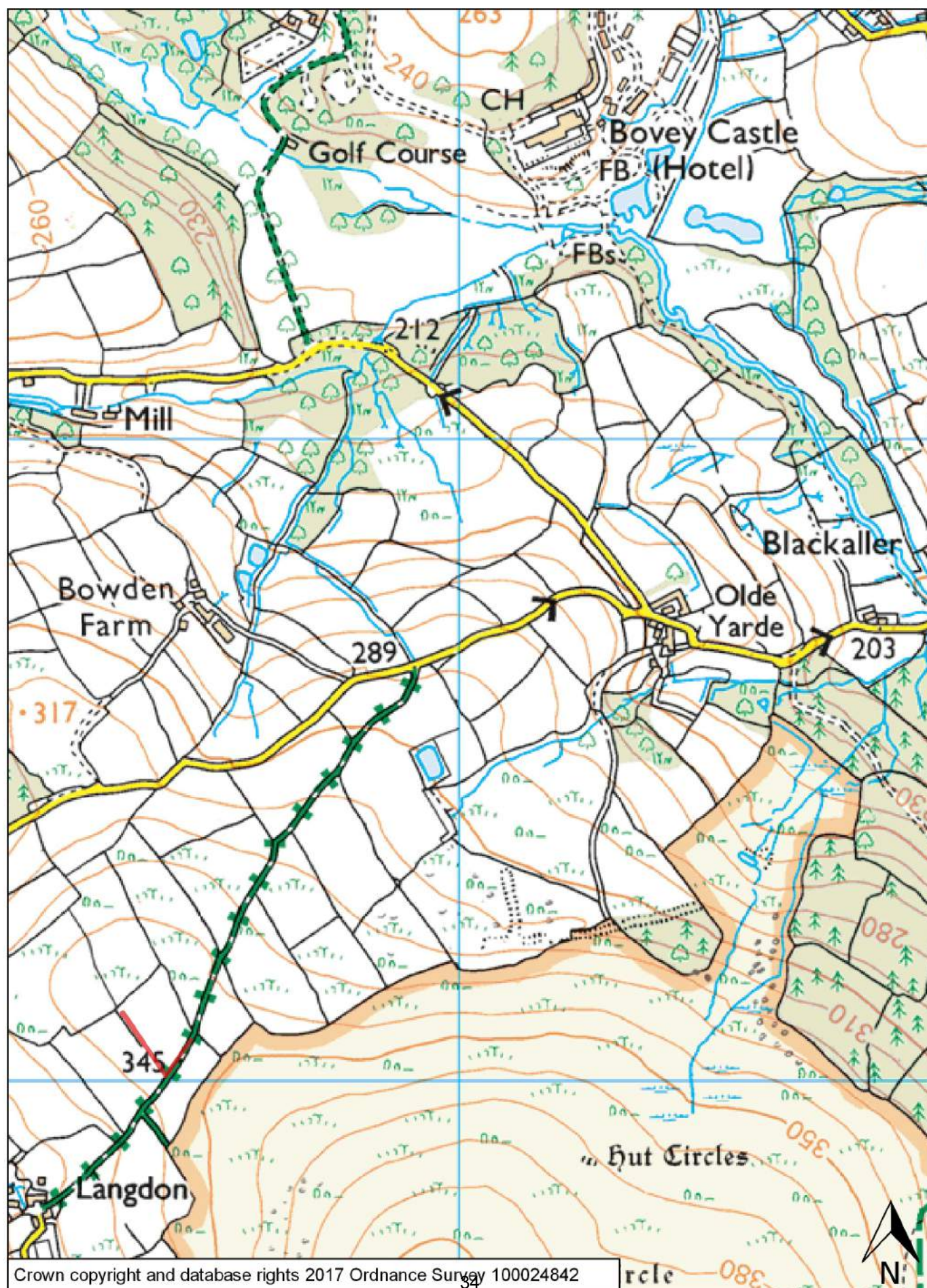
This is an example of having to carefully balance the desire of the community with the primary purpose of protecting the National Park landscape. Officers have concluded that the proposed installation would be an unacceptable intrusion in the relatively open moorland landscape and the surrounding area. Given that there may be alternative technical solutions that that could provide the required coverage it fails to meet the policy tests set out in DMD20.

It is considered that the public benefits of the proposal do not outweigh the significant harm to the landscape character of this open moorland, therefore the application is recommended for refusal.

0568/17 - Langdon Farm, North Bovey



Scale 1:8,000



2. Application No: **0568/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **North Bovey**
Grid Ref: **SX725830** Officer: **Helen Maynard**
- Proposal: **Installation of mobile telecommunications and ancillary equipment involving the erection of 6m high telegraph pole with four consumer antennae and two backhaul radio antennae and associated radio housing and trenching**
- Location: **field east of Langdon Farm, North Bovey**
- Applicant: **Airband Community Internet Ltd**
- Recommendation **That, subject to the consideration of any further comments from the Parish Council and consultees, permission be REFUSED**

Reason(s) for Refusal

1. The proposed mast and associated infrastructure by reason of its siting and design would have a detrimental impact on the character and appearance of this part of the Dartmoor National Park. The proposal is therefore contrary to policies COR1, COR3, COR4, DMD1b, DMD3, DMD4, DMD5 and DMD20 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 2012.

Introduction

The application seeks permission to erect a 6m (19.6ft) high wooden pole with telecommunications equipment to serve the Airband wireless broadband system. The installation will comprise four consumer antennae at the top of the mast and two backhaul radio antennae at approximately 5 metres and 160m of trenching to provide the electricity feed.

The pole is to be located approximately 1.6km west of North Bovey in a field approximately 100m to the north of Easdon Down Common.

The application is presented to the Committee in view of the issues that it presents and the wider public interest.

Consultations

- | | |
|-------------------------------|--|
| Teignbridge District Council: | No objection |
| County EEC Directorate: | No highway implications |
| Environment Agency: | Flood zone 1. Standing advice applies. |
| DNP - Archaeology: | Comments awaited |
| DNP - Trees & Landscape: | Comments awaited |

Parish/Town Council Comments

- | | |
|-----------------|---|
| North Bovey PC: | Site visit arranged for 15 December 2017 - Officers to provide update at Development Management Committee |
|-----------------|---|

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD20 - Telecommunications development

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection 3 letters of support

Supporting comments summary:

- Positive impact of fast reliable internet
- Benefit to the wider community, businesses and school children

Objecting comments summary:

- Health concerns

Observations

PROPOSAL

The proposed installation is part of a network of similar masts aimed at delivering superfast wireless broadband connectivity to those hard to reach areas of the National Park, which up until now, have either been unattractive to conventional fixed line providers or where it is not possible to upgrade existing infrastructure. These are typically remote locations where the existing telephone exchange and fixed line connections provide poor quality internet access. It is part of the Connecting Devon and Somerset initiative which the Authority is actively endorsing.

The installation follows a standard approach already approved at a number of sites within the National Park – a wooden telegraph pole with telecommunications equipment at two heights for receiving and transmitting the necessary signals.

The receiving dishes on the pole require line of sight from similar installations. The transmitting equipment corresponds with small scale receivers supplied to domestic subscribers which are attached to individual properties. Individuals enter into a contract with Airband to provide a range of internet access packages with vastly improved access speeds.

PRE APPLICATION ADVICE

A pre-application meeting took place on 13 October 2017 between Officers and the applicant. It was discussed that due to the prominence on the skyline; the isolation from any pole/mast structures and the proximity to public access land, this site was not considered appropriate for the installation.

POLICY

The environmental role of sustainable development agenda is the key consideration for the development decisions within National Parks. This follows the approach sets out in the National Park purposes.

Paragraph 115 of the National Planning Policy Framework (NPPF) is explicit that “Great Weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation of landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these area, and should be given great weight in National Parks and The Broads”.

NPPF sets out the strategic approach to supporting high quality communications infrastructure to support sustainable economic growth. It is made expressly clear that “Local Planning Authorities should aim to keep the number of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate (paragraph 43”).

The Government continues to regard National Park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. The Parks represent an important contribution to the cultural and natural heritage of the nation. The Parks are living and working landscapes and over the centuries their natural beauty has been influenced by human activity such as farming and land management activities. (The English National Parks and Broads UK Government Vision Circular 2010) The Circular also sets a renewed vision for achieving park purposes and established the importance of applying the Sanford Principle.

DMD20 is most relevant Dartmoor National Park Development Plan policy to the specifics of this case. It states that telecommunications development will only be permitted where, amongst other matters, it meets the following criteria;

- the siting and external appearance of the apparatus would not damage the landscape character of the immediate vicinity or of the locality when viewed from publicly accessible land
- applicants have shown evidence that they have explored the options of erecting apparatus at alternative sites or on existing structures that are operationally suitable and less obtrusive, or have investigated the options of camouflage techniques or alternative methods that would minimise adverse visual impact

Also of relevance is policy DMD5 which aims to protect the landscape of Dartmoor. Development proposals should “conserve and/or enhance the character and special qualities of the Dartmoor landscape”.

The landscape character type for this location is 2D (Moorland Edge Slopes). The valued attributes for this landscape character type are:

- A rich and intricate landscape full of contrasts.
- Strong pattern of medieval fields with prominent Devon hedgebanks and dry stone walls.
- Pastoral character of fields contrasting with areas of heathy moorland.
- Strong local vernacular of granite, colourwash and slate.
- Spectacular views to the moorland core of Dartmoor as well as the surrounding countryside
- Outside the National Park, including granite church towers as landmarks.

- Traditional orchards
- Features associated with the area's mining heritage and historic land use

SITE CHARACTERISTICS AND LANDSCAPE IMPACT

The site is prominently visible to those passing in close proximity along the public byway and from a distance, particularly open access land at Easdon Down Common and the road towards North Bovey. The mast will be seen without tree and hedgebank cover, to the extent that it would be detrimental to the appearance of this part of the National Park. The siting of the apparatus is out of keeping with the area, considering there are no other vertical poles in this location or any man-made structures.

The proposed pole will be seen against the skyline rather than a landscape backdrop. The mast would be visually intrusive, particularly from publicly accessible land. The Authority considers that the impact of the mast would harm the National Park and the sensitive landscape and as a result would have a harmful impact on the character and appearance of the area.

The Authority recognises that the proposed development is infrastructure that would assist with the delivery of much improved broadband internet access in this location. Public benefit must be weighed against the identified harm.

The development will be contrary to policy COR1 and COR3 as it does not respect or enhance the character, quality and tranquillity of the local landscape.

SUMMARY

The benefits of the Airband network are acknowledged. Providing residents with access to improved broadband speeds will undoubtedly open up opportunities for private individuals and for commercial gain – providing access to services which the majority now take for granted in more urban locations. Officers have been successful in finding discreet locations for a number of similar masts throughout the National Park where they have successfully balanced potential harm against need and public benefit to find appropriate solutions.

In this instance, there have been extensive pre-application discussions. Airband was informed of concerns very early in the process and invited to consider alternative methods of providing the necessary coverage in this location, in particular using a number of more discrete masts further down the valley slopes to gain the required coverage.

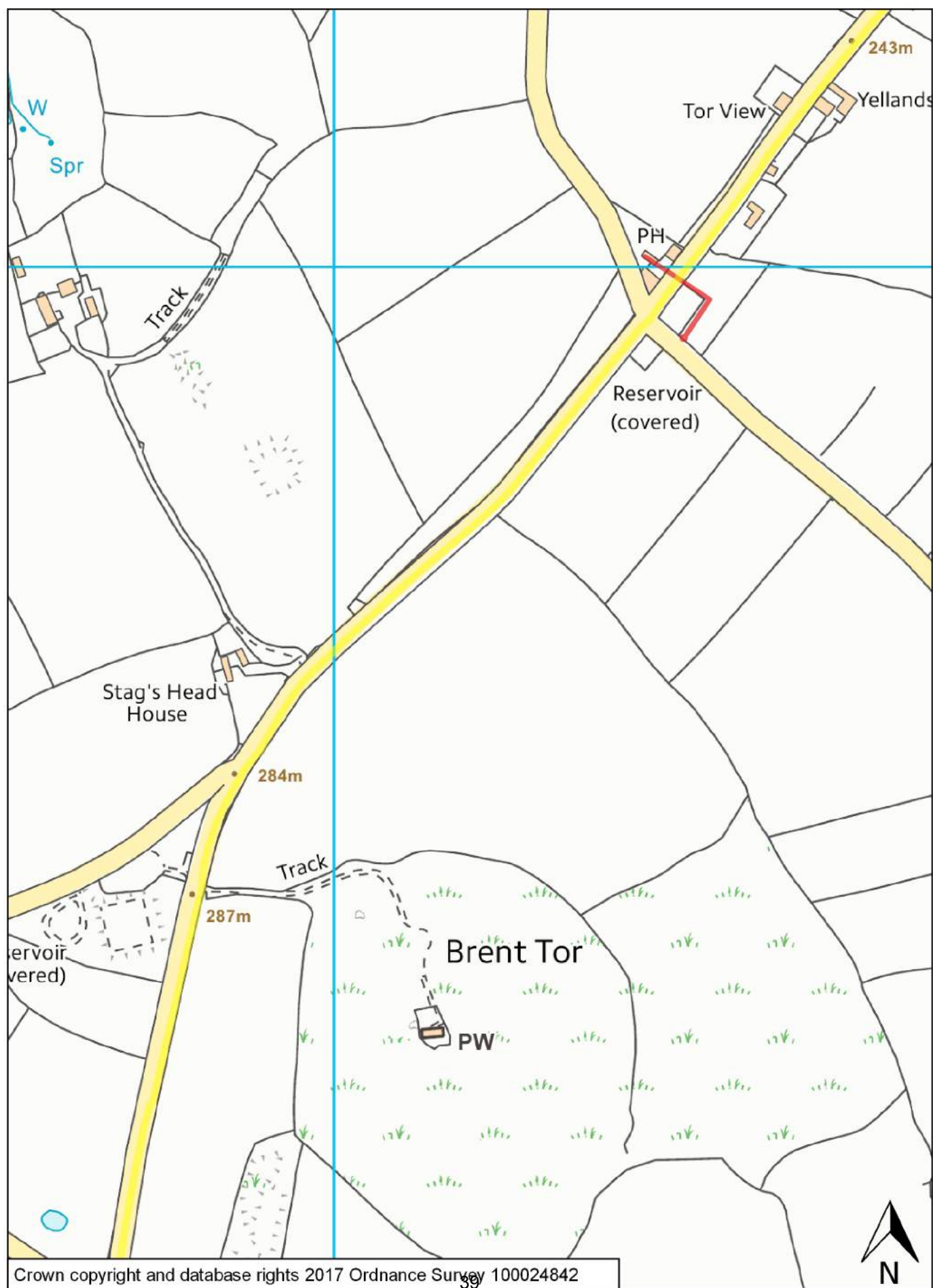
CONCLUSION

This is an example of having to carefully balance the desire of the community with the primary purpose of protecting the National Park landscape. Officers have concluded that the proposed installation would be an unacceptable intrusion in the relatively open moorland landscape and the surrounding area. Given that there may be alternative technical solutions that that could provide the required coverage it fails to meet the policy tests set out in DMD20.

