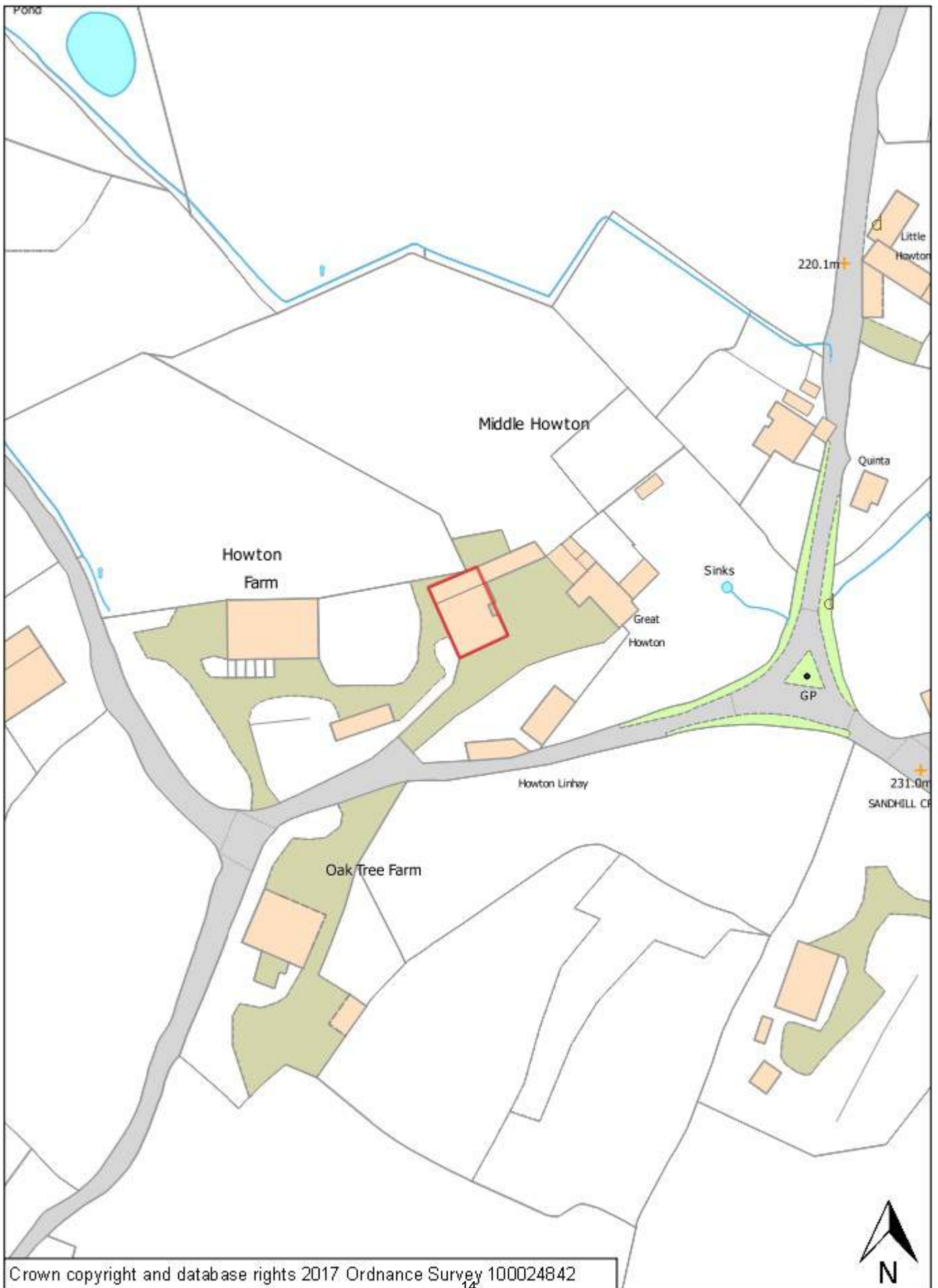


Howton Farm, Moretonhampstead - 0445/17



Scale 1:1,250



DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 December 2017

SITE INSPECTIONS

Report of the Acting Head of Planning

1 Application No: **0445/17** District/Borough: **Teignbridge District**
 Application Type: **Listed Building Consent** Parish: **Moretonhampstead**
 Grid Ref: **SX743870** Officer: **Oliver Dorrell**

Proposal: **Installation of 12 solar panels and relocation of existing solar tubes**

Location: **Howton Farm, Moretonhampstead**

Applicant: **Mr A Wimberley**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed PV panels, by reason of their size, appearance and positioning, would fail to the preserve or enhance the character and appearance of the curtilage listed building. It would therefore be contrary to policies COR5, DMD1b, DMD7 and DMD8 of the Dartmoor National Park Development Plan, to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

The panel convened at Great Howton and viewed the site from the road. The panel then walked to the site. The Chair introduced the meeting and the Officer explained the proposal and identified the proposed location of the PV panels.

The Officer clarified that the proposal shown on the application drawings differed from the proposal verbally described by the applicant at the previous Development Management Committee. The Officer reiterated that the recommendation and application before Members was based on the application documents.

The proposal is for 12 solar panels approximately 12m x 1.7m and the relocation of the existing solar tubes (2.10m x 2.10m) on the south west elevation of the property. The application drawings show these proud of the existing roofline.

The Historic Buildings Officer clarified the definition of curtilage listed buildings.

The Parish Council representative advised that the Parish Council had no concerns with and no objection to the application. The personal view of the Parish representative (having worked for Historic England) was that the impact on the Listed Building was not significant.

The Chair of the panel noted that there were a number of points which require clarification. The case officer will pursue these matters in preparation for the Committee meeting.

The applicants departed.

One Member was not overly concerned by the proposal before him. Another Member was concerned that the intended proposal differed from the application before them. There were no strong views for or against the Officer recommendation.

The Historic Buildings Officer was not keen on the PV panels on the building. However, he felt that flush fitting panels that lined up with the existing rooflights and were brought down the roof (closer to the eaves) would be more appropriate. They would also need to be brought in from the south east elevation of the property (by reducing the number of panels by one or two) in order for him to withdraw his objection to the application. This will reduce the impact on the setting of the listed building from the road.

The Members felt that it would be most appropriate for the applicant to withdraw the application or submit the correct plans clearly showing what they intended to build out. Officers should decide the best procedure for doing this. The Parish and Historic Buildings Officer should be re-consulted if an alternative drawings or an alternative application is received.

6. Application No: **0445/17** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **Moretonhampstead**
Grid Ref: **SX743870** Officer: **Oliver Dorrell**

Proposal: **Installation of 12 solar panels and relocation of existing solar tubes**

Location: **Howton Farm,
Moretonhampstead**

Applicant: **Mr A Wimberley**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed PV panels, by reason of their size, appearance and positioning, would fail to the preserve or enhance the character and appearance of the curtilage listed building. It would therefore be contrary to policies COR5, DMD1b, DMD7 and DMD8 of the Dartmoor National Park Development Plan, to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

Howton Farm is a detached stone barn converted to a dwelling. It was formally within the curtilage of Great Howton which is grade II listed. It now has its own separate access and curtilage yet remains curtilage listed due to its association with the original farmhouse.

The proposal relates to the south-west elevation. Planning permission was granted in 2012 for solar tubes on the lower roof slope. The proposal is for relocation of the solar tubes and installation of a run of 12 solar PV panels in a single row. The combined length of the panels would be 12m.

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

Planning History

0180/12	Installation of black-framed solar panels on lower side of roof slope	Full Planning Permission - Householder	Grant Conditionally	16 May 2012
0825/07	Replace porch door and window with an Oak frame and doors	Listed Building Consent	Grant Conditionally	04 December 2007
0565/99	Conversion of redundant barn to dwelling	Full Planning Permission	Grant Conditionally	17 November 1999
0566/99	Conversion of redundant barn to dwelling	Listed Building Consent	Grant Conditionally	17 November 1999

Consultations

Environment Agency: Standing advice - flood zone 1
Teignbridge District Council: Does not wish to comment
County EEC Directorate: No highways implications

DNP - Building Conservation Officer:

While it is noted that a limited number of roof mounted panels have been formerly approved here under 0180/12, this current proposal is for a far greater array that would stretch across most of the lower part of the south-west roof slope.