Having regard to the above identified significant adverse impacts on the landscape, it is considered that the public benefit does not outweigh the identified harm.

0552/17 - Land opposite the Brentor Inn

Scale 1:4,000



3. Application No: **0552/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Brentor**
Grid Ref: **SX472809** Officer: **Helen Maynard**

Proposal: **Installation of mobile telecommunications and ancillary equipment involving the erection of 12m high telegraph pole with four consumer antennae and three backhaul radio antennae and associated radio housing and trenching**

Location: **in south west corner of field opposite Brentor Inn, Brentor**

Applicant: **Airband Community Internet Ltd**

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. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be carried out strictly in accordance with the following approved drawings: two unnumbered drawings received 6 November 2017 and three unnumbered drawings received 13 November 2017.
3. The telecommunications mast and equipment shall be permanently removed upon redundancy and the land reinstated to its former condition within a period of six months unless otherwise agreed in writing with the Local Planning Authority.
4. The equipment attached to the pole hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be painted in saddle brown not later than 30 days after the substantial completion of the development.

Introduction

This application is concerned with the land opposite the Brentor Inn.

This application proposes the erection of a 12m telecommunications mast with four consumer antennae and three backhaul radio.

The application is presented to Members in view of the significant public interest in this application.

Planning History

03/31/1163/88	Proposed erection of No3 loose boxes		
	Full Planning Permission	Grant Conditionally	16 May 1988
0532/17	Resurfacing of car park and extension to stable block		
	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No highway implications

Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Building Conservation Officer:	The proposed mast site is approximately 600m north of the Grade I listed church at the top of Brent Tor. The church on top of the tor is iconic and can be viewed from numerous vantage points. There is little doubt that from certain views the proposed mast would be visible in juxtaposition with the church. The same can also be said of numerous other modern features in the surrounding landscape. It is not considered that this new addition would enhance the setting of the church but it is difficult to construct a case to say that the presence of the mast would have an identifiably harmful impact. Any harm would in any event, be slight and outweighed by the positive public benefits of the mast.
Historic England:	Does not wish to comment

Parish/Town Council Comments

Brentor PC:	The Parish Council support the application on the understanding that the telegraph pole and associated attachments are brown as stated in the application. Any other colour would be considered detrimental to the landscape.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
 COR2 - Settlement Strategies
 COR4 - Design and sustainable development principles
 DMD1a - Presumption in favour of sustainable development
 DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
 DMD20 - Telecommunications development
 DMD5 - National Park Landscape

Representations

20 letters of objection 10 letters of support 1 other letter

Summary of objection responses:

- Impact on health
- Airband masts in general are not built in accordance with plans
- Setting of historic church
- Unsuitable location
- Unreliable service provided by Airband
- Landscape impact
- Lack of need/justification

Summary of support;

- Reasonable and justified
- Improved access to internet
- Positive for families and businesses
- Faster internet needed in this location

Observations

PROPOSAL

The proposed installation is part of a network of masts aimed at delivering superfast wireless broadband connectivity to those hard to reach areas of the National Park. These are locations which up until now, have either been unattractive to conventional fixed line providers or where it is not possible to upgrade existing infrastructure. They are typically remote locations where the existing telephone exchange and fixed line connections provide poor quality internet access. It is part of the Connecting Dartmoor and Exmoor initiative which the Authority is actively endorsing.

The installation follows a standard approach already approved at a number of sites within the National Park - a 12m high wooden telegraph pole with telecommunications equipment at two heights for receiving and transmitting the necessary signals.

The receiving dishes on the pole require line of sight from similar installations. The transmitting equipment corresponds with small scale receivers supplied to domestic subscribers which are attached to individual properties. Individuals enter into a contract with Airband to provide a range of internet access packages with vastly improved access speeds.

SITE CHARACTERISTICS AND LANDSCAPE IMPACT

The chosen site is opposite the Brentor Inn, approximately 550m north of Brent Tor and 1km from the centre of North Brentor. Whilst it is acknowledged that Brent Tor Church is a dramatic backdrop, the installation would be close to a mature tree line along the edge of the field. The proposal will be seen in association with other vertical structures such as electricity poles along the road. From distant views, including Brent Tor, the mast is seen adjacent to but in association with the relatively tall existing trees, although the pole and attached dishes would be visible above the existing hedgeline. The visual impact would be limited and is not considered to be harmful. Adjacent to the site, there is currently an unauthorised temporary Airband mast which is to be removed if permission is granted for this proposal.

POLICY

DMD20 relates to the provision of new telecommunications installations. It states that telecommunications development will only be permitted where, amongst other matters, it meets the following criteria;

- the siting and external appearance of the apparatus would not damage the landscape character of the immediate vicinity or of the locality when viewed from publicly accessible land
- applicants have shown evidence that they have explored the options of erecting apparatus at alternative sites or on existing structures that are operationally suitable and less obtrusive, or have investigated the options of camouflage techniques or alternative methods that would minimise adverse visual impact.

REPRESENTATIONS

The Parish Council support the application.

The proposed installation conforms with legislation regarding potential emissions therefore there is no justification for a refusal of permission based on health grounds.

The chosen location provides the optimum coverage for the Airband system. There is an acknowledged visual impact however this is considered to be low key and limited to views in close proximity to the mast. The proposed conditions and the colour of apparatus will lessen this to a degree. The installation of the wooden pole requires minimal ground disturbance and does not require the removal of any vegetation.

SUMMARY

The benefits of the Airband network are acknowledged. Providing residents with access to improved broadband speeds will undoubtedly open up opportunities for private individuals and for commercial gain – providing access to services which the majority now take for granted in urban locations. Officers have been successful in finding discreet locations for similar masts throughout the National Park where they have balanced potential harm against need and public benefit to find appropriate solutions.

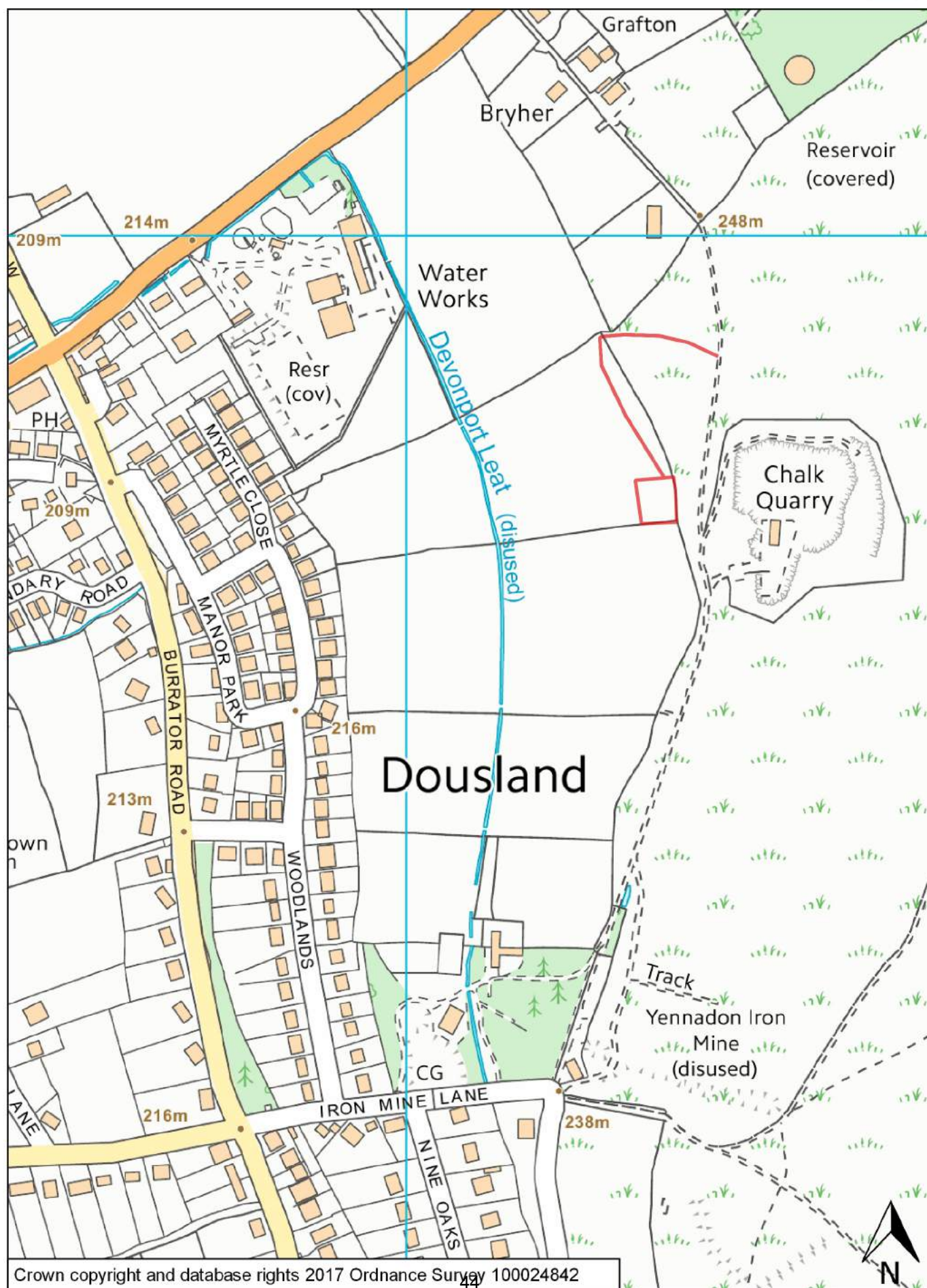
CONCLUSION

This is an example of having to carefully balance the desire of the community with the primary purpose of protecting the National Park landscape. Officers have concluded that the proposed installation would be an acceptable intrusion in this location where the wider public benefits outweigh any perceived harm to the landscape.

0565/17 - Land off Iron Mine Lane, Dousland



Scale 1:4,000



4. Application No: **0565/17** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Meavy**
 Grid Ref: **SX541688** Officer: **Helen Maynard**

Proposal: **Construction of an agricultural sheep handling enclosure/sand school with sheep pens/stables building with surrounding planted earth bank screen**

Location: **Field east of Iron Mine Lane, Dousland**

Applicant: **Mr B Heffernan**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would comprise the introduction of four stables and a large sand area in the open countryside which, by reason of its size and location, would have a detrimental visual impact and result in harm to the landscape character and appearance of this part of the National Park. The development would therefore be contrary to policies COR1, COR3, COR4, DMD1b, DMD3, DMD5, DMD7, DMD33 and DMD34 of the Dartmoor National Park Development Plan, the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.

Introduction

The site is located to the west of Iron Mine Lane, Dousland, to the rear of the properties 10, 11 and 12 Manor Park. The application proposes four stables and a large sand school area in the south east corner of the field.

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

Planning History

0211/17	Construction of an agricultural shed and stable building with surrounding planted earth bank screen.		
	Full Planning Permission	Withdrawn	30 June 2017
0119/17	Construction of an agricultural shed and a small stables building with surrounding planted earth bank screen		
	Full Planning Permission	Withdrawn	11 April 2017

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Trees & Landscape:	The proposed development will have a visual impact and a detrimental impact on the character of the area, which is contrary to policy COR1(h) and COR3. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic

development that will harm the wider landscape. The development is contrary to policy DMD5 because it does not conserve and/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically the strong pattern of medieval fields with prominent Devon hedgebanks and the pastoral character of the fields which contrast with areas of heathy moorland. The development is also contrary to DMD33 because the development will not conserve and/or enhance the special qualities of this part of the Dartmoor landscape.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR9 - Protection from and prevention of flooding

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD33 - Horse related development

DMD34 - Agricultural and forestry

DMD5 - National Park Landscape

Representations

None to date.

Observations

PROPOSAL

The site is located to the corner of a 2.87 hectare field. The existing access to the field is over open moorland to the north west of the site but there is no formalised track.

This application proposes the erection a stable building incorporating four loose boxes, comprising at total of 60sqm and a 20m x 23m sand school enclosed by a post and rail sheep fence. Some levelling of the land to accommodate the stable building is required - approximately 0.6m cut below the existing ground level.

The proposed stable buildings will be clad with vertical tanalised timber with a dark grey powder coated box section steel roof. The applicant proposes a new earth bank with indigenous planting around the buildings to form part of the sheep handling enclosure/sand school and provide screening for the buildings.