Although it is accepted that the agricultural character of the barn has been compromised to a degree by its conversion to domestic use, the proposed panels across the roof cannot be regarded as preserving the character or appearance of this curtilage listed building. In addition, from the driveway to the south-west, the southern portion of the panels would be clearly visible in juxtaposition with the farmhouse in the background, which would have a negative impact on the setting of this principal listed building.

The application fails to provide clear and convincing justification as to why the proposed number of panels are desirable or necessary, or that alternative sites that would cause less harm, such as ground mounted, have been investigated.

In terms of Paragraph. 134 of the National Planning Policy Framework and DNPA Policy DMD8, the harm these panels would cause is less than substantial but while the panels would have some public benefit through helping to mitigate against the effects of climate change, the benefits are primarily private and do not outweigh the harm.

Parish/Town Council Comments

Moretonhampstead PC: To support the Listed Building Consent application for the installation of 12 solar panels and relocation of existing solar tubes.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR10 - Providing for renewable energy

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD15 - Renewable energy

DMD1a - Presumption in favour of sustainable development

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

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

IMPACT ON CURTILAGE LISTED BUILDING

Howton Farm is curtilage listed by its association with the farmhouse known as Great Howton. It is offered the same statutory protection as the principal listed building.

The barn was converted to a dwelling in 2000. Patent glazing was introduced to the south-west roof and an external flue installed. More recently solar tubes have been added to the left side on the lower roof slope. It is accepted that as a result of its conversion to residential use and subsequent alteration a part the agricultural character of the building has been compromised.

The new proposal is to relocate the existing solar tubes further to the left side and the installation of 12 new photovoltaic (PV) panels. The panels would extend across the whole of the lower roof slope. The panels would be very prominent on the principal elevation of the dwelling. While there are a number of openings already present on this side of the building these have been formed in a traditional and sympathetic manner, and also recessed within the building. By contrast the proposed panels would be a standard bolt-on installation which would sit proud of the roof slope. While the panels themselves would be black with black frames they would still read as a modern additions.

A number of PV panels would also be visible from the driveway to Great Howton farmhouse and over the wall from the road which runs along the southern boundary of the farmstead. The layout of the access to Great Howton and the arrangement of its curtilage buildings are such that any development within the historic farmstead is likely to be sensitive setting of the principal building.

The existing solar tubes are much smaller in scale than the proposed PV panels. They are also more discreetly positioned to the left side of the principal elevation. The re-positioning of the solar tubes further to the left is supported however unfortunately the installation of the PV panels is not.

POLICY CONSIDERATIONS

Policy COR5 seeks to preserve the special qualities and settings of the historic built environment. Policy DMD8 requires the significance of listed buildings to be assessed against harm and whether any harm identified would be outweighed by public benefits.

Policies COR10 and DMD15 support the principle of small scale renewable energy schemes however only where there are a no over-riding amenity considerations.

For the reasons referred to above it is considered that the proposed development fails to comply with these policies.

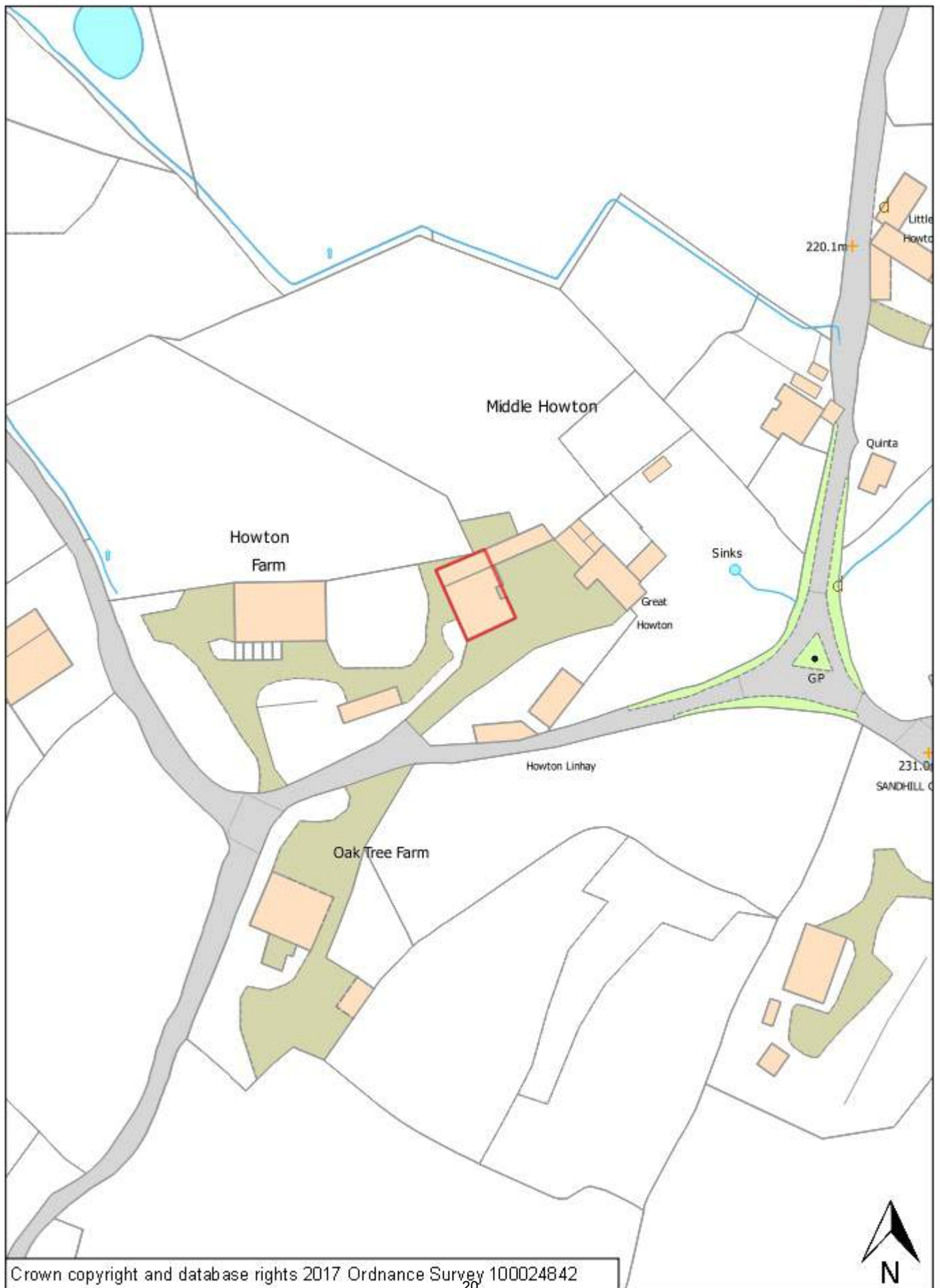
CONCLUSION

It is considered that the proposed PV panels, by reason of their size, appearance and fixing would fail to preserve the character and appearance of the curtilage listed building. While it is acknowledged that the proposed development would have some public benefit in its contribution to reducing the impacts of climate change it is not considered that the benefit would outweigh the harm identified to the designated heritage asset in this case.

Howton Farm, Moretonhampstead - 0401/17



Scale 1:1,250



2 Application No: **0401/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission - Householder** Parish: **Moretonhampstead**
Grid Ref: **SX743870** Officer: **Oliver Dorrell**
Proposal: **Installation of 12 solar panels and relocation of existing solar tubes**
Location: **Howton Farm, Moretonhampstead**
Applicant: **Mr A Wimberley**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed PV panels, by reason of their size, appearance and positioning, would fail to preserve or enhance the character and appearance of the curtilage listed building (Howton Farm) and detract from the setting of the principal listed building (Great Howton). It would therefore be contrary to policies COR4, COR5, DMD1b, DMD7 and DMD8 of the Dartmoor National Park Development Plan, to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

The panel convened at Great Howton and viewed the site from the road. The panel then walked to the site. The Chair introduced the meeting and the Officer explained the proposal and identified the proposed location of the PV panels.

The Officer clarified that the proposal shown on the application drawings differed from the proposal verbally described by the applicant at the previous Development Management Committee. The Officer reiterated that the recommendation and application before Members was based on the application documents.

The proposal is for 12 solar panels approximately 12m x 1.7m and the relocation of the existing solar tubes (2.10m x 2.10m) on the south west elevation of the property. The application drawings show these proud of the existing roofline.

The Historic Buildings Officer clarified the definition of curtilage listed buildings.