The proposed development is located in enclosed farm land. The land to the west is undulating agricultural land comprising small to medium sized fields enclosed by Devon hedgebanks. Isolated and linear groups of trees are growing on the hedgebanks. The

agricultural land is grazed pasture. The land to the east is open common. The dominant feature on this part of the common is Yennadon Quarry and the access road leading to the quarry. Adjacent fields have an equine use and equine infrastructure is visible in several fields.

PLANNING HISTORY

No pre-application advice was sought.

An application was previously submitted for a large agricultural building (450sqm) and four stable buildings in the centre of the northern side of the field using the existing access (ref: 0119/17).

It was suggested to the applicant that the building should be moved towards the corner of the field as this may reduce the visual and landscape impact of the buildings. They were also advised of the negative landscape impact relating to the formalisation of the approximate 80m route across moorland to the existing gateway. The access onto the site is from the common land to the east. An existing gateway into the field from the common is located at the northern corner of the field. That application was withdrawn.

A subsequent application was submitted for a large agricultural building (450sqm) and four stable buildings in the corner of the field with a new access (ref: 0211/17). Further information on justification (e.g. stock levels and land ownership) for the building was requested. That application was also withdrawn before determination.

The proposal subject of this application comprises the erection of the stable building only and the introduction of a sand area in place of the agricultural building.

AGRICULTURAL ENTERPRISE

The applicant states that he has 2.8ha at Iron Mine Lane and moorland rights to graze 7 beasts on the adjacent common land.

The applicant states that he will farm 20 sheep and 2/3 horses/ponies however it is not clear from the application whether these are existing or proposed stock numbers. The application states that the facilities are to handle and support this farming activity. The enclosure would include spaces for:

- Segregation of sheep/stock ponies for handling and welfare purposes
- Accommodation, individually and in pens for lambing, foaling – sick & injured stock and bad weather conditions
- The sand turn out area is to keep stock at hand giving the facility to work the stock.

POLICY

The Dartmoor National Park Core Strategy sets out the following in Policy COR2:

(iii) Outside the Local Centres and Rural Settlements of the National Park, development will be acceptable in principle if it:

amongst other matters;

'Is necessary to meet the proven needs of farming, including farm diversification and forestry,

and other enterprises with an essential requirement to locate in the open countryside.'

DMD33 states that development related to recreational horse keeping will be permitted subject to a number of criteria one of which is that it can be demonstrated that the proposal, on its own or cumulatively with other nearby horse related development will not harm landscape character.

Policy DMD34 further explains that agricultural, forestry and other rural enterprise related non- residential development will be permitted where the proposal complies with the following criteria:

- (i) there is a demonstrable need that is proportionate to the use of the land;
- (ii) it relates well to local landscape features and other building groups;
- (iii) it is located and oriented with respect to local topography so as to reduce intrusive effects;
- (iv) it demonstrates a scale and form that is well related to its function;
- (v) it will not cause unacceptable harm to biodiversity, geodiversity and archaeological and cultural heritage assets, natural drainage or soil stability;
- (vi) efficient use is made of existing buildings;
- (vii) existing non-traditional structures made redundant by the proposed development are removed.

DMD5 requires development proposals to conserve and/or enhance the character and special qualities of the Dartmoor landscape by amongst other things reflecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment and ensuring that the location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character.

Policies COR1(h) and COR3 also require that development respects or enhances the character, quality or tranquillity of the local landscape and conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special qualities.

The site lies within Landscape Character Type 2D Moorland Edge slopes and in this location the surrounding land is gently rolling farmland comprising small to medium fields enclosed by Devon hedge banks. It is a predominantly pastoral landscape which has a strong agricultural character.

ASSESSMENT

The proposed development comprising the stables/sheep pens, sand area and associated enclosure will have a detrimental impact on the character of this enclosed landscape.

The proposed development will have an impact on the local landscape character. The development will be contrary to policy COR1 in that it does not respect or enhance the character, quality or tranquillity of the local landscape. It is contrary to COR3 in that the development does not conserve or enhance the characteristic landscape and features that contribute to Dartmoor's special environmental qualities. The development is also contrary to DMD5 because it does not conserve or enhance the character and special qualities of the Dartmoor landscape by respecting the identified valued attributes, specifically the strong pattern of medieval fields with prominent Devon hedgebanks and the pastoral character of fields which contrast with areas of heathy moorland.

It is not clear what the sand area is to be used for, although most sand schools such as the one proposed have an equine use and it is clearly associated with the proposed stables.

Further details of the sand area were requested at validation stage, no additional information was provided by the agent. The landscape has a strong agricultural character and change to an equine use will have an impact on this character.

The sand area is a feature that does not reflect the character of the local landscape and it will not conserve or enhance the local landscape character. The proposed sand area and stables are poorly related to other structures and are in a relatively isolated location. The sand area will change the character of the local landscape and will not conserve the field pattern or the pastoral character of the field. The size of the sand area is considered excessive. The National Character Area profile for Dartmoor (150) mentions that maneges (and other horse facilities) are resulting in the gradual encroachment of development into the landscape.

The Authority has taken a consistent view on other sand schools where there is a negative impact on landscape character, resisting non-essential works of this nature which adversely impact on Dartmoor's special character.

Notwithstanding the above, it is also reasonable to assume that an access or track may be required particularly for use in winter. The increased use of the land created by this development will require vehicular access across the common. Whilst the owners may have a right of access they may not have a right to create a formal track. A new track may have an adverse impact on the common outside of the application site and may not be supported. It is unrealistic not to have a formal access across the field to the buildings.

In addition, there are some concerns over the cumulative impact of the existing and recently approved structures on the land. The proposed development will add to that impact and is considered to have a detrimental visual impact that would detract from this part of the National Park.

CONCLUSION

The cumulative effect of the proposed development will be detrimental to both the visual amenity and landscape character of this location.

0556/17 - Leat Orchard, Buckfast

Scale 1:2,000



5. Application No: **0556/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Buckfastleigh**
Grid Ref: **SX736674** Officer: **Helen Maynard**

Proposal: **Change of use of annexe to holiday let and ancillary use and provision of a flue**

Location: **Leat Orchard, Grange Road, Buckfast**

Applicant: **Mrs J Bernie**

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 development hereby permitted shall be carried out in accordance with the following approved drawings: Site Location Plan and three unnumbered drawings (floorplan, west elevation, east elevation, south elevation) received 9 November 2017.
3. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation or as ancillary accommodation related to the residential use of 'Leat Orchard'. No person, couple, family or group shall occupy or use the holiday accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year.
4. The owner/operator of the holiday let, hereby approved, shall maintain an up to date register of the names and main home addresses of all occupiers and shall make this register available to the Authority for inspection on request.
5. The flue pipe serving the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be painted black not later than 30 days after its installation.
6. The holiday let hereby permitted shall not be occupied until an off road parking space for motor vehicles dedicated to the holiday accommodation is made available; thereafter the parking space shall be permanently retained for that use alone.
8. The development hereby permitted shall not at any time be rented, sold or otherwise occupied as a separate permanent unit of accommodation.

Introduction

Leat Orchard is a large detached dwelling within the Rural Settlement of Buckfast.

This application proposes the change of use of an existing attached annex (south elevation) to a one bedroom holiday let and the erection of a woodburner flue. The ability to use the annex as ancillary accommodation is to be retained alongside this use.

The application is presented to the committee at the request of a Member.

Planning History

05/32/0066/87 Change of use of part of dwelling to nursery

	Change of Use	Grant Unconditionally	06 March 1987
05/32/0876/79	Kitchen extension and store, study, porch, garage extension, additional first floor bedroom, dressing room and balcony, renewal of staircase, forming mainsonette on ground floor with external access; bathroom and shower room on first floor		
	Full Planning Permission	Grant Conditionally	06 July 1979
05/32/0876/79	Kitchen extension and store, study, porch, garage extension, additional first floor bedroom, dressing room and balcony, renewal of staircase, forming mainsonette on ground floor with external access; bathroom and shower room on first floor		
	Full Planning Permission	Grant Conditionally	06 July 1979

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications
Environment Agency:	Flood zone 1. Standing advice applies.

Parish/Town Council Comments

Buckfastleigh TC:	The Town Council support this application provided that an off-road allocated parking space is provided for the holiday let. The Council is aware that several residents in Buckfast have made objections which are not on the whole relevant to this particular application. The applicant has not submitted a change of use for the main house.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment

Representations

6 letters of objection

Key points raised by objectors:

1. Noise pollution
2. On street parking capacity
3. Renting of main dwelling
4. Readily available accommodation elsewhere in the locality.

Observations

INTRODUCTION

Leat Orchard is a large detached dwelling set within a large plot. The property is located in the centre of Buckfast. This is a retrospective application seeking permission to allow the conversion of an attached annex to be used as a holiday let.

PROPOSAL

The building gained planning permission for the change of use to a nursery in 1987. It is not known when it was last used in this way, however this is the last authorised use of the building.

The current building comprises a kitchen, living room, double bedroom and bathroom. There is no direct access from the annex to the main dwelling. The entrance to the dwelling is from the driveway of Leat Orchard. From approximately April 2017 until the present day, the property has been advertised on Airbnb as a holiday let.

No outdoor amenity space or enclosed garden is proposed with the holiday let. It is noted by the applicant that the visitors will not have access to the main dwelling's private garden at the rear of the property.

There are limited proposed alterations to the exterior of the building, the only physical change to the external appearance of the building is the addition of an external 2.0m high woodburner flue on the west elevation roof slope.

POLICY

The site is considered to be within the rural settlement of Buckfast as set out in the Development Plan. Policy COR2 states that within Rural Settlements such as Buckfast, it is expected that small scale development will sustain local enterprises and facilitate business growth.

Policy DMD44 states that tourism development will be permitted for the conversion of existing buildings for short stay accommodation within Rural Settlements. Policy DMD44 supports this form of development, but new holiday accommodation will be subject to conditions to ensure that:

- (i) The accommodation is occupied for holiday purposes only; and
- (ii) The accommodation is not occupied as a person's sole or main place of residence; and
- (iii) The owners/operators of the accommodation maintain an up-to-date register of the names and main home addresses of all occupiers and that they make this information available to the Authority on request.

AMENITY

Policies COR4 and DMD4 address the need to protect residential amenity.

The site is well screened from the road and neighbouring properties by vegetation. Beyond the boundary of the site there is an acceptable distance between new holiday unit and the other nearby properties to prevent any dominant impact.

The addition of the woodburner flue will not have a significant impact on any neighbours.

HIGHWAY SAFETY

Parking is recognised as being an important issue for neighbours. There is no objection from the Highway Authority and there is adequate parking for at least three cars within the driveway of the property.

It is considered that a one bedroom holiday property will not produce a significant number of additional visitors to the area - a maximum of one car would be expected. The nature of the holiday use is more sporadic than a full-time residential occupation and due to the availability of off-street parking at the site it is considered that there could be no objection to this development from a highway safety perspective.

REPRESENTATIONS

There have been a number of objections to this application, however no material planning considerations have been raised by members of the public. The Town Council acknowledge this and support the application.

The neighbour concerns predominantly list other types of holiday accommodation available in the area and discuss the renting of the main dwelling (which does not form part of this application and is not a material planning consideration).

Noise pollution has also been noted as a concern. The use of this annex as a holiday let is akin to a small dwellinghouse. It is not expected that significant noise will be produced by this change of use, particularly as no amenity space is provided with the accommodation.

CONCLUSION

The principle of supporting short stay tourism accommodation in sustainable locations such as Buckfast is set in policies COR2, COR18 and DMD44.

The proposal is considered to be environmentally, socially and economically sustainable in accordance with the NPPF and policies COR1 and DMD1a and subject to conditions the proposal will conserve and enhance this part of the National Park as required by DMD1b.

0515/17 - The Coach House, Huccaby



Scale 1:2,000



6. Application No: **0515/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -** Parish: **Dartmoor Forest**
Householder
Grid Ref: **SX660728** Officer: **Helen Maynard**

Proposal: **Erection of two extensions**
Location: **The Coach House, Huccaby**
Applicant: **Mr & Mrs B Hibbert**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extensions to the annex by reason of their size, layout and proposed facilities would constitute an unjustified unit of accommodation in the open countryside contrary to policies COR1, COR2, COR4, COR15, DMD23 and DMD25 of the Dartmoor National Park Development Plan and statements of Government advice contained in English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. The proposed alterations to the annex would have a detrimental impact on the character and appearance of the building and this part of the Dartmoor National Park contrary to policies COR1, COR2, COR4, DMD1b and DMD7 of the Dartmoor National Park Development Plan.

Introduction

The Coach House is a two storey, two bedroom detached annex building within the grounds of Huccaby House. The annex is accessed along a long drive within a wooded garden shared with the main dwelling. The Coach House is located to the north of the main dwelling.

The ground floor of the annex is used as garaging and a workshop. The first floor is used as annex accommodation comprising 2 bedrooms, kitchen/diner, bathroom and living room.

This proposal is to form an additional first floor bedroom, lobby, utility room and enlarge the existing bathroom.

No pre-application advice was sought prior to this application.

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

Planning History

3/55/138/95/03 Two single storey lean-to extensions comprising workshop and extension to garage. Demolition of later lean to extension on east elevation and reinstatement of porch on west elevation.
Full Planning Permission Grant Unconditionally 07 July 1995

Consultations

Environment Agency: Flood zone 1. Standing advice applies.
West Devon Borough Council: Does not wish to comment.

County EEC Directorate: DNP - Ecology & Wildlife Conservation:	No highway implications. Works shall not proceed until a European Protected Species Licence (EPSL) for the development has been obtained from Natural England. Works to proceed in strict accordance with the recommendations in Section 11 and Figures 4, 5, 6 and 7 of the Bat emergence survey report (Ecological Services Ltd., Sept 2017), subject to any variation required by Natural England under any license issued.
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Parish/Town Council Comments

Dartmoor Forest PC:	Support. The building can barely be seen from elsewhere and will not affect the view of anyone other than Mr and Mrs Hibbert in the main house. The plans indicate that the extension will be sympathetic and in keeping to the rest of the building.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD24 - Extensions and alterations to dwellings
DMD25 - Ancillary residential development
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes two extensions to the first floor of the annex to the north and west elevations. This will provide an additional bedroom, larger bathroom, utility room and entrance lobby.