It was noted by the Lawyer that alternative locations for the panels could be sought if Members were minded to refuse the application.

The Parish Council representative advised that the Parish Council had no concerns with and no objection to the application. The personal view of the Parish representative (having worked for Historic England) was that the impact on the Listed Building was not significant.

The Chair of the panel noted that there were a number of points which require clarification. The case officer will pursue these matters in preparation for the Committee meeting.

The applicants departed.

One Member was not overly concerned by the proposal before him. Another Member was concerned that the intended proposal differed from the application before them. There were no strong views for or against the Officer recommendation.

The Historic Buildings Officer was not keen on the PV panels on the building. However, he felt that flush fitting panels that lined up with the existing rooflights and were brought down the roof (closer to the eaves) would be more appropriate. They would also need to be brought in from the south east elevation of the property (by reducing the number of panels by one or two) in order for him to withdraw his objection to the application. This will reduce the impact on the setting of the listed building from the road.

The Members felt that it would be most appropriate for the applicant to withdraw the application or submit the correct plans clearly showing what they intended to build out. Officers should decide the best procedure for doing this. The Parish and Historic Buildings Officer should be re-consulted if an alternative drawings or an alternative application is received.

7. Application No: **0401/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -
Householder** Parish: **Moretonhampstead**
Grid Ref: **SX743870** Officer: **Oliver Dorrell**
Proposal: **Installation of 12 solar panels and relocation of existing solar tubes**
Location: **Howton Farm,
Moretonhampstead**
Applicant: **Mr A Wimberley**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed PV panels, by reason of their size, appearance and positioning, would fail to the preserve or enhance the character and appearance of the curtilage listed building (Howton Farm) and detract from the setting of the principal listed building (Great Howton). It would therefore be contrary to policies COR4, COR5, DMD1b, DMD7 and DMD8 of the Dartmoor National Park Development Plan, to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

Howton Farm is a detached stone barn converted to a dwelling. It was formally within the curtilage of Great Howton which is grade II listed. It now has its own separate access and curtilage yet remains curtilage listed due to its association with the original farmhouse.

The proposal relates to the south-west elevation. Planning permission was granted in 2012 for solar tubes on the lower roof slope. The proposal is for relocation of the solar tubes and installation of a run of 12 solar PV panels in a single row. The combined length of the panels would be 12m.

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

Planning History

0113/14	Partial re-build and extension of dry stone wall to drive including timber gate	Full Planning Permission - Householder	Grant Conditionally	23 April 2014
0119/14	Partial re-build and extension of dry stone wall to drive including timber gate	Listed Building Consent	Grant Conditionally	23 April 2014
0180/12	Installation of black-framed solar panels on lower side of roof slope	Full Planning Permission - Householder	Grant Conditionally	16 May 2012
0825/07	Replace porch door and window with an Oak frame and doors	Listed Building Consent	Grant Conditionally	04 December 2007

0565/99	Conversion of redundant barn to dwelling		
	Full Planning Permission	Grant Conditionally	17 November 1999
0566/99	Conversion of redundant barn to dwelling		
	Listed Building Consent	Grant Conditionally	17 November 1999

Consultations

Environment Agency:	Standing advice - flood zone 1
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Building Conservation Officer:	While it is noted that a limited number of roof mounted panels have been formerly approved here under 0180/12, this current proposal is for a far greater array that would stretch across most of the lower part of the south-west roof slope.

Although it is accepted that the agricultural character of the barn has been compromised to a degree by its conversion to domestic use, the proposed panels across the roof cannot be regarded as preserving the character or appearance of this curtilage listed building. In addition, from the driveway to the south-west, the southern portion of the panels would be clearly visible in juxtaposition with the farmhouse in the background, which would have a negative impact on the setting of this principal listed building.

The application fails to provide clear and convincing justification as to why the proposed number of panels are desirable or necessary, or that alternative sites that would cause less harm, such as ground mounted, have been investigated.

In terms of Para. 134 of the National Planning Policy Framework and DNPA Policy DMD8, the harm these panels would cause is less than substantial but while the panels would have some public benefit through helping to mitigate against the effects of climate change, the benefits are primarily private and do not outweigh the harm.

DNP - Trees & Landscape:	No objection
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Parish/Town Council Comments

Moretonhampstead PC:	Support
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR10 - Providing for renewable energy
- COR2 - Settlement Strategies
- COR4 - Design and sustainable development principles
- DMD15 - Renewable energy

DMD1a - Presumption in favour of sustainable development

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

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

BACKGROUND

Howton Farm is a substantial former barn which is curtilage listed by its association with the farmhouse known as Great Howton (Grade II listed). In 2012 planning permission was granted for the installation of solar tubes on the south-west facing roofslope.

Planning permission is required for the proposed solar panels due to the removal of permitted development rights.

IMPACT ON CHARACTER AND APPEARANCE

The barn was converted to a dwelling in 2000. Patent glazing was introduced to the south-west roof and an external flue installed. More recently solar tubes have been added to the left side on the lower roofslope. Through its conversion and subsequent alteration it is accepted that a part the agricultural character of the building has been compromised.

The proposal is to relocate the existing solar tubes further to the left side and the installation of 12 solar PV panels. The panels would extend across the whole of the lower roof slope. The panels would be very prominent on the principal elevation of the dwelling. While there are a number of openings already present on this side of the building these have been formed in a traditional and sympathetic manner, and also recessed within the building. By contrast the proposed panels would be a standard bolt-on installation which would sit proud of the roofslope. While the panels themselves would be black with black frames they would still read as a modern additions.

The existing solar tubes are much smaller in scale than the proposed PV panels. They are also more discreetly positioned to the left side of the principal elevation. The re-positioning of the solar tubes further to the left is supported however unfortunately the installation of the PV panels cannot.

It is considered that the proposed PV panels, by reason of their size, appearance and fixing would fail to preserve the character and appearance of the curtilage listed building.

IMPACT ON SETTING OF LISTED BUILDING (GREAT HOWTON)

Howton Farm is located approximately 20m to the south-west of Great Howton. The proposed panels would extend close to the edge of the roof closest to Great Howton. A number of PV panels would be visible from the driveway to Great Howton and over the wall from the road which runs along the southern boundary of the farmstead. The appearance of the panels within these views would be distinctly modern and contrasting with the traditional presentation of the farmhouse and its historic curtilage.

The layout of the access to Great Howton and the arrangement of its curtilage buildings are such that any development within the historic farmstead is likely to be sensitive setting of the principal building.

It is considered that the PV panels would have an adverse impact on the setting of the principal listed building.

POLICY CONSIDERATIONS

Policy COR5 seeks to preserve the special qualities and settings of the historic built environment. Policy DMD8 requires the significance of listed buildings to be assessed against harm and whether any harm identified would be outweighed by public benefits.

Policies COR10 and DMD15 support the principle of small scale renewable energy schemes however only where there are a no over-riding amenity considerations.

For the reasons referred to above it is considered that the proposed development would fail to comply with these policies.

ALTERNATIVE LOCATION FOR PANELS

There is an existing modern agricultural building within the curtilage of Howton Farm approximately 30m to the west of the dwelling. This building has a large roofslope which faces due south and would be an acceptable location for the PV panels and would have no impact on the listed building.

The applicant's have stated that this building has previously been considered for PV panels as part of a community scheme but found to be not suitable due to defects in the roof structure however no details have been submitted with this application to confirm whether the roof is capable of accommodating the 12 panels proposed here.

The applicant is encouraged to investigate further the option of using the modern building for the proposed panels which, due to current permitted development rights would not require planning permission.