The existing annex accommodation consists of two bedrooms, a kitchen/diner, bathroom and lounge (comprising approximately 59 sqm). The proposed extension is approximately 37sqm.

The proposed walls of the north elevation extension are to be clad in slate and the west elevation walls are to be faced with natural stone . The proposed roof material is slate and the

proposed windows/doors will be of timber construction.

POLICY

DMD25 allows for ancillary accommodation to a main dwelling that provides a degree of independence for the occupant.

Proposals for ancillary accommodation including those providing self-contained facilities will be permitted where it can be demonstrated that the existing dwelling or an extension is functionally capable of hosting the proposed use.

Any development will be subject to a condition ensuring that it remains ancillary unit and tied to residential use of the main dwelling. Where the ancillary is located within a nearby separate structure, a legal agreement may be required to ensure that the use of the accommodation remains ancillary to the principal dwelling.

Housing development in the open countryside of Dartmoor is limited to a very narrow set of circumstances. Policy DMD23 sets out the circumstances in which planning permission will be granted for a dwelling outside the Local Centres and Rural Settlements;

- a) It is required for an agricultural holding, a forestry enterprise or a rural based business; or
- b) The proposal comprises the conversion of an existing building to an affordable dwelling and the conversion is compliant with policy DMD9
- c) The proposal comprises low impact residential development and is compliant with Policy DMD30.

Policy DMD7 states that high standards of design and construction will be promoted. Development proposals should conserve and enhance the character of the local built environment. Proposals should reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document.

The Dartmoor National Park Design Guide supplementary planning document seeks to encourage innovative, high quality design, including contemporary solutions.

ASSESSMENT

The proposed extensions to the annex to provide in effect a large three bedroom unit of accommodation would be against the spirit of policy DMD25. It is not the intention of this policy to facilitate a process of incremental development and increasingly independent occupation such that a new independent dwelling becomes established over the course of time.

The application documents state that the first floor is used as a self contained residential annex to Huccaby House which will be unchanged. Officers understand that, at present, the applicant's son, partner and children live in The Coach House as a separate dwelling and it is billed (e.g Council Tax) separately to Huccaby House. The applicant's son has lived in the Coach House for approximately 4 years, his partner has recently moved in and his four children visit frequently. No planning permission has been granted for the use of this building as a separate dwelling. It is questionable whether the current use is ancillary to the main dwelling.

The proposals will result in the creation of a large unit of approximately 96sqm. The resultant building will have a significantly increased footprint and volume compared with the existing. The resultant building would no longer be one that could be considered as an ancillary unit of

accommodation and therefore, would not comply within the parameters of policy DMD25. The scale, level of facilities and way in which the property is used are such that it must be viewed as a new dwelling in the open countryside.

Similarly, to increase the scale and bulk of the building in this location would be an unjustified intrusion in this rural location. The simplicity of the existing coach house structure would be lost and would in Officers opinion be detrimental to the character and appearance of this part of the building and this part of the National Park.

OTHER MATTERS

The proposal will also adequately protect amenity for the occupiers of nearby properties, in accordance with policy DMD4.

The Bat and Bird survey submitted suggests the presence of bats at the property and the need for a European Protected Species Licence; it also suggests a number of mitigation measures to protect these species.

CONCLUSION

Although this application is described as the erection of two extensions to an existing annex, it is Officer's view that the proposal is equivalent to a new dwelling in open countryside and therefore contrary to the relevant provision of the Development Plan. Similarly it is considered that the size and bulk of the building are inappropriate and unjustified in this rural location and would be detrimental to the character and appearance of the Dartmoor National Park. The creation of this new self-contained unit of residential accommodation in a location clearly outside of a settlement boundary is not considered acceptable.

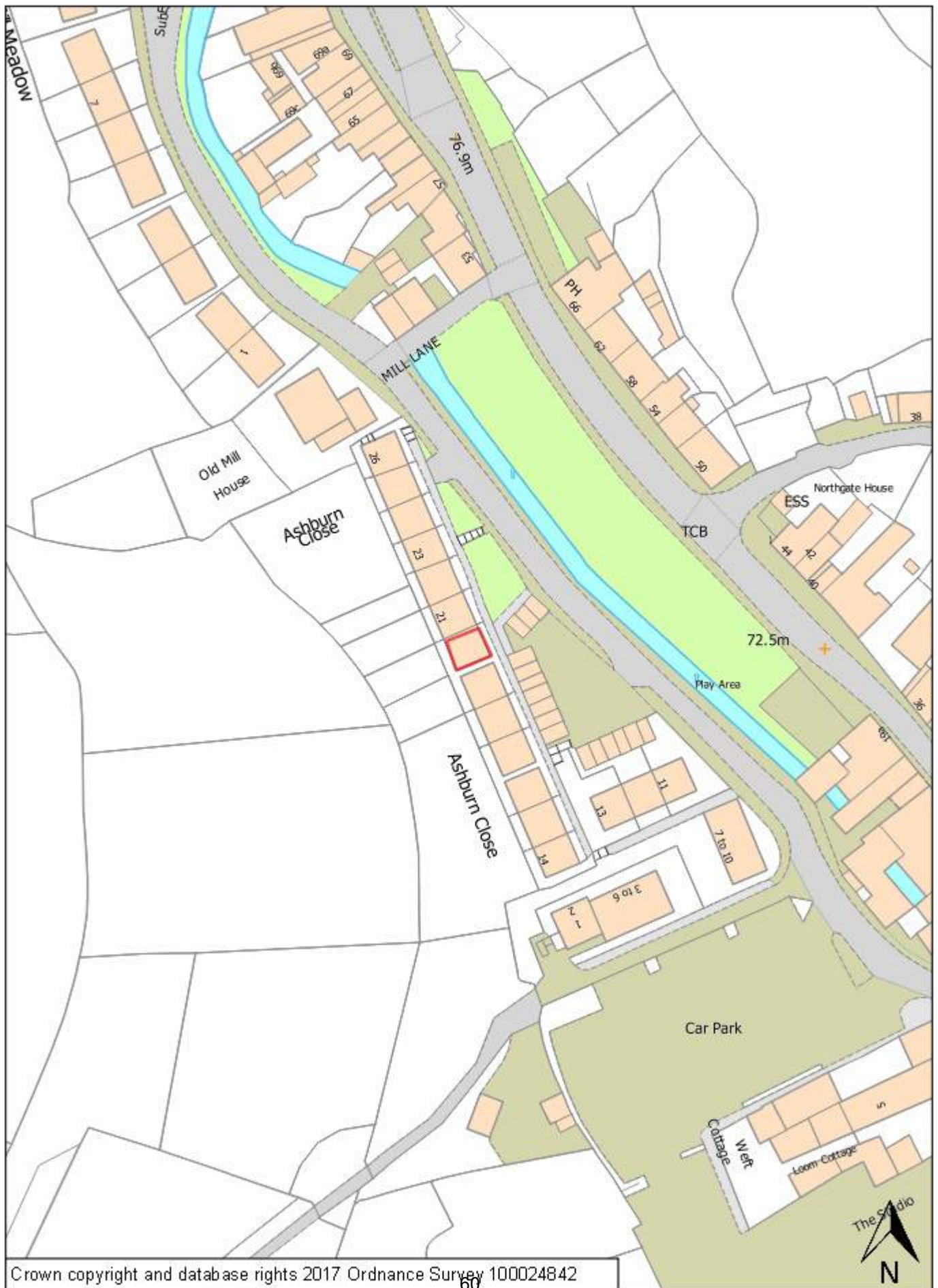
Although a condition could be attached to ensure that the building would be solely used as ancillary accommodation the development such a condition would not appear to meet the needs of the applicant. It is clearly not the intention of the applicant to use it in this way. It is Officer's understanding that the occupants are fully employed and the nature and character of their occupation of the annex reflect its use as a separate dwellinghouse and not merely as an annex. The current use of the annex accommodation is not considered to be incidental to the main dwelling, and as a consequence investigation will be necessary to establish its use independent of how this application may be determined.

As extended, the building would have the capacity to be occupied as a separate unit of accommodation. The site is located in an area where a new residential unit would not normally be acceptable unless there is specific justification.

Although Officers are sympathetic to the needs of the applicant and advice has been given that other measures may be possible to assist in providing adequate accommodation for the applicant's family this does not outweigh the considerations outlined above.

20 Ashburn Close - 0516/17

Scale 1:1,000



7. Application No: **0516/17** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission - Householder** Parish: **Ashburton**
 Grid Ref: **SX754699** Officer: **Helen Maynard**
 Proposal: **Raising the walls and the roof to form a room within the roof space**
 Location: **20 Ashburn Close, Ashburton**
 Applicant: **Mr & Mrs M Tinnyunt**
 Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed roof extension, by reason of its scale, massing and proportions would fail to conserve or enhance the quality and distinctiveness of the local built environment, contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of the Dartmoor National Park Development Management Plan the advice contained in English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

20 Ashburn Close is an end of terrace house built in the 1960s, originally as a Housing Association property. This application is to raise the height of the roof in order to accommodate a loft conversion.

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

Consultations

Environment Agency:	Flood zone 1. Standing Advice applies.
Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the approved drawings and mitigation strategy in the preliminary ecological assessment bat and nesting bird survey report including mitigation strategy (George Bemment Associates, 20/9/17).

This should be a condition of any planning consent. The planning condition shall be discharged when the consultant ecologist confirms in writing to the Authority that the recommendations have been implemented.

Parish/Town Council Comments

Ashburton TC:	Support. The proposed application will not have any effect on the adjoining properties or the adjacent property as the roof line will be of the same height. It will also not have any effect on the street scene or the surrounding area.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

THE PROPOSAL

The application site is located adjacent to North Street Ashburton. The Conservation Area boundary runs along the Mill Meadow in front of the property.

This application proposes to raise the walls and roof of the existing building by approximately 1m in order to accommodate a loft conversion. Two rooflights are proposed to the rear (south west) elevation of the property.

POLICY

The National Planning Policy Framework (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.

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout, detailing and materials.

Policy DMD24 requires extensions to not increase the habitable floor space of the existing dwelling by more than 30%, be consistent with advice contained in the Dartmoor Design Guide and not to adversely affect the appearance of the dwelling and its surroundings. Both DMD7 and DMD24 require a design approach which is consistent with the Authority's Design Guide. It is also acknowledged in the Design Guide that small original buildings have less opportunity to extend. The Design Guide also identifies that eaves and ridge heights of extensions should be no higher than the existing house and the roof pitch should match the existing, in this particular case it is considered by Officers that this applies to the roofline of the whole terrace.

The Dartmoor Design Guide requires high quality locally distinctive design and stipulates that scale is a major issue with all extensions to existing properties. It advises that new extensions should not overwhelm the existing property and should be set back from the main elevation. It

states that buildings that have been extended previously can reach a point where further extensions dominate the original dwelling to the point of being inappropriate to the site and building.

Policy DMD4 sets out the objectives for protecting residential amenity and policies DMD14 and COR7 establish the requirement to safeguard biodiversity and protected species.

DESIGN ISSUES

It is considered that the raising of the walls and roof would dominate this simple line of terraced cottages. The proportions would be compromised as the relationship between the first floor windows and the eaves is similar along the terrace as well as the Teign Housing terraced properties to the south east of the property. The proposed solution is at odds with the simplicity of the terrace; its uniformity and rhythm.

Although it is acknowledged that there is a taller block of terraced housing to the south east, this also has a simple linear roofline and is not stepped at any point.

The proposed scheme fails to adhere to the design principles set out in policy and the design guide and the proposed extensions would subsume the original proportions of terrace, undermining the scale, proportions and character of the original terrace plan. The proposed high eaves line presents an uneasy design that could not be argued to be high quality or locally distinctive. It would detract from, rather than enhance the simple character of the terrace and fails to demonstrate good design principles.

IMPACT ON RESIDENTIAL AMENITY

Despite the proposed increase in massing and height of the building, it is considered that, on balance, the proposal would not result in a significant loss of amenity for local residents and therefore raises no conflict with policy DMD4.

CONCLUSION

The proposed development would create a discordant feature which would be harmful to visual amenity and fail to preserve or enhance the character of this part of the National Park. Whilst officers sympathise with the applicant's situation the personal circumstances surrounding this application are not material planning considerations.

Beara Farm Bungalow - 0531/17



Scale 1:1,250



8. Application No: **0531/17** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission - Householder** Parish: **Moretonhampstead**
 Grid Ref: **SX743867** Officer: **Jo Burgess**
 Proposal: **Extension to provide accommodation**
 Location: **Beara Farm Bungalow, Moretonhampstead**
 Applicant: **Mr J McKeown**
 Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate scale, massing and design would fail to conserve or enhance the character and appearance of the dwelling and the wider landscape contrary to policies COR1, COR3, COR4, DMD1a, DMD1b, DMD3, DMD7 and DMD24 of the Dartmoor National Park Authority Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision, Circular 2010 and the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

Beara Farm bungalow is on an elevated site facing west towards the A382 north of Moretonhampstead.

It is proposed to extend the dwelling by raising the roof over a large section of the existing bungalow. This will incorporate the replacement of a single storey gable with a new two storey gable on the west (front) elevation and replacement of the existing garage with a two storey extension on the north (side).

The application is presented to Committee in view of the support received from the Parish Council.