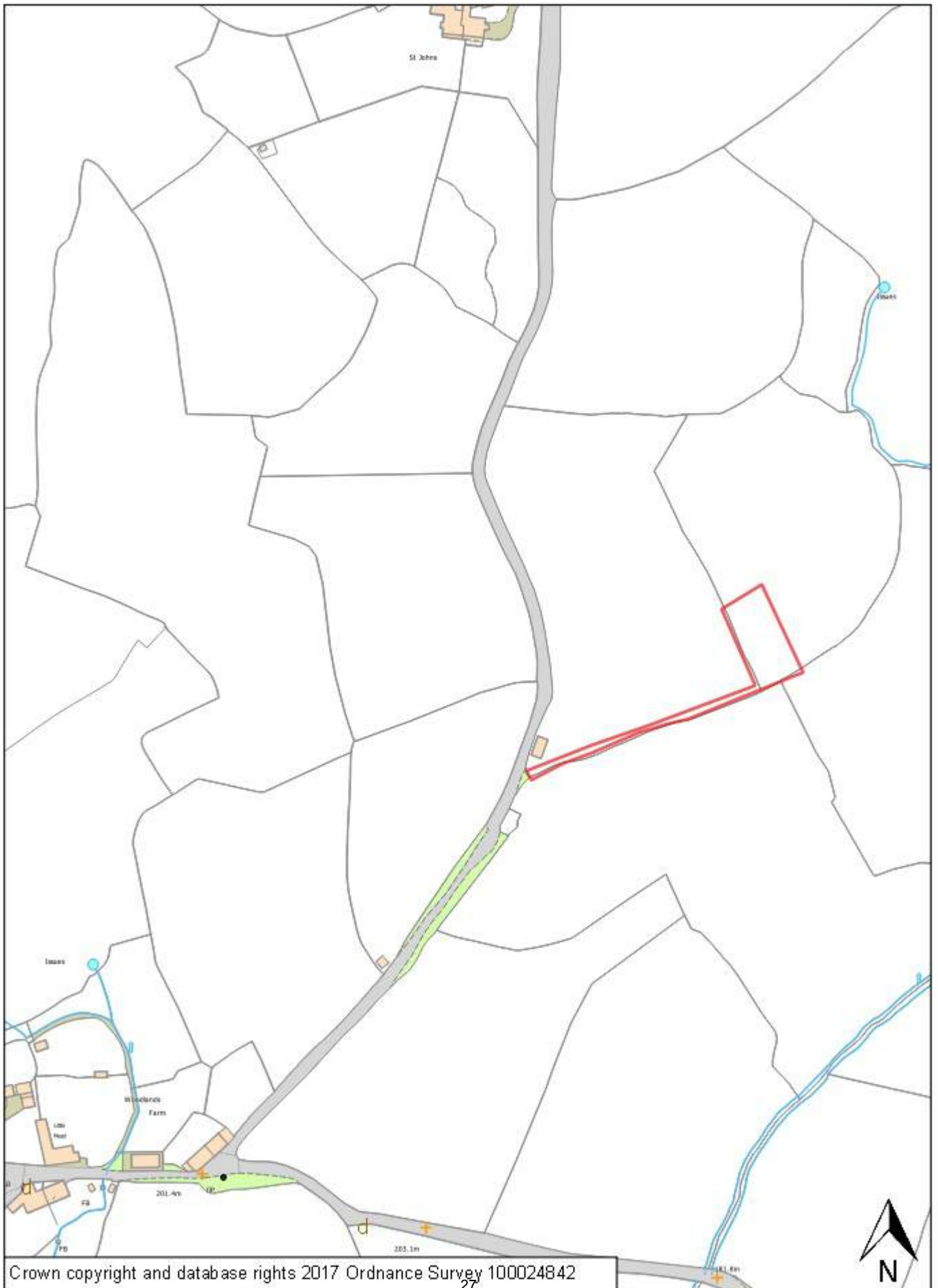
CONCLUSION

It is considered that the proposed panels, by reason of their size, appearance and fixing, would fail to preserve the character and appearance of the host building, which is curtilage listed. It is also considered that due to the location of the panels they would have a harmful impact on the setting of the principal listed building. While it is acknowledged that the proposed development would have some public benefit in its contribution to reducing the impacts of climate change however it is not considered that the benefit would outweigh the harm identified to the designated heritage assets.

Blindfield Meadow, Murchington - 0452/17



Scale 1:2,500



3 Application No: **0452/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Throwleigh**
Grid Ref: **SX690885** Officer: **Jo Burgess**

Proposal: **Erection of general purpose livestock building (12m x 27m)**

Location: **Blindfield Meadow, Murchington, Chagford**

Applicant: **Mr R Davis**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building by virtue of its isolated location, size, together with the extent of excavations relating to its siting and the access track will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, 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.

The Members convened at the site where they viewed the line of the track and the site for the building; where the applicants had erected fencing indicating the enclosure and the site for the building within it. Wooden posts had been erected to indicate the height of the ridge at each end of the building.

The officer highlighted the isolation of the building, the impact on the character of the landscape and the extent of the earthworks required to create the flat base for the building, concluding that because the National Park has the highest status of protection in relation to landscape quality, the proposed development is not compatible with the pursuit of National Park purposes.

The Parish Council representatives re-iterated the Councils' support for the application and highlighted that they supported this longstanding farming family. Given the need for the building, the existing and proposed screening of the site and the need to be consistent with decisions nearby, it was reported that the Parish Council was unanimous in supporting the application.

There was no Borough Council representative present.

The Members had mixed views. Some Members considered that because the scale of the building has been justified by the applicant and there is no alternative acceptable location, the proposed development would be acceptable; providing conditions to ensure the retention and provision of screening are imposed.

Other Members considered that although normally they would support a young farmer, the application emerges from decisions within the family and the business. Those Members considered that having seen the isolated location within a high quality medieval landscape; the permanent impact on the pastoral and relatively untouched character of that landscape; the

extent of the engineering works, including the track; the development was unacceptable. Concerns were also raised regarding the impact of light from the rooflights in the building.

8. Application No: **0452/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Throwleigh**
Grid Ref: **SX690885** Officer: **Jo Burgess**

Proposal: **Erection of general purpose livestock building (12m x 27m)**

Location: **Blindfield Meadow,
Murchington, Chagford**

Applicant: **Mr R Davis**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building by virtue of its isolated location, size, together with the extent of excavations relating to its siting and the access track will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, 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

Blindfield Meadow is a sloping field which forms part of a 14.5ha (38.5 acre) holding upon which the applicants have established a beef and sheep enterprise. The only building on the land is a post war Nissen Hut immediately inside the gate from the highway.

It is proposed to form a track across one field to the site for a general purpose building (27m x 12m). The ridge of the building will be 6.1m above ground level with the floor level of the building being a maximum of 2.8m below natural ground level. A new hedgebank is proposed to the north and east of the building.

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

Planning History

0114/17	Erection of two general purpose agricultural buildings		
	Full Planning Permission	Refused	10 April 2017
0519/16	Erection of general purpose agricultural building		
	Full Planning Permission	Refused	17 November 2016

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Trees & Landscape:	The field system is likely to be mid to late medieval and is reasonably intact. It is located within Moorland Edge Slopes (Landscape Character Type 2D). The development will have an impact on the local landscape character. The isolated building and the excavation works necessary to

create a level site and track will inevitably alter the character of the grazed pasture. The site will mostly be hidden from public view but there will be glimpsed views from the high ground to the south. The development is contrary to policy COR1 in that it does not respect or enhance the character of the landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. It is contrary to policy DMD5 because it does not conserve or enhance the character and special qualities of the Dartmoor Landscape.

Parish/Town Council Comments

Throwleigh PC: Support - required for welfare of stock. Improved access well screened and sheltered, set down away from road

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR8 - Meeting the challenge of climate change

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

DMD5 - National Park Landscape

Representations

1 letter of support

A local farmer has commented that the need for the proposed building is very clear, the design is standard and the siting is sensible, therefore this proposal has his full support.

Observations

INTRODUCTION

The applicants have established a beef and sheep enterprise on 14.5ha (38.5 acres) of land at Murchington. This comprises 38 suckler cows with calves at foot, an additional 30 head of young cattle, together with a flock of 180 breeding ewes. The applicants also graze 32.3ha (80 acres) of local grass within a 10 mile radius.

The applicants live at Leigh Bridge Farm 2km (1.24m) away. The buildings at Leigh Bridge Farm are the base for the enterprise operated by the applicants brother.

It is proposed to erect a general purpose livestock building which will be open on three sides with treated timber boarding above concrete wall panels on the prevailing (west) elevation. The

roof will be anthracite grey fibre cement corrugated roof sheets with two rooflights per bay. The building will have six bays.

In order to create a level site it will be necessary to excavate an area nearly 40m long and 28m wide to a maximum depth of 3.8m. New Devon hedgebanks will be constructed on the north and east sides of the site. A 150m long, 3.5m wide track will be constructed 1.1m into the field from the existing hedge. This will necessitate up to 0.5m excavation and will be constructed from rolled crushed rock.

The size of the building (27 x 12m) has been justified against the current livestock numbers and has a total floor space of 324sqm. It is argued that this is the minimum size required to sustain their livestock numbers and ensure the stability of their farming enterprise. It is clear that there is a demonstrable need for a building of this size that is proportionate to the use of the land.

PLANNING HISTORY

An application (ref 0519/16) for a building measuring 27 x 12m on a site adjacent to the road and was refused in November 2016 for the following reason - 'The proposed development would comprise the introduction of an isolated building in the open countryside which, by reason of its location, size and design, would have a detrimental visual impact and result in harm to the landscape character and appearance of this part of the National Park'.

A further application (ref 0114/17) for two agricultural buildings measuring 18.3 x 9.1m on a similar site and was refused in April for the following reason - 'The proposed development would comprise the introduction of two large agricultural buildings in the open countryside which, by reason of their location, size and design, would have a detrimental visual impact and result in harm to the landscape character and appearance of this part of the National Park.'

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.

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.

Clearly there is a demonstrable need that is proportional to the use of the land and the building is of an appropriate size to serve its purpose; however it is a large isolated building that does not relate well to other building groups. In this respect the proposed building is considered to be contrary to policy DMD34.

LANDSCAPE IMPACT

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 a 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 due to it being excavated into the ground, situated below the existing hedges to the south and west and screened by new hedge banks to the north and east. There will be glimpsed views from high ground to the south despite this screening.

Although the proposed building is much less visible than those proposed on the previous site, it does not relate to any other building groups in a landscape dominated by a historic field system which is pastoral in character. It is considered that the proposed building will be an isolated building which by virtue of its location, size and the new access track, will have a detrimental impact on the character of the immediate and wider landscape. It is therefore considered that it is contrary to policies COR1, COR3 and DMD5.

Although the track is being sunk into the ground, it will be visible through the gate from the highway and have a detrimental impact on the character and appearance of this part of the Dartmoor landscape.

Mitigation is proposed in the form of two new hedgebanks details of which have been provided and are acceptable in principle.

OTHER MATTERS

There will be no foul water to dispose of. Straw dung will build up under the cattle when they are housed in the winter and will be spread on the land providing natural fertiliser in the spring/summer months. Clean surface water will be dealt with by means of soakaway. Infiltration tests have been carried out to demonstrate that the soil will accommodate this.

SUMMARY

The Parish Council has supported the application, citing need and the well screened and sheltered location. One letter of support has been received.

Officers consider that the need for the building is proportionate to the use of the land and it is acknowledged that the applicant has sought to minimize the visual impact on the landscape. However an isolated building which requires substantial excavation and an engineered access track will result in a development that will not conserve or enhance landscape character. While there may be a need for an agricultural building to serve this particular land holding, despite numerous attempts, it has proved difficult to find a solution which does not have an unacceptable impact in this sensitive location. In this case the needs of the farming business should be carefully assessed against the undoubted landscape impact of this substantial building. The need is not considered to outweigh the harm that would be caused by the proposed development in this location.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 December 2017

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Acting Head of Planning

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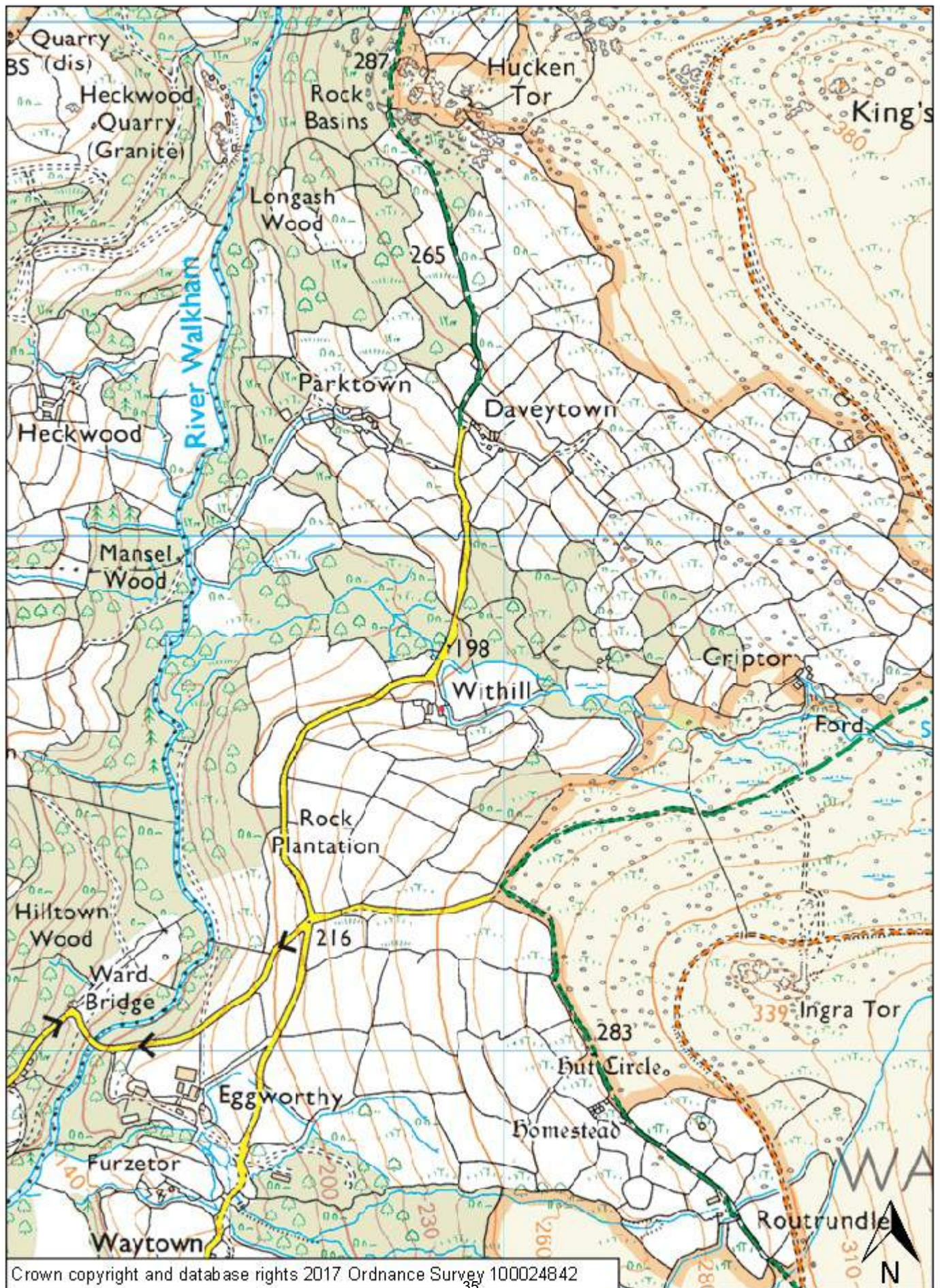
Item No. **Description**

1. 0484/17 - Erection of two storey extension (Full Planning Permission), Withill Farm, Sampford Spiney
2. 0512/17 - Alterations and change of use of workshop to holiday let (Full Planning Permission), 1A The Square, Chagford
3. 0480/17 - Erection of a general purpose agricultural barn with hardstanding (Full Planning Permission), Land at Higher Sherwell, Poundsgate
4. 0383/17 - Change of use of upper floors from B1(a) (Accountancy Practice) to C3 (Residential) comprising three flats (Full Planning Permission), 7 North Street, Ashburton
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Withill Farm, Sampford Spiney - 0484/17



Scale 1:10,000



1. Application No: **0484/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Walkhampton**
Grid Ref: **SX548726** Officer: **Jo Burgess**

Proposal: **Erection of two storey extension**

Location: **Withill Farm, Sampford Spiney**

Applicant: **Mr I Hamilton**

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, and would be detrimental to, the character and appearance of the farmhouse (a non-designated local heritage asset) contrary to policies COR1, COR3, COR4, COR5, DMD1a, DMD1b, DMD3, DMD7, DMD8 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

Withill Farm is a two-storey farmhouse within a historic farmstead in a remote rural location. To the rear are extensive views east towards high ground on the east side of the Walkham Valley.

It is proposed to remove a single storey lean-to on the rear elevation and replace it with a two-storey extension together with a lean-to.