Planning History

0183/15	Certificate of lawfulness in respect of use of dwelling in breach of agricultural occupancy condition		
	Certificate of Lawfulness for an existing use	Certificate issued	10 June 2015
5/02/005/93/02	Bungalow Farmhouse		
	Approval of Details	Grant Conditionally	17 March 1993
05/02/0309/92	Bungalow Farmhouse		
	Outline Planning Permission	Grant Outline Conditionally	05 June 1992

Consultations

Teignbridge District Council: Does not wish to comment
 County EEC Directorate: No highway implications

Environment Agency: Flood Zone 1 - standing advice applies
DNP - Archaeology: The proposed works are outside the area of archaeological interest and are located in areas of pre-disturbed ground.

Parish/Town Council Comments

Moretonhampstead PC: No objection - although noted the increase in habitable floor area and approval with an agricultural tie

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity

Representations

None to date.

Observations

INTRODUCTION

Beara Farm is a former agricultural worker's bungalow in open countryside north of Moretonhampstead. The previous owners applied for and gained a Certificate of Lawfulness for the use of the dwelling in breach of the agricultural occupancy condition.

The property is in an elevated location and very visible in the wider landscape but also from the public footpath that passes through the site.

PRE- APPLICATION ADVICE

Advice was sought from officers in respect of a more substantial scheme. The architect was advised that the proposal would overwhelm the existing dwelling, did not represent a design approach that reflected the principles set out in the Design Guide and was in excess of the 30% requirement.

PLANNING HISTORY

Beara Farm Bungalow was approved as an agricultural worker's bungalow in 1993. The internal arrangements were altered by the previous owners to provide a single dwelling with an element of ancillary accommodation for elderly relatives. It continues to be used in this way by

the current owners.

POLICY DMD24

The application as originally submitted represented a 40.6% increase in habitable floor area and raised concerns regarding design, massing, height and increase in floor area. Revised plans have been submitted for consideration during the processing of the application.

The extensions now being proposed represent a 29.6% increase in habitable floor area but concerns remain regarding the design, massing and height of the extension.

The Parish Council has supported the amended application on the basis of the reduced habitable floor space.

DESIGN

There is clear guidance in the design guide regarding extensions and this is encapsulated in policies DMD7 and DMD24. Extensions should not be seen to overwhelm the existing property and ideally, should be visually subservient to the main part of any dwelling.

THE PROPOSAL

It is proposed to extend the existing single storey stone gable on the front of the dwelling to form a two storey extension, to accommodate a bedroom. Vertical sections of glazing are proposed at ground and first floor resulting in a substantial, dominant and visually prominent extension on the front elevation of the dwelling.

Although the dwelling will not be extended in footprint beyond the existing building line, the proximity of this element of the proposal in this elevated, very visible location will result in the dwelling being more intrusive in the wider landscape. It will also be very dominant for those using the public right of way.

The garage on the side of the house is set back and single storey. It is proposed to extend this part of the building forward to create additional living space and create a mezzanine above. Although the new side extension will be set back 1m from the front of the dwelling, at first floor level it forms part of an extension which raises the ridge of the roof by 1.2m across the whole width of the main part of the dwelling. The pitch of the roof is 30 degrees to match that of the lower section on the southern section of the building. As a result, the massing of the dwelling is significantly increased.

In terms of the accommodation to be provided, the number of bedrooms will remain the same but an additional bathroom will be provided and the headroom increased in order to improve the accommodation on the first floor.

It is acknowledged that the architect has reduced the height of the ridge, set back the side extension, altered the massing and design of the gable extension and the percentage increase has been reduced to less than 30%. However, overall it is considered that rather than being subservient to the existing dwelling, the proposal will overwhelm the original dwelling. This effect is heightened by the design of the glazing in the gable and the elevated position of the building.

OTHER MATTERS

There is no archaeological interest in this location.

The proposal will result in the loss of a bat roost in the garage therefore a European Protected Species Licence will be required from Natural England. The proposed mitigation plan meets the tests of the Habitats Regulations so ecological matters could be covered by condition in combination with the licence and therefore do not constitute a reason for refusal.

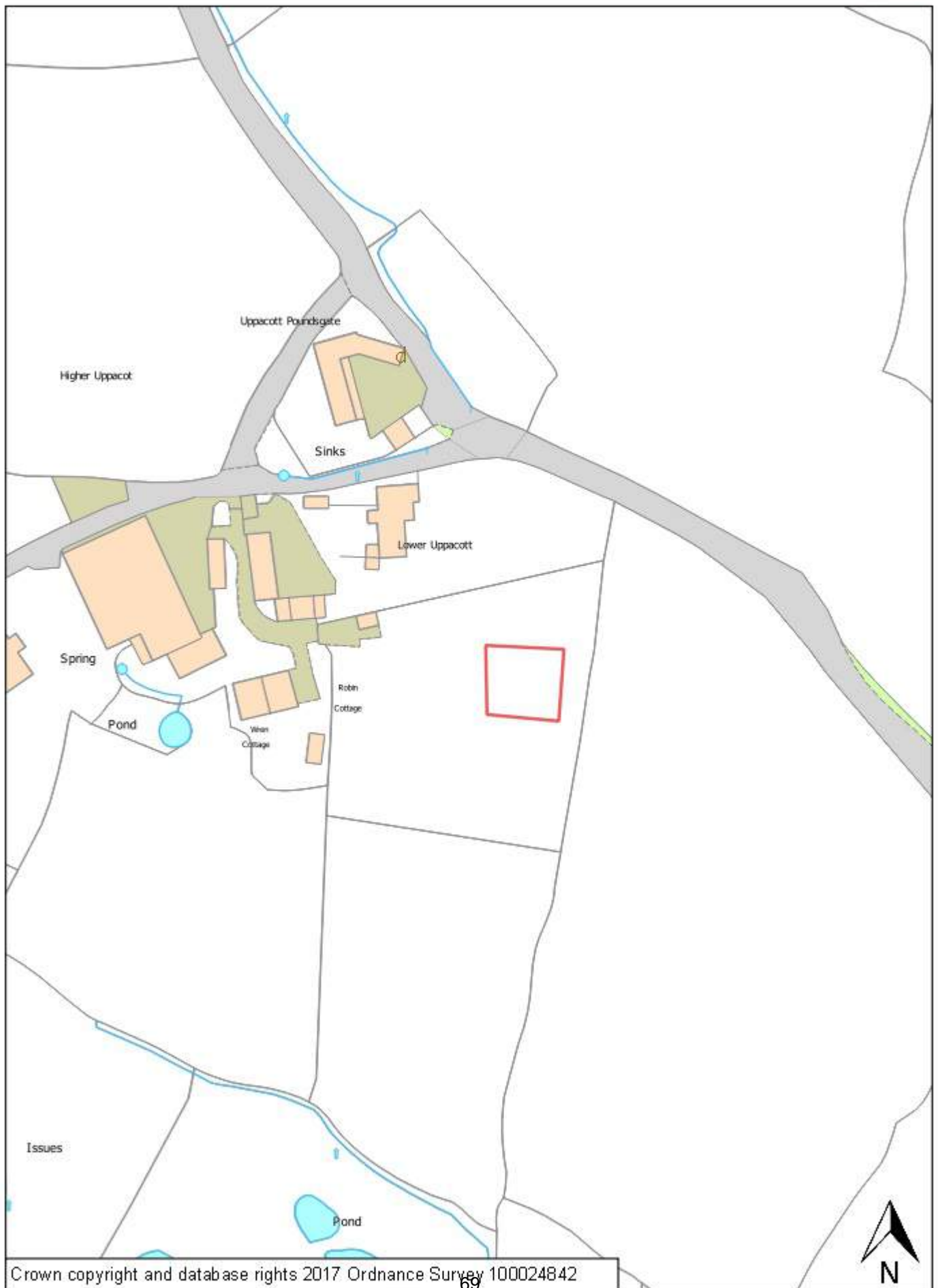
CONCLUSION

The Parish Council have supported the amended proposal. Officers consider that although the plans have been amended, the proposal will have a detrimental impact on the character and appearance of this simple dwelling which is very visible in the wider landscape. It is not considered that this proposal conforms to the design principles outlined in policy and within adopted design guidance.

Land at Newcott Farm Cotts - 0534/17



Scale 1:1,250



9. Application No: **0534/17** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
 Grid Ref: **SX701728** Officer: **Jo Burgess**

Proposal: **Erection of agricultural building (13.7m x 9.1m)**

Location: **Land at Newcott Farm
Cottages, Poundsgate**

Applicant: **Mr & Mrs S Weymouth**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building by virtue of its location together with its scale, appearance and design, would harm the significance and setting of the designated heritage assets to the north-west. Whilst the harm could be adjudged to be less than substantial the Authority is not satisfied that the harm caused is outweighed by the public benefits of the development. The development is therefore considered to be contrary to policies COR1, COR3, COR5, DMD1b and DMD8 of the Dartmoor National Park Authority Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. The proposed building by virtue of its isolated location, size, together with the extent of excavations relating to its siting, will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The site is in a field adjacent to the Uppacott hamlet near Poundsgate. To the north are the listed Lower and Higher Uppacott buildings and to the east modern timber clad holiday cottages and agricultural buildings.

It is proposed to erect an agricultural building (13.7m x 9.1m) on sloping land to the south of the hamlet. Some excavation would be required in association with the construction.

The application is presented to Committee in view of the support received from the Parish Council.

Planning History

0512/13	Erection of agricultural building (10m x 10m) Full Planning Permission	Withdrawn	19 November 2013
5/06/257/98/03	Variation of condition 19 (iii) of planning appeal ref: J9497/A/98/294594 attached to application reference 5/06/229/97/03 to read :- the holiday accommodation occupation shall be limited to ten months maximum ten months per annum Full Planning Permission	Grant Conditionally	08 December 1998

5/06/229/97/03	Conversion of redundant agricultural building to disabled persons holiday accommodation	Full Planning Permission	Refused	07 November 1997
		Appeal lodged: 27 April 98	Result: Allowed	
05/06/0613/92	Timber portal frame building to replace dilapidated nissen hut for use as an agricultural workshop and carriage building	Full Planning Permission	Grant Conditionally	05 May 1992

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
County EEC Directorate:	No highway implications
DNP - Building Conservation Officer:	There are three designated heritage assets in the vicinity - two grade II listed buildings and the grade 1 listed Higher Uppacott. The buildings are nucleated and placing a building in an open field to the south east breaks up this clearly defined and long established settlement pattern, harming the setting of the listed buildings.
Teignbridge District Council (Drainage):	Does not wish to comment
DNP - Trees & Landscape:	The development will have a detrimental visual impact and a detrimental impact on the character of the area because it does not respect the valued attributes of this landscape type - specifically the strong pattern of medieval fields with a pastoral character. The development does not conserve or enhance the character and special qualities of the Dartmoor's Landscape and is contrary to policies COR1, COR3 and DMD5.

Parish/Town Council Comments

Widcombe PC:	The Parish Council supports this application.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
 COR18 - Providing for sustainable economic growth
 COR2 - Settlement Strategies
 COR24 - Protecting water resources from depletion and pollution
 COR3 - Protection of Dartmoor's special environmental qualities
 COR4 - Design and sustainable development principles
 COR5 - Protecting the historic built environment
 COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
 COR8 - Meeting the challenge of climate change
 DMD14 - Biodiversity and geological conservation
 DMD1a - Presumption in favour of sustainable development
 DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
 DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD34 - Agricultural and forestry
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD8 - Changes to Historic Buildings

Representations

4 letters of support

Four letters of support from individuals and businesses have been received highlighting the contribution made by the applicants to the economy of Dartmoor, the way in which the alpaca walks add to the understanding of visitors and the need for appropriate buildings for alpacas.

Observations

INTRODUCTION

This application follows the withdrawal of a previous application for a building measuring 10m x 10m in a similar location. The application was withdrawn following advice that officers were unable to support the application and having considered the constraints, could not recommend an alternative location for the building within the field.

THE LANDHOLDING

The applicants own 0.81ha (2 acres) at Uppacott and the holiday cottages immediately to the east of the paddock. They have rented 4.45ha (11 acres) nearby since 2008 together with part of an agricultural building to the east, where they currently store machinery and hay.

The applicants live at Ponsworthy and have been breeding alpacas since 2006 and running an alpaca/llama trekking business for 10 years. This is a farm diversification project that has grown over recent years and contributes significantly to the local economy.

CONSTRAINTS

The location for a building on the land is limited by a neighbours septic tank on the land and associated drain, a 20m covenant along the boundary with the neighbours and powerlines crossing the land.

The applicant is also reluctant to site any new building too near the holiday cottages in their ownership to the west.

THE PROPOSAL

It is proposed to erect a timber clad agricultural building (13.72m x 9.14m). The ridge of the proposed building will be 3.14m above the floor level of the building and a maximum of 1.4m below natural ground level. The building will be used to provide housing for alpacas and llamas (23 in total) over winter. In addition the building will be used to store machinery, feed and bedding required for the efficient management of the holding.

The applicants currently rent part of a barn nearby which is not fit for purpose and lacks the facilities to house animals when they are sick, in need of shelter for example after shearing or after giving birth or need handling by the vet.

Access to the building is across the field and there is no track proposed in association with the building.

POLICY

COR2 & COR18 - Policy COR2 states that 'Outside settlements development will be acceptable in principle if it is necessary to meet the proven needs of farming'. Policy COR18 states that outside classified settlements local employment and business opportunities will be sustained by ... support for development to assist the agricultural sector.

In broad terms the Authority seeks to support local businesses and farmers, however development associated with agriculture and tourism has to be strictly controlled outside classified settlements.

DMD34 - Agricultural related development will be permitted where there is a demonstrable need that is proportional to the use of the land, it relates well to local landscape features and other building groups, it is located and orientated with respect to local topography so as to reduce intrusive effects, it demonstrates a scale and form that is well related to its function, will not cause unacceptable harm to amongst other things natural drainage and efficient use is made of existing buildings.

The proposed building is a relatively large building that is isolated and has little relationship to the existing cluster of buildings. In this respect the proposed building is considered to be contrary to policy DMD34.

IMPACT ON LANDSCAPE CHARACTER

Policy COR1 requires that development respects or enhances the character of the local landscape and Policy COR3 requires that development conserves or enhances the characteristic landscapes that contribute to Dartmoor's special qualities.

DMD5 with reference to the Landscape Character Assessment states in addition that development should respect the valued attributes of landscape character types. In this case this includes as strong pattern of medieval fields and pastoral fields and there are few isolated buildings in this landscape.

The building will mostly be hidden from public view from the road to the east due to it being excavated into the ground and behind a substantial hedge but where the roof is seen it will appear as an isolated structure. There are glimpsed views from Dr Blackhalls Drive which forms part of the Two Moors Way to the west.

The building would not relate to the building group at Uppacott and be in an isolated location in a landscape comprising small to medium sized fields enclosed by Devon hedgebanks which is pastoral in character.

It is considered that the proposed building will not reflect the local building pattern and as an isolated building will have a detrimental impact on the character of the immediate and wider landscape. It is therefore considered contrary to policies COR1, COR3 and DMD5.

National Parks have the highest status of protection in relation to landscape and scenic beauty and an isolated building that impacts on the character of the landscape is not compatible with

the purposes of National Park designation. Although the applicant has sought to reduce the impact of the building by excavating the building into the slope of the land it is not possible to mitigate the impact of an isolated building on the pastoral character of the land and for this reason the proposed building is considered contrary to policy and national guidance.

IMPACT ON SETTING OF LISTED BUILDINGS

In the opinion of the Building Conservation Officer, the proposed building will have an impact on the setting of the Listed Buildings within the Uppacott hamlet, because the buildings are nucleated and the siting of the proposed building in an open field to the southeast breaks with this clearly defined and long established settlement pattern.

In accordance with guidance in the National Planning Policy Framework and policies COR5 and DMD8 the Authority has to come to a view whether or not the scale of the identified harm to the significance of the designated heritage assets (Listed Buildings) is outweighed by the public benefits the proposed development will bring. In this case, although the applicants run a successful business which brings benefits to the public, it is considered that given the first purpose of National Parks should take precedence. The need to conserve and enhance the natural beauty, wildlife and cultural heritage and the setting of listed buildings outweighs any public benefits this development may bring.

CONCLUSION

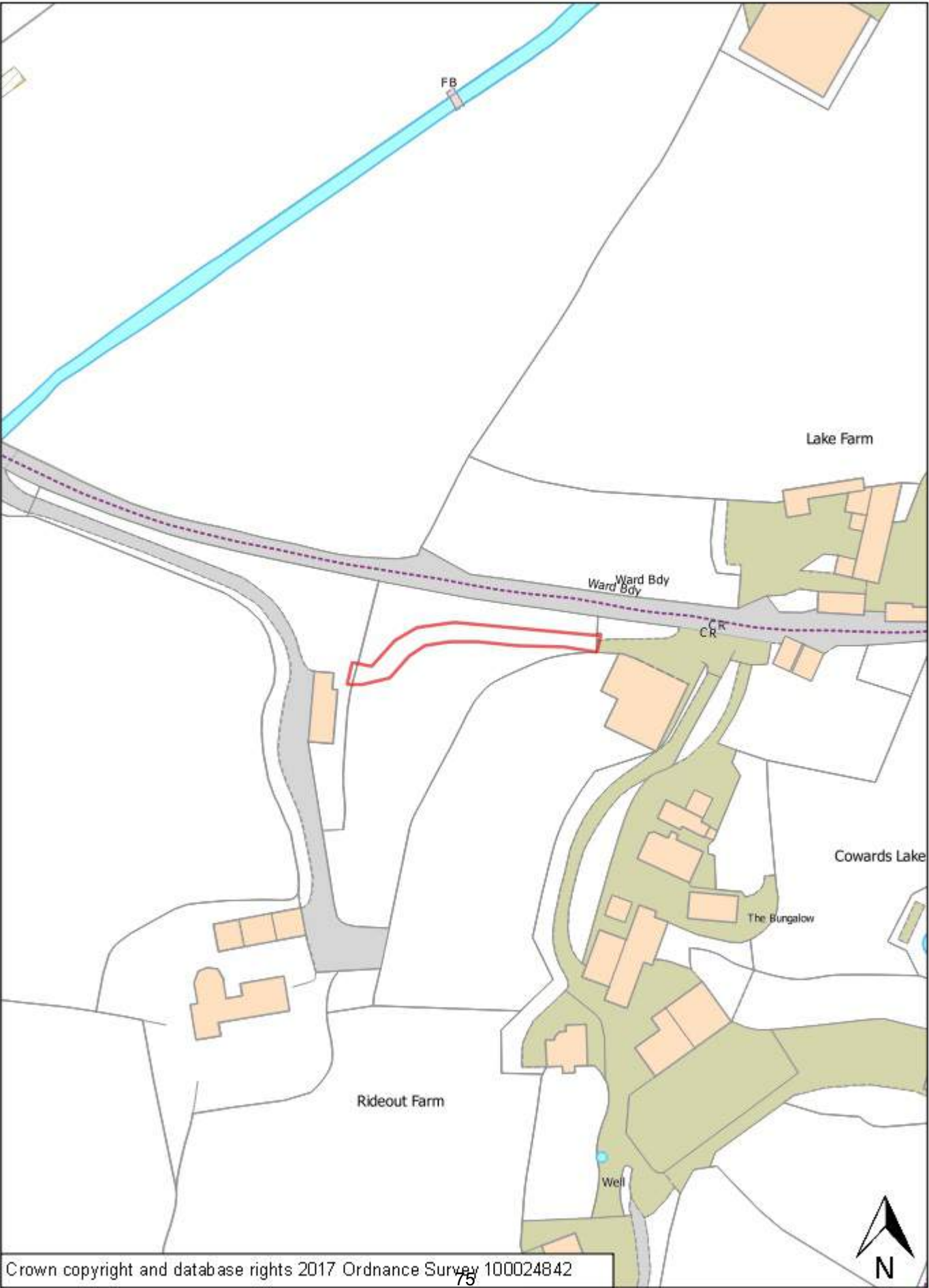
The contribution made by the applicants and their business to the local economy and profile of Dartmoor is recognised. It is acknowledged that the current rented building nearby does not make adequate provision for the needs of the stock or the business.

However, it is considered that any building on the upper part of the field would have an unacceptable impact on the setting of the Listed Buildings. There is no ready alternative site to that being proposed given the constraints in this location and a point made to the applicant's in the previous submission on this site.

The impact of the proposed building on the character and appearance of the landscape and the setting of the listed buildings will result in unacceptable harm in this location.

Higher Lake Farm - 0528/17

Scale 1:1,250



10. Application No: **0528/17** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Buckland Monachorum**
 Grid Ref: **SX530682** Officer: **Jo Burgess**

Proposal: **Change of Use of agricultural land in association with construction of new access road**

Location: **Higher Lake Farm, Dousland**

Applicant: **Mr M Williams**

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. Prior to the commencement of the development hereby approved, samples of the proposed surfacing materials and method of construction of the access road hereby approved shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing shall be used in the development.
3. Notwithstanding the drawings hereby approved, prior to the commencement of the development, details of a new hedgebank to be constructed along the southern boundary of the access track shall be submitted to the Local Planning Authority for approval. The new hedgebank shall be formed in accordance with the approved details within 12 months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The hedgebank shall be maintained for a period of at least 5 years from the date of the commencement of the development, such maintenance to include the replacement of any trees or shrubs that die or are removed.

Introduction

Higher Lake Farm is located in open countryside between Yelverton and Dousland.

The planning history relating to the provision of access to Higher Lake Farm is set out below. This application proposes opening up the original access gate to the farm and the construction of an access road from the access gate across agricultural land to the nearest building on the farm.

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

Planning History

0420/17	Demolition of agricultural building (13.9m x 5.5m x 4.5m high) which benefits from a Certificate of Lawful Use (Ref 0364/13) as a dwelling and erection of a new four bedroom dwelling house on the same footprint
	Full Planning Permission Withdrawn 12 September 2017
0159/17	Construction of replacement dwelling
	Full Planning Permission Withdrawn 28 April 2017
0379/15	Demolition of existing dwelling and change of use from agricultural to

	domestic curtilage to erect new dwelling plus vehicle access		
	Full Planning Permission	Refused	16 September 2015
	Appeal lodged: 03 December 15	Result: Dismissed	
0364/13	Use of building as a single dwellinghouse (C3)		
	Certificate of Lawfulness for an existing use	Certificate issued	10 October 2013
1012/07	Enlarge existing entrance, erection of granite gateposts and five-bar timber gate, construction of new driveway and 1m high hedgebank		
	Full Planning Permission	Grant Conditionally	20 May 2008
0520/07	Enlarge existing entrance, erection of granite gateposts and five-bar timber gate, construction of new driveway and 1m high hedgebank		
	Full Planning Permission	Refused	24 September 2007
0111/06	Formation of new driveway and erection of new hedgebank, gatepost and gates		
	Full Planning Permission	Refused	12 April 2006
	Appeal lodged: 28 July 06	Result: Dismissed	
0403/03	Formation of vehicular access and driveway, block up existing entrance and construct 2m high earth hedgebank over existing driveway		
	Full Planning Permission	Refused	09 July 2003
3/32/092/97/03	Extension of existing barn & provision of rest room		
	Full Planning Permission	Refused	17 February 1999
3/32/268/97/03	ONE TO TWO BEDROOM ANNEXE		
	Full Planning Permission	Refused	22 December 1997
	Appeal lodged: 13 May 98	Result: Dismissed	
3/32/240/97/03	To erect a single storey shed for the purpose of tractor, utility and general store		
	Full Planning Permission	Grant Conditionally	18 November 1997
3/32/221/96/03	TWO BEDROOM ANNEXE		
	Full Planning Permission	Refused	19 December 1996
3/32/164/96/03	Erection of barn (13.5m x 6m)		
	Full Planning Permission	Grant Conditionally	27 August 1996
3/32/103/96/18	Barn for hay storage and tractor shed		
		Planning Permission Required	20 May 1996
3/32/122/94/04	Change of use of land for temporary accommodation		
	Change of Use	Grant Conditionally	01 August 1994
03/32/1434/89	Filling in cutting with soil and stones to revert to agricultural use		
	Full Planning Permission	Grant Conditionally	01 December 1989
03/32/1433/89	Conversion of barn into dwellinghouse		
	Full Planning Permission	Grant Conditionally	28 July 1989

03/32/1341/85	Siting of a mobile home to provide a temporary agricultural dwelling		
	Full Planning Permission	Refused	10 January 1986
	Appeal lodged: 10 March 86	Result: Allowed	
03/32/1340/85	Conversion of barn to form agricultural worker's dwelling		
	Full Planning Permission	Refused	10 January 1986
	Appeal lodged: 06 March 86	Result: Allowed	
03/32/0866/85	Conversion of first floor of existing shippon to form an annex to main house		
	Full Planning Permission	Grant Conditionally	29 July 1985
03/32/1444/84	Erection of an agricultural worker's dwelling		
	Outline Planning Permission	Refused	11 January 1985
	Appeal lodged: 21 May 85	Result: Dismissed	
03/32/1463/78	Filling of disused railway cutting with soil and sub-soil and temporary access from B3212		
	Full Planning Permission	Refused	12 January 1979
03/32/0714/78	Temporary siting of a residential caravan		
	Full Planning Permission	Grant Conditionally	28 July 1978
03/32/1212/76	Proposed infilling of disused railway cutting		
	Full Planning Permission	Refused	01 July 1977
03/32/0145/77	Continued use of building for the manufacture of agricultural machinery and equipment		
	Change of Use	Grant Conditionally	12 May 1977

Consultations

West Devon Borough Council:	Does not wish to comment
Environment Agency:	Flood Risk Zone 1 - standing advice applies
County EEC Directorate:	No highway implications
DNP - Trees & Landscape:	The value of the field system has been compromised by being subdivided, by the erection of the large bund along the boundary of the field and the construction of the track across an adjacent field. Although the policies requires development to conserve and/or enhance the character of the landscape, in this instance the valued attributes of the landscape have been compromised by previous development and the proposed track will have minimal impact on the character of the landscape. Planting a mixed native hedgerow along the southern boundary of the track will create a more traditional Devon lane.

Parish/Town Council Comments

Buckland Monachorum PC:	Objects - there is no need for the development as suitable access is already in place
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR21 - Dealing with development and transport issues in a sustainable way

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD5 - National Park Landscape

Representations

None to date.

Observations

INTRODUCTION

Higher Lake Farm has been the subject of a number of planning applications and enforcement investigations.

This application seeks to construct a new access road from the original access gate across agricultural land to provide a second access.

It is proposed to provide a 3m wide gravel track across the agricultural field separating the access gate from the nearest building on the holding. The application states that the 'drive will be constructed from crushed stone and chippings. It will therefore allow weeds/grass to grow up between the joints and soften any impact'.

The ground is fairly level so no major excavations are necessary in association with the track which will be run along the inside of the hedgebank separating the field from the road and terminate to the north of the building. It was originally proposed to erect a post and rail fence on the field side of the track.

A section of hedgerow to the east of the 'building' has been removed enabling access from the building to the paddock to the east. The Certificate of Lawfulness specifically related to the building only, omitting the adjoining land.

PLANNING HISTORY

Planning permission was granted for conversion of a traditional barn on the land to a dwellinghouse in 1989. At that time access was via a track from a shared entrance with Cowards Lake Farm to the east. The current owner purchased the farm in 2003.

Ref. 1012/07 - 'Enlarge existing entrance, erection of granite gateposts and five-bar timber gate, construction of new driveway and 1m high hedgebank' was granted and included the closure of the existing gate and the construction of a hedgebank along the line of the access track.

The sole access to the dwelling and associated buildings has been via the new access granted in 2007.