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

Planning History

3/56/221/95/04 Conversion of barn into residential accommodation to be used ancillary to main dwelling
Full Planning Permission Grant Conditionally 18 October 1995

Consultations

Environment Agency: Flood Risk Zone 1 - standing advice applies
West Devon Borough Council: Does not wish to comment
County EEC Directorate: No highway implications
DNP - Ecology & Wildlife Conservation: The proposed works would result in the potential temporary disturbance of a bat roost and therefore a European Protected Species Licence will need to be obtained from Natural England prior to the commencement of works. The works should be carried out in accordance with the recommendations of the bat report. Nesting birds should be protected during the works.

DNP - Archaeology: No archaeological concerns.

DNP - Building Conservation Officer: The farm is recorded on the Historic Environment Record as an historic farmstead that is shown on the 1840 Tithe Map. The rear lean-to appears to be a later C19 addition.

The proposal is not supported because the scale of the extension is not subservient and the fenestration on the east elevation does not reflect a traditional approach.

Parish/Town Council Comments

Burrator PC: The Parish Council 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
COR5 - Protecting the historic built environment
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
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Withill Farmhouse is a simple farmhouse forming part of a historic farmstead. It is proposed to demolish a single storey lean-to which extends across the rear elevation and 3.5m from the rear wall of the farmhouse and in the same location erect a two-storey extension 5.3m from the rear wall of the farmhouse and provide a small single storey lean-to at the western end. The proposed two-storey extension has a dual pitch roof with a valley between the two roofs and contains significant areas of glazing at ground and first floor level. A small section of the single storey lean-to is retained and the roof altered to form a new lean-to.

PRE-APPLICATION ADVICE

No pre-application advice was sought. The original submission proposed an extension of the same footprint with a single pitched roof across the width of the extension. Plans have now

been amended to show a twin, pitched roof.

THE PROPOSAL

Withill Farmhouse is a traditional farmhouse. The property is identified on the Historic Environment Record as being a historic farmstead and thus a non-designated heritage asset.

The rear of the property and rear garden enjoy extensive views towards the high ground to the north. The kitchen is presently accommodated in the single storey lean-to. The farmhouse roof is covered in slate but has a relatively shallow pitch of 30 degrees.

It is proposed to demolish the existing lean-to to form a larger kitchen and provide a toilet on the ground floor with two additional bedrooms on the first floor.

The primary concern is the scale of the extension. Although the applicant has demonstrated that the increase in habitable floor area is 29% (within the 30% limit set in DMD24) the extension will overwhelm the rear elevation of this simple farmhouse by virtue of the design, width and depth of the extension. Although the applicant has sought to reduce the bulk of the extension by amending the design of the roof, the result is overcomplicated and will dominate the building. It is therefore considered to be inappropriate contrary to policies COR4 and DMD7 and to the advice in the adopted Design Guide.

The pitch of the new roof is 30 degrees to match the main farmhouse however the eaves are 800mm below the eaves on the main house. The walls of the extension will be rendered to match the farmhouse. At both ground and first floor level, extensive areas of glazing are proposed. The style and pattern of glazing is not traditional and not sympathetic to a historic dwelling of this age. It is considered to be out of character and detrimental to the appearance of the farmhouse.

Policy DMD8 requires development relating to heritage assets to be assessed against its impact on the significance, form, quality and historic or architectural interest of the building. The scale of the proposed extension is such that it is not considered to be subservient and a more traditional approach to the fenestration would be more appropriate on this historic building.

ECOLOGY

The ecologist has requested conditions given the use of the existing roof by pipistrelle bats.

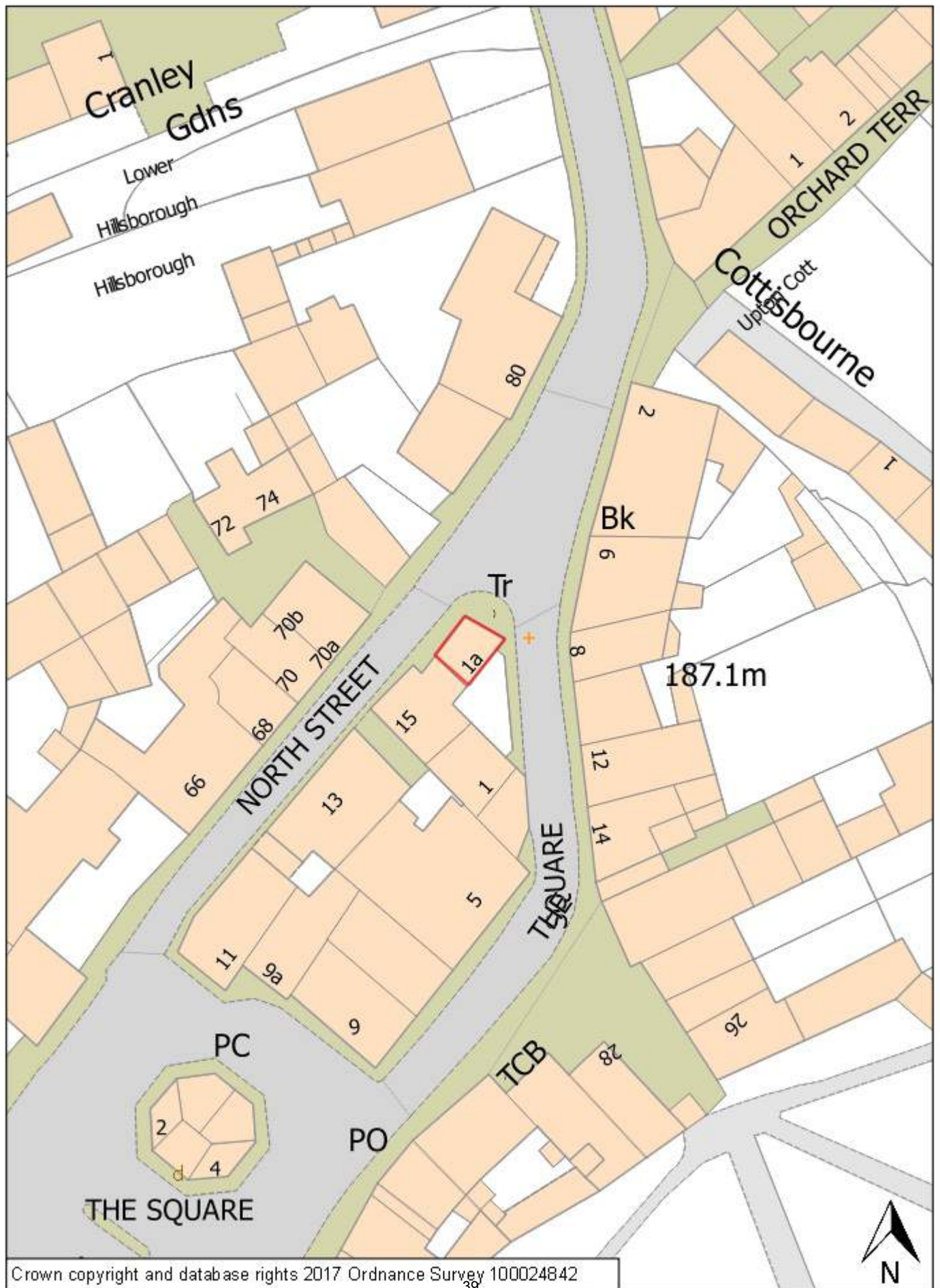
CONCLUSION

The Parish Council supported the original proposal. It's response to the amended plans will be reported verbally at the Meeting. Officers consider that the amended proposal now presented will have a detrimental impact on the character and appearance of this historic property which is visible in the wider landscape.

1a The Square, Chagford - 0512/17



Scale 1:500



2. Application No: **0512/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Chagford**
Grid Ref: **SX700875** Officer: **Jo Burgess**

Proposal: **Alterations and change of use of workshop to holiday let**

Location: **1A The Square, Chagford**

Applicant: **Mr M Dowling**

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 not be used or occupied other than for the provision of short let holiday accommodation. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year.
3. Details of the new rooflight in the development hereby approved, shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter, only the approved rooflight shall be used in the development.
4. Details of the new window in the north west elevation of the development hereby approved, (including 1:5 scale sections) shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter, only the approved window shall be used in the development.

Introduction

1a The Square is a former workshop in the centre of Chagford. It is located at the junction of The Square and North Street adjacent to the listed pump and is within the Conservation Area.

It is proposed to convert the building to a small holiday let. The proposal includes alterations to the design of an existing window and the installation of an additional rooflight in the mono-pitch roof.