Ref. 0364/13 - A Certificate of Lawfulness was granted for the use of an agricultural building to the north of the main farmhouse as a single dwellinghouse.

NEED

The applicant states that the access road will provide a separate access to the former agricultural building which has the benefit of a Certificate of Lawfulness for use as a dwellinghouse.

The application is for the change of use of agricultural land in association with the residential use of the site.

HIGHWAY SAFETY

The original shared access has continued to be used by the adjacent farm since it was closed for use by Higher Lake Farm.

Visibility from the original access to the west is very limited due to the existing roadside hedge and this was one of the reasons given by the applicant for requiring a new access in the 2006 appeal statement.

No alterations are proposed to the roadside hedgebank in association with this proposal. The original gate is set back from and perpendicular to the highway and remains in situ and is only incapable of use due to a fence and overgrown vegetation, which can easily be cleared with no impact on any hedgebank.

The construction of the access road to the original gate will not therefore have any impact on roadside hedgerows or highway safety.

The Highways Officer is aware of the planning history but has confirmed that the proposal would have no highway implications at today's date.

IMPACT ON CHARACTER AND APPEARANCE OF LANDSCAPE

COR1, COR3 support DMD5 which states - 'Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor Landscape..'

The Trees and Landscape Officer has commented that the character and appearance of this part of the landscape has already been significantly compromised by the approved track and by the large bund. He has suggested the planting of a mixed native hedge rather than a post and rail fence to create a more traditional Devon lane. The applicant has agreed to a condition being imposed accordingly. Given the fact that the valued attributes of the landscape have been compromised by previous development, that it will have a minimal impact on the character of the local landscape and there is no visual impact, there is no objection to the proposal on landscape grounds.

CONCLUSION

The planning history is a material planning consideration and the Parish Council has queried the need for an additional access. However, there are now two buildings used as dwellinghouses at Higher Lake Farm so the provision of two accesses is not considered to be unacceptable in principle. The visual impact and impact on the character of the landscape is minimal and it is therefore considered that planning permission should be granted; subject to the agreed condition requiring planting of a mixed native hedge to provide mitigation to create

a more traditional Devon lane.

Brentor Inn - 0532/17

Scale 1:1,250



11. Application No: **0532/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Brentor**
Grid Ref: **SX472809** Officer: **Alex Lawrey**

Proposal: **Resurfacing of car park and extension to stable block**

Location: **Brentor Inn, Brentor**

Applicant: **Mr A Stone**

Recommendation **That permission be GRANTED**

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 accord strictly with the following approved drawings; Site Location Plan, SPP01 Rev B and SPP02 received 20 October 2017.
3. Notwithstanding the details hereby approved the materials to be used in the finishing of the external walls and roof of the stable extension hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, match those used on the existing building.
4. Prior to the commencement of the development hereby approved, samples of the proposed pavements and gravel to be used in the car park shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only the approved surfacing materials shall be used in the development.
5. Prior to the erection of the signage for the car park hereby approved, details of the proposed signage shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing the development shall be carried out and maintained in strict accordance with the details so approved.
6. There shall be no external lighting in the car park, on or adjacent to the building hereby approved without the prior written consent of the Local Planning Authority.
7. The stables hereby approved shall be used for private equestrian purposes only and shall not be used for livery, riding lessons, commercial equine breeding or commercial equestrian use of any kind.

Introduction

The proposed development is in two parts: firstly the resurfacing of an existing car park; and, secondly an extension to an existing stable block to provide one additional stall. The site is opposite to the Brentor Inn and is in the same ownership, the car park being associated with the public house. The land that forms this application is located within the National Park, however the public house itself is located on the opposite side of the road outside of the National Park.

The site is on a classified road connecting Tavistock and Lydford, and on the National Cycle Route 27. It is within 600m of Brentor and the Grade I listed church of St Michael de Rupe, which is located to the south and can be viewed from the car park. The non-designated heritage asset Yellands Farm is approximately 150m north of the site. An Airband mast is

located to the east of the site which is the subject of a current planning application.

The site is adjacent to a crossroads and in a generally isolated position although there is a dwelling located to the north-west bordering on the existing stable block. The site has a hedgebank to the front and side of the existing car park. The existing stable block is built in red timber with a corrugated grey metal roof and side extension.

The application is being presented to members due to the Parish Council objecting to the proposed extension to the stable block, although support was given in principle to the proposed car park re-surfacing.

Planning History

03/31/1163/88	Proposed erection of No3 loose boxes		
	Full Planning Permission	Grant Conditionally	16 May 1988

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - Standing advice applies

Parish/Town Council Comments

Brentor PC:	The application was viewed in 2 parts. 1. With regards the Car Park resurfacing - the Parish Council agreed to support this application with the stipulation that the car park is to be used by paying customers and staff of the public house only and that no alternative business is to be carried out in conjunction with the car park. 2. With reference to the stable extension - The Parish Council object to the proposal as there is no apparent reason or need for it to be made larger.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD33 - Horse related development
DMD36 - Signs and advertisements
DMD39 - Provision of car parks
DMD5 - National Park Landscape

Representations

1 letter of objection

The main issue is that the public house is not currently operational so the application is

disingenuous, that the stated existing use as a car park is inaccurate as it is presently being used to store a mobile home, mechanical equipment and building materials, and that details given in the application related to employment and trading hours are disingenuous. It is also noted that the Brentor Inn is 'a dreadful eyesore both for the village and the surrounding area' and that a planning application for refurbishment was granted in 2006 and eleven years later 'the place has deteriorated beyond acceptable visual levels'.

Observations

PRE-APPLICATION ADVICE

Officers gave advice in 2016 regarding the existing lawful use of the land as a car-park, issues related to lighting and to signage. The applicant has taken on-board the advice and not included any proposals for lighting within the application and has specified the materials for the re-surfacing as mainly block pavements, as per the officer recommendation. Advice was given concerning consent for advertisements and signage.

PLANNING HISTORY

The site has been the subject of one previous application for the erection of a three-stall stable block which was granted conditional approval in May 1988 (reference 03/31/1163/88). Whilst the Brentor Inn has been the subject of various applications over many years these have been the responsibility of West Devon BC. The most recent application appears to have been for a rear extension to the public house in 2006.

PRINCIPAL OF DEVELOPMENT

Core Strategy policy COR1 stipulates that when reaching decisions officers should take into account 'the need to make efficient use of land and infrastructure' and should aim to ensure 'the conservation of scarce resources'. This application would help return to functional use a currently under used car park, through re-surfacing, setting out parking bays and signage. As the site has an existing lawful use as a car park associated with the Brentor Inn the principal of development is not concerned with introducing a new use. The issues revolve around the proposed improvement of the car-park which may help facilitate the re-opening of the Brentor Inn public house. As such this element of the application is supported in policy terms.

The second element of the application is for an extension to an existing stable block. Policy DMD33 states that development related to recreational horse keeping will be permitted provided that adequate land and buildings are available for the number of horses to be kept, existing buildings are used wherever possible and the development would not harm landscape character. In this instance the proposal is for an extension to an existing stable block, which has a paddock attached and a linear field located slightly further along the Tavistock Road. The site is in a sensitive landscape location due to its proximity to Brentor, however as this proposal is for an extension to an existing stable block, landscape impacts would be minimal as compared to the introduction of a new building on the site. Therefore the proposal is supported in principle.

RE-SURFACING THE CAR-PARK

The proposed re-surfacing would use a concrete apron for the access onto the highway with

block pavements and gravel for the rest of the car park. There would be thirty bays for cars with adequate turning space. The concrete apron would incorporate a soakaway so would not drain onto the highway. There would also be a sign at the entrance. Details and samples of the materials and sign would be set by conditions attached to any permission granted. The proposed re-surfacing would improve the car park from its present run-down state and would not have a detrimental impact on the landscape character of the area.

EXTENSION TO THE STABLE BLOCK

The proposed extension to the stable block would add one additional loose box to the existing three and would match the existing design and materials. Currently there is an extended lean-to space in corrugated metal at each end, these lean-tos are used as tack room/feed storage spaces and the proposal would replicate this to the end, south-east elevation. As the materials used would match the existing stables the visual impact would be minimal with almost no landscape impact due to its position close to the boundary with the adjoining property of Sunnyside, and the presence of mature trees which are located behind the block.

The relevant policy DMD33 stipulates that for horse related development there must be adequate land, buildings and facilities available for the number of horses to be kept. The preamble to this policy uses figures from the British Horse Society of approximately 1-1.5 acres per horse if horses are kept solely at grass, however the proposal is related to stabling of horses and the preamble recognises that land areas can be reduced for more than two horses which are fed on hay and stabled. The applicants overall have approximately 3.5 acres of land, approximately 2.5 acres of which is available for grazing. Although not meeting BHS standards for horses kept solely at grass officers consider that there is adequate land available for stabled horses.

REPRESENTATIONS AND CONSULTEE COMMENTS

One letter of representation was received objecting to the proposal as the site is currently being used for the storage of a mobile home, mechanical equipment and building materials, and the site generally is an 'eyesore'. The objector also noted that the application is disingenuous as the public house is not currently open. Whilst the objector makes a not unreasonable point about the present state of the site, the current application would effectively remove the stored items from the site once any permission granted was implemented, and would improve the area generally.

The Parish Council has supported the proposed re-surfacing of the car-park but requested that use is restricted to staff and patrons of the public house, and that the site is not used for any alternative business uses. As the site has an existing lawful use as a car park it would be unreasonable to impose any additional and restrictive conditions upon it but if the site was used for unauthorised business purposes which were not ancillary to the operation of the public house this could constitute a breach of planning control which would be liable to enforcement action in the same manner as any other site.

The Parish Council has objected to the stable extension part of the application because 'there is no apparent reason or need for it'. As the applicant wishes to have another horse in addition to the three currently owned the additional loose box would cater for another horse.

CONCLUSION

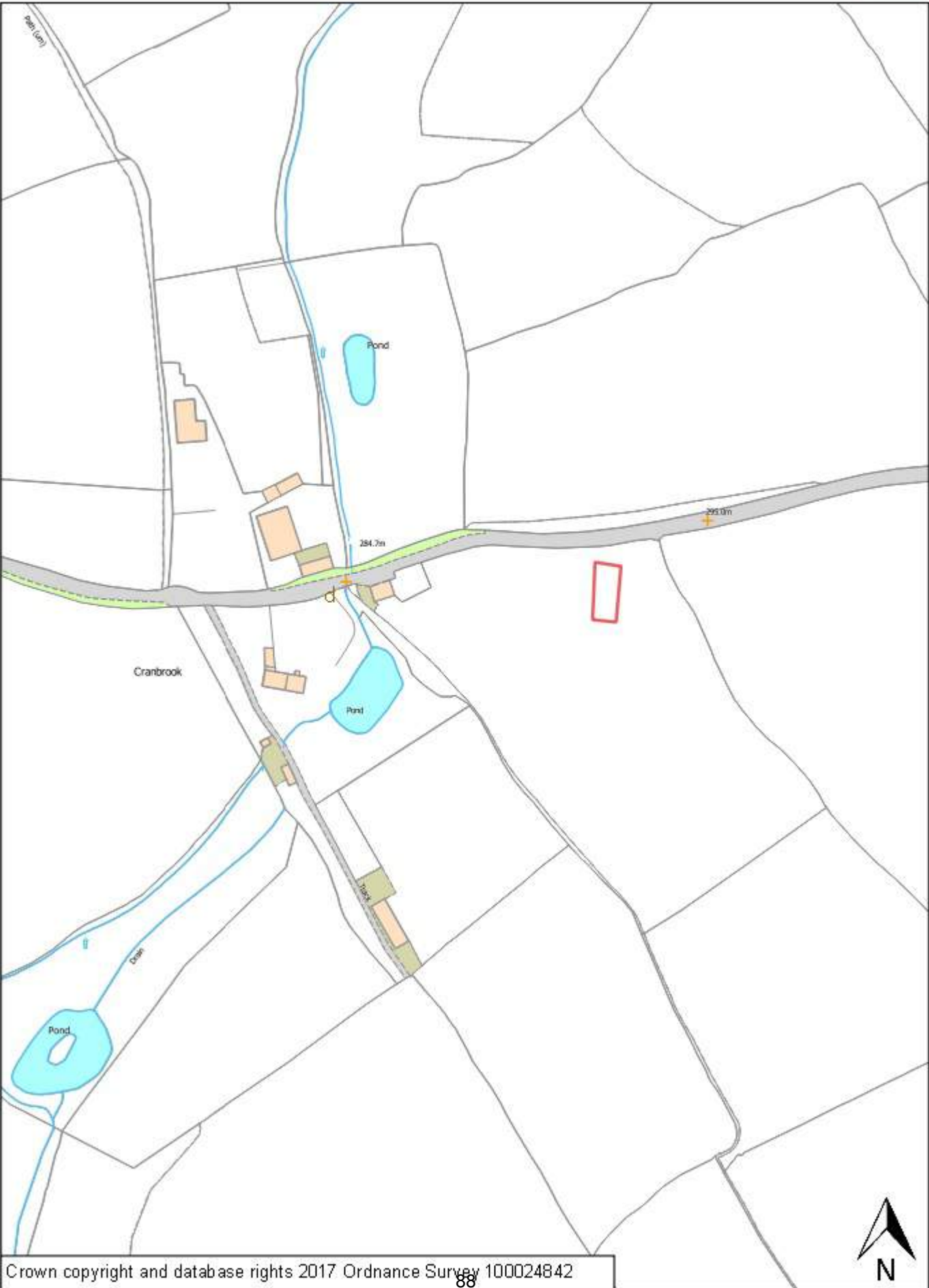
The proposed application is supported in policy terms and would represent an improvement on

the current situation and help to facilitate the re-opening of the public house. The re-surfacing materials would be controlled by condition and would not have a significant detrimental impact on the street-scene, landscape or setting of the listed church St Michael de Rupe. The proposed extension to the existing stable block is modest and would make good use of existing facilities and land.