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

Planning History

0214/10	Extend existing window to create new doorway
	Full Planning Permission Grant Conditionally 05 July 2010

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Building Conservation Officer:	The proposal will have a neutral impact on the Conservation Area

Parish/Town Council Comments

Chagford PC: Object - the Parish Council does not wish to see the loss of a commercial unit/shop/business premises within the square. There is no available stopping or parking outside the property

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD12 - Conservation Areas
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD44 - Tourist accommodation
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

1a The Square is located in the centre of Chagford which is a Local Centre as set out in the Development Plan.

The premises was used most recently as a workshop and associated shop by the previous owners for 25 years. The shop closed over six months ago and despite attempts to let the premises for commercial use by the previous owner and the applicant (who has owned the building since July), there has not been any interest.

THE PROPOSAL

It is proposed to insert a new floor to provide sleeping accommodation, a shower room and toilet on the first floor together with a kitchen/living room on the ground floor. The floor area of the proposed accommodation is just under 26sqm in total with the first floor having limited headroom due to the mono-pitch roof.

POLICY

The proposed holiday let is considered to be a business use. Under the terms of COR18 and DMD44, the conversion of an existing building within a Local Centre to short stay

accommodation is acceptable in principle.

IMPACT ON HERITAGE ASSETS

The Conservation Area is a designated Heritage Asset and the building is adjacent to the Listed Pump. The alterations include the introduction of change to the design of an existing shop window by the introduction of glazing bars and the introduction of a new conservation rooflight. The new rooflight is adjacent to an existing rooflight in the adjacent property, (which is not flush with the slate roof). Provided the conservation rooflight is of an appropriate design and fitted flush with the roof and the new window is appropriate, these alterations will preserve and enhance the character and appearance of the Conservation Area in accordance with policy DMD12. There is no direct impact on the setting of the Listed Pump.

PARKING

The Parish Council has raised concerns about lack of parking and direct access to the building, however the building is in a sustainable location and within walking distance of public parking. Although policy DMD41 sets out maximum parking for guest houses, the lack of parking associated with the proposed holiday let should not be over-riding in this central location.

CONCLUSION

The applicant has provided information to demonstrate that the former workshop/retail use was no longer viable that there has been no interest in re-opening the building for such use. Although the Parish Council has raised concerns about the proposed use, in planning terms the use of the building for holiday accommodation is a business use and as such it is considered to be a sustainable use of this very small building within the Local Centre.

0480/17 Land at Higher Sherwell Poundsgate



Scale 1:1,250



3. 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.

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

Widecombe 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 no 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

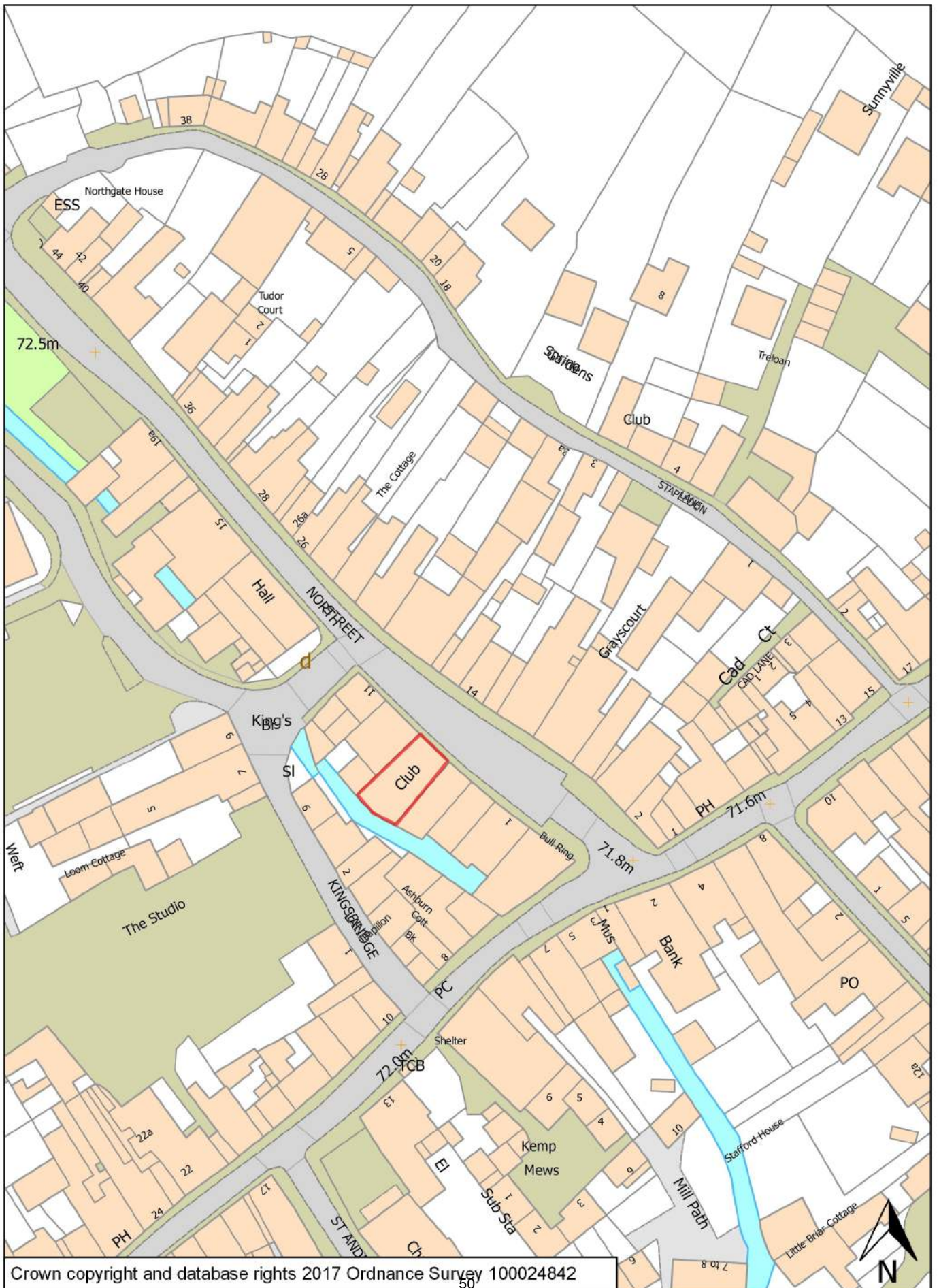
It is acknowledged that the family's agricultural enterprise has been in existence in Higher Sherwell for a significant period of time, however, the proposed agricultural building and associated hardstanding in this location will have a detrimental impact on the character and appearance of this part 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.

0383/17 - 7 North Street, Ashburton



Scale 1:1,000



4. Application No: **0383/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ashburton**
Grid Ref: **SX755699** Officer: **Helen Maynard**

Proposal: **Change of use of upper floors from B1(a) (Accountancy Practice) to C3 (Residential) comprising three flats**

Location: **7 North Street, Ashburton**

Applicant: **Mr D Kemp-Gee**

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 proposed development shall, in all respects, accord strictly with the site location plan, block plan and drawings numbered P-1 Rev 4 and E-E-1 Rev 4 received 28 July 2017.
3. Prior to the commencement of the development hereby approved, and notwithstanding the plans hereby approved, samples of all proposed external surfacing, external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Once approved only the approved materials shall be used in the development.
4. Details of the air extraction vent shown on the rear (south west elevation) hereby approved, shall be submitted and agreed in writing by the Local Planning Authority prior to its installation.
5. Prior to first occupation of the building as a dwellinghouse, details of flood gates to be installed at the passage entry points shall be submitted to and approved in writing by the Local Planning Authority. Once approved the gates shall be installed before first occupation and retained thereafter.
6. Works shall proceed strictly in accordance with the recommendations set out in Assessment for Bat and Nesting Birds prepared by Corylus Ecology dated 22 May 2017.
7. No external lighting shall be installed without written permission from the Local Planning Authority.
8. The stairwell/atrium window in the south east elevation of the development hereby permitted shall be glazed in obscure glass and thereafter obscure glass shall be retained at all times.
9. The solar panels hereby approved shall be fitted with black outer frames, unless otherwise agreed in writing by the Local Planning Authority.
10. Upon becoming redundant the solar panels shall be removed within a period of six months, unless the Local Planning Authority shall a further planning permission for their retention.
11. All external doors and windows in the development hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows and doors.
12. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.