Cranbrook Linney Farm 0530/17



Scale 1:2,000



12. Application No: **0530/17** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission** Parish: **Moretonhampstead**
 Grid Ref: **SX746888** Officer: **Louise Barattini**

Proposal: **Change of use of land for the siting of a caravan for an agricultural worker**

Location: **Cranbrook Linnay Farm, Moretonhampstead**

Applicant: **Ms J Morris**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed caravan, by reason of its siting, would fail to conserve and/or enhance the character and appearance of this part of the Dartmoor National Park landscape contrary to policies COR1, COR3, COR4, DMD1b and DMD5 of the Dartmoor National Park Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision 2010 and the National Planning Policy Framework 2012.

Introduction

The site is located to the south east of the historic farmstead of Cranbrook, approximately 1km to the south of Fingle Bridge in a rolling agricultural landscape. There is a public right of way running immediately to the west of the site within the same field parcel.

The proposal seeks permission for the siting of a caravan for an agricultural worker. An application for two new farm buildings is running concurrently (ref: 0529/17).

The application is presented to the committee in view of the comments received from the Parish Council.

Planning History

0021/17	Erection of two agricultural barns	
	Prior Notification	Planning Permission 27 January 2017 Required
0529/17	Erection of two barns to serve agricultural use of land and for the formation of associated farmyard	
	Full Planning Permission	Not yet determined

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	No objection - Flood Zone 1 standing advice
Agricultural Consultant:	Having considered the application for a change of use of land for the siting of a caravan for an agricultural worker at Cranbrook Linnay Farm, Moretonhampstead, using the information provided in the application alongside notes gathered from the site visit on 6 November 2017 it is my

opinion that both the functional and financial tests have been met.

- There is no satisfactory existing building that could be converted to provide the accommodation.

- There is an existing functional need for one full time worker at Cranbrook Linnay Farm and for the worker to be readily available at most times, subject to the approval of planning application Ref: 0529/17. It should be noted that the proposed annual labour requirement is only considered acceptable on the basis that application Ref: 0529/17 is successful. Without the two proposed barns, Barn 1 – 22.9m x 9.14m x 3.5m & Barn 2 – 18.3m x 9.14m to 3.5m, the applicant will be unable to lamb indoors at Cranbrook Linnay Farm and most certainly, would be unable to rear the proposed 125 young calves per annum at Cranbrook Linnay Farm. Therefore, if planning application Ref 0529/17 is refused by Dartmoor National Park, the proposed business plan would not be viable and consequently the applicant would not satisfy the functional test.

- There is a clear intention to develop the business. The applicant has the capabilities and knowledge to further the business and I believe the business is based on a sound financial footing subject to the approval of planning application Ref: 0529/17. The operating margin still remains above the Dartmoor National Park generally accepted minimum figure. Based upon the accounts supplied, I conclude that the financial test has been met on this occasion.

- There is no suitable alternative accommodation available in the area to purchase or rent. There are no dwellings at Cranbrook Linnay Farm owned by the applicant. The applicant currently lives in a two bedroom cottage three miles away from the farm. Due to a combination of price and distance from Cranbrook Linnay Farm properties currently available on the market are considered unsuitable for the applicant.

DNP - Trees & Landscape:

The caravan will be visually intrusive and have a detrimental impact on the landscape character of the area contrary to policy, it fails to enhance what is special or locally distinctive about the landscape and is unsympathetic development that will harm the wider landscape. It fails to conserve or enhance the special qualities and character of this part of the landscape.

Parish/Town Council Comments

Moretonhampstead PC:

The Parish Council supports the application on the basis of supporting a new farming enterprise.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR24 - Protecting water resources from depletion and pollution
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD28 - Residential caravans
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD34 - Agricultural and forestry
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD7 - Dartmoor's built environment

Representations

4 letters of objection 31 letters of support

SUPPORTERS

The letters of support state that the development is a sensitive addition to the landscape and welcome the land being worked by this hardworking and environmentally sustainable farming family.

They explain that this sort of application is the only way to ensure that their community, farming businesses and the countryside are maintained as genuine working landscapes. Those involved in working the land are unable to afford to live near their work which is often essential when caring for livestock.

OBJECTORS

The objectors have raised some issues in relation to the proposed barns, but the following comments relate to the proposed caravan (full details can be viewed online).

They state that the caravan would be elevated in the landscape, presenting as an eyesore; further concerns are raised about an application to build a house in the future which they state will have a far reaching negative impact on the environment.

A caravan for a family will have dirty water and sewage to dispose of which will have to go somewhere. Concern is raised about the pollution of the stream running to the west of the site, which passes under the lane through a culvert and runs down through Cranbrook Farm's land feeding into a wildlife pond. The stream then flows on down into the valley to join the River Teign. At the north western corner of the field inside the gate there is a significant spring which rises even during a drought summer and soaks away down into the water course.

They question how will electricity will be provided.

The objectors challenge the viability of the proposed farming enterprise and state that the creation of small paddocks with fencing will not enhance the landscape.

They add that it will impact on private views from neighbouring properties and conflict with the use of the public right of way.

Observations

PROPOSAL

The application proposes the siting of a caravan for an agricultural worker on an area of approximately 6m x 19m which would be cut into this sloping field (by approximately 0.5m at the higher end).

POLICY CONSIDERATIONS

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation.

The principal tests for farm worker's dwellings are set out in paragraph 55 of the National Planning Policy Framework, policies DMD23 and DMD28 of the Development Plan.

Policy DMD28 establishes that temporary accommodation for agricultural worker's dwellings will be granted in principle for a temporary period of up to 3 years where there is no other suitable accommodation and evidence has been submitted to demonstrate a clear functional need for the accommodation and that there is a firm intention to proceed with the new business or proposed development.

Policy DMD23 provides more guidance on the functional needs test, namely the requirement to demonstrate a 'functional need for a worker to be readily available at most times' and that this relates to 'a full-time worker or one solely or mainly employed on the holding or enterprise'.

FUNCTIONAL NEEDS ASSESSMENT

The applicants purchased 43 acres of land at Cranbrook Linhay in 2014 and have an additional 87 acres of rented land (in 4 blocks) under annual grazing licenses; totalling 130 acres.

The land has a traditional linhay which is open to the road, immediately to the north west of the application site.

Permission is sought concurrently for two barns; a 23 x 9m lambing and calf rearing shed and a 19m x 9m storage shed (ref: 0529/17).

The applicant currently operates a sheep farming enterprise of 158 breeding ewes and approximately 38 lambs on the holding (as at the beginning of November).

The applicant is looking to increase stocking to 300 breeding ewes within 3 years, producing an estimated flock of 450 lambs. The lambs are reared for meat and supplied as meat boxes within the local area, with the balance being sold to Waitrose via the abattoir. The business aspiration is to increase production and sell to a wider area.

To booster the enterprise the applicant is proposing to diversify into calf rearing, taking place either side of lambing, and at a throughput of 125 calves for calendar year from 2 weeks to 3 months old. Contracts have been verbally agreed with local farmers.

The intention is to bucket rear calves in small groups; a low cost but high labour input requiring the applicant to remain present to train the calves to feed and also to ensure each calf gets the correct quantity of milk. Young calves are also susceptible to infection and require regular monitoring and prompt intervention. This practice requires a competent person to be available at most times day and night.

The applicant's agricultural consultant and the Authority's independently appointed agricultural consultant both confirm that the functional needs test is satisfied for a full-time worker to be readily available at most times; demonstrated by the lambing periods and intervening calf rearing periods which combine to take up a significant part of the year.

This is, however, on the proviso that the application for the barns is approved, as without this it would not be possible to lamb indoors nor rear the young calves.

FINANCIAL TEST

The Authority's independent agricultural consultant has appraised the financial information submitted and concludes that the operating margin would be acceptable and support the wage of a standard agricultural worker; again, this is on the basis that the application for the new farm buildings is approved.

AVAILABILITY OF ALTERNATIVE ACCOMMODATION

The applicant currently resides 3 miles away from the farm. There are no other buildings at Cranbrook Linnay Farm within the ownership of the applicant and there are no other available properties an appropriate distance and value from the site to satisfy the functional need for a worker to be readily available at most times day and night.

CONSERVATION AND ENHANCEMENT OF THIS PART OF THE LANDSCAPE

The National Parks Circular makes clear that the Authority's primary responsibility is to deliver their statutory purposes. The first principle of the National Park is one of conserving and enhancing its natural beauty. The 'Sandford' principle requires the Authority to give this primacy where there is any perceived conflict. This is reflected in policy DMD1b of the Local Plan.

Policies COR1, COR3, COR4, DMD1b and DMD5 require new development to demonstrate the conservation and/or enhancement of the character and special qualities of the Dartmoor National Park landscape.

Vernacular farm buildings and farmhouses on Dartmoor have developed in sympathy with topography and exposure to weather which has shaped the characteristic building types and their siting in the landscape for sustainable working practices. Traditional farmhouses on

Dartmoor typically have an intimate setting, facing in on themselves and addressing the farm yard with an enclosed setting and are generally visually unobtrusive in the landscape. They are well grounded in the landscape, working with the topography and typically the long axis runs parallel with sloping land.

The field in question is sloping, with levels rising relatively steeply away from the access point and a traditional linhay on the roadside.

The application for the agricultural buildings (ref: 0529/17) proposes an L-shaped arrangement of two barns to enclose a new yard area, surrounded by a new hedge to create a small farmstead enclosure.

The proposed caravan siting is outside of this enclosure on elevated land, poorly related to the proposed and existing farm buildings and to existing and proposed landscape features. It would be visible from the highway and public right of way and would appear incongruous in this respect and fail to conserve or enhance the character and appearance of this part of the landscape and the traditional arrangement for farmhouses within the farm yard on Dartmoor. Local Planning Authorities should also not normally give temporary permissions in locations where they would not permit a permanent dwelling.

Furthermore, the siting is divorced from the proposed yard and access with no immediate vehicular access. Whilst the proposed development is drawn tightly around the caravan, it is likely that the owners would seek to drive vehicles up to the caravan with consequent scarring on the landscape.

OTHER MATERIAL PLANNING CONSIDERATIONS

The proposed caravan is a sufficient distance from neighbouring dwellings to prevent any adverse impact on neighbour amenity in respect of policy DMD4. The objectors have stated that the proposal will adversely impact on their views, however, the planning system is unable to protect private views.

The site is served by an existing access and established agricultural use of the land; there is no objection is from a highway safety point of view to the proposed temporary accommodation in line with policy COR21.

Concerns have been raised by objectors about a future application to build a house in the future which will have a far reaching impact on the landscape. The application for a caravan must be considered on its merits, any further application would be considered on its merits also; however, Local Planning Authorities should also not normally give temporary permissions in locations where they would not permit a permanent dwelling.

Concerns have been raised about pollution of the stream (principally in relation to the agricultural buildings proposed). The proposed caravan would need to have an associated septic tank or appropriate means of foul waste management. Soakaways for clean surface water run-off from the roof would be subject to appropriate infiltration tests. The proposal would not conflict with policies COR1 or COR24.

CONCLUSION

Justification for the proposed caravan based on a positive decision for the new agricultural barns (ref: 0329/17); this application is currently under consultation and a decision will be

made in advance of this application and committee date. That application has the support of the Parish Council.

Revised plans have been received on the application for the barns and officers are working toward a positive outcome. Should the consultation period throw up any new issues which give rise to a reason for refusal then the recommendation on this application may need to be verbally updated with additional reasons for refusal.

As it stands, the proposed siting of the caravan will have a harmful impact on the character and appearance of this part of the Dartmoor National Park landscape, a fundamental planning consideration which reflects statutory Park purposes.

The applicant has been asked to withdraw this application and enter into discussions to explore an alternative siting; preferably one that is integrated with an enclosure for the agricultural building development as a whole.

No pre-application advice was sought for the siting of the caravan in advance of this planning submission.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 January 2018

APPEALS

Report of the Acting Head of Planning

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

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

1	Application No:	W/17/3183807	District/Borough:	South Hams District
	Appeal Type:	Refusal of Prior Approval	Parish:	South Brent
	Proposal:	Change of use from offices B1(a) to dwelling C3		
	Location:	Mill House, Manor Mills, South Brent		
	Appellant:	Mr R Tombs		

2	Application No:	W/17/3183902	District/Borough:	South Hams District
	Appeal Type:	Refusal of Prior Approval	Parish:	South Brent
	Proposal:	Change of use from offices B1(a) to dwelling C3		
	Location:	River View, Manor Mills, South Brent		
	Appellant:	Mr R Tombs		

3	Application No:	W/17/3184722	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Christow
	Proposal:	Erection of mixed use building for agricultural use, textile workshop, stabling and cattery and erection of kennels building		
	Location:	Foxview, Christow		
	Appellant:	Mrs S Westcott		

4	Application No:	W/17/3185303	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Ashburton
	Proposal:	Construction of two bedroom single storey dwelling, including repair work to existing stone wall boundaries, landscaping/planting and altered site entrance		
	Location:	land adjacent to Love Lane, Ashburton		
	Appellant:	Mr B Smallwood		

5 Application No: W/17/3187857 District/Borough: Teignbridge District
Appeal Type: Refusal of Prior Approval Parish: Christow
Proposal: Erection of 15m monopole mast, cabinet and associated works
Location: **land at Bennah Farm, Bennah Hill, Christow**
Appellant: **Telefonica (UK) Ltd**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 January 2018

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Acting Head of Planning

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/0086/17	District/Borough:	West Devon Borough
Grid Ref :	SX665891	Parish :	Gidleigh
Breach :	Unauthorised track		
Location :	Moortown Farm, Gidleigh		
Action taken / Notice served	No further action taken		

CHRISTOPHER HART

enfdelcommrpt