13. If during development, contamination not previously identified is found to be present at the site then no further development unless otherwise agreed in writing with the Local Planning Authority shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of the works set out in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

Introduction

7 North Street is located in the centre of Ashburton. There is an existing shop on the ground floor and the rest of the building was used as accountancy practice but is currently vacant. The building is not listed but lies within the Conservation Area. The buildings on both sides of 7 North Street are listed (4 Kingsbridge Lane, 5 and 9 North Street). The building is noted on the Historic Environment Record (HER).

The access to the property is from North Street, there is no rear access to the property due to the Ashburn river running directly behind the building.

This application is for three open market dwellings (with floor areas of approximately 30sqm, 48sqm and 48sqm respectively) therefore it has been advertised as a potential departure from the Development Plan.

The application is presented to Members due to the Town Council objection and the departure from the Local Plan policies in terms of affordable housing provision.

Planning History

0259/17	Conversion of building retaining shop on ground floor and construction of three open market residential dwellings created above and to the rear of the property	Full Planning Permission	Withdrawn	09 June 2017
05/31/1217/89	Display of non-illuminated projecting sign	Advertisement Consent	Grant Unconditionally	12 May 1989
05/31/1412/79	Enlargement of two existing windows	Full Planning Permission	Grant Conditionally	03 August 1979
05/31/1415/77	Office fascia sign	Advertisement Consent	Grant Outline Conditionally	02 June 1978
05/31/0199/77	Alterations to frontage	Full Planning Permission	Grant Conditionally	01 July 1977
5/3/0098/31/4D	Change of use to retail shop with living accommodation over	Outline Planning Permission	Grant Outline Conditionally	12 March 1976

Consultations

Environment Agency:	Flood zone 2 and 3.
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 recommendations in the ecological assessment report (Corylus Ecology, 22/5/17).
	No external lighting should be installed at the application site without prior written approval of the Authority. This should be a condition of approval.
DNP - Building Conservation Officer:	The proposed works are considered to preserve the heritage significance of the Conservation Area. If recommended for approval, please include conditions for details/samples of external materials to ensure these are appropriate.
Viability Assessor (TDA):	Despite the number of changes that could be made to the report, most notably the constructions costs, the proposed development is on the margins of what is considered viable for affordable housing contributions. In reality it might be possible to convert the premises for less than the cost set out in any of the attached appraisals but the guidance supports using standard costs and advises against using costs which are specific to the developer.
	In short, the proposed development cannot support affordable housing contributions. In order for the scheme to justify affordable housing contributions the costs would have to be significantly further reduced and the GDC increased.

Parish/Town Council Comments

Ashburton TC:	Object due to the lack of affordable housing provision.
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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
COR8 - Meeting the challenge of climate change
DMD12 - Conservation Areas
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD7 - Dartmoor's built environment

Representations

2 letters of support

The supporters feel that there was no viable option other than housing and this proposal would provide suitable for working professionals or young families. It was not considered as a suitable location for affordable housing. They also mention that the Town Council do not fully understand the application. One supporter notes that he plans to live in one of the proposed dwellings.

Observations

PROPOSAL

This application proposes the change of use of the upper floors of the building to three open market dwellings in the form of one single bedroom apartment and two 2 bedroom apartments. A shared access and new stairwell is proposed. In order to accommodate the proposed stairwell the existing flat roof section at first floor level will be removed and replaced with a two storey glazed structure.

The front doors to all flats are on the first floor. There is a one bedroom and two bedroom flat on the first floor and one two bedroom flat on the second floor.

Solar panels are proposed at second floor level to the rear of the building. No amenity space bin storage or parking has been proposed.

HISTORY

A previous application was submitted (0256/17) for the same proposal but was subsequently withdrawn due to affordable housing concerns and the requirement for a detailed viability assessment.

PRINCIPLE OF DEVELOPMENT

Ashburton is identified as one of the larger settlements within the Park and defined as a Local Centre. Local policies COR15 and DMD21 make provision for the development of market housing where this will facilitate the delivery of affordable dwellings for local persons. The policy requires the proportion of affordable housing to be not less than 50% of the units provided. This means that for new housing development, the first unit proposed will need to be an affordable dwelling for a local person.

Policy DMD21 sets out the circumstances in which new housing will be permitted within Local Centres.

A recent Ministerial Statement sets out that affordable housing and tariff style contributions should not be sought on development of 10 houses or less. The Authority has adopted the lower threshold of 5 houses or less in the National Park. The Authority will determine such applications for housing development in line with adopted policies in the Development Plan and the presumption in favour of sustainable development unless other material considerations indicate otherwise. Proposals which do not offer affordable housing consistent with adopted policies will need to provide clear evidence on how they constitute sustainable development as the provision of affordable housing remains the most appropriate use of

development land in the National Park and is a key element of sustainable development for the National Park and a fundamental principal of the plan.

Policy DMD21 of the Development Management and Delivery Development Plan Document permits in principle new dwellings within designated Local Centres such as Ashburton where the dwelling is provided through the conversion or subdivision of an existing non-residential building. There would therefore be policy support for the conversion of part of the non-residential building to a flats. However, policy DMD21 sets out that where the principle of conversion to residential is supported by the policy the proportion of affordable housing to meet local need should not be less than 50% of the total units provided, although this may be varied where a higher proportion of open market housing can be shown to be essential to secure the overall viability of the development.

In this case, three dwellings are proposed, this would mean that to accord with policy at least two of the dwellings would need to be affordable.

This proposal does not offer any affordable housing provision however a viability study has been submitted with the application to suggest open market dwellings are justified in this location. This viability report has been independently assessed by our consultant.

The viability appraisal demonstrates that despite some alterations that could be made to the construction costs, the proposed development is on the margin of what is considered viable for affordable housing contributions. The proposed development cannot support affordable housing or alternatively off-site contributions for the provision of affordable housing elsewhere in Ashburton to mitigate against the lack of provision of affordable dwellings on the site.

Technical housing standards – nationally described space standard (March 2015) advises the minimum gross internal floor areas and storage that should be applied to all new residential properties. A one bedroom one person property minimum GIA is 39sqm plus 1sqm built in storage. A one bedroom two person property minimum GIA is 50sqm plus 1.5sqm built in storage and a two bedroom two person property requires a GIA of 61sqm and 2sqm built in storage. It is noted by Officers that the proposed flats are significantly smaller than these recommended standards (1 bed 30sqm and 2 beds x 48sqm).

It is noted by our viability consultant that a studio flat of approximately 30sqm may not be deemed acceptable security to some mortgage lenders which reduces the market for the sale of this property.

Although Officers are concerned about the size of the proposed dwellings and the impact this may have on the quality of life of the future occupants, this is not in itself sufficient ground to refuse the application.

IMPACT ON CONSERVATION AREA

The site is located within the Ashburton Conservation Area and therefore any works need to be considered against the ability of the scheme to conserve and or enhance the Conservation Area.

The building is in a poor state of repair and the upper floors of the building have been vacant for a while; it is assessed that the proposed works will improve the appearance of the building and as a result will result in an enhancement to the building and to the character and appearance of the Conservation Area. Although the upper floors of the building cannot be

seen from the public domain the building is visible from the rear terrace of 5 North Street.

The proposed works are not assessed to adversely affect the character and appearance of the Conservation Area.

DESIGN CONSIDERATIONS

The proposal is predominantly for internal alterations and change of use. The addition of a glazed extension to accommodate the stairwell is the main external change and the inclusion of an additional window to the rear elevation. The design of the proposed alterations are considered acceptable.

The proposed works are considered to conserve and enhance the heritage significance of the building and the wider conservation area. However, it is recommended that samples of the external materials are secured by a condition to ensure that these are appropriate.

RESIDENTIAL AMENITY CONSIDERATIONS

The envelope of the building with the exception of the additional stairwell to the rear of the building is unaltered by this proposal. No concerns have been raised by the neighbouring properties, namely 5 North Street. The proposed stairwell extension is to be finished in obscured glass to prevent direct overlooking to 5 North Street. It is also noted that the communal stairwell is not considered habitable floorspace and is predominantly a thoroughfare to access the flats.

Having considered the proposal it is assessed that the proposed works can be undertaken without adverse harm being caused to the residential amenity of neighbours.

FLOOD RISK CONSIDERATIONS

The site lies in an area identified as Flood Zone 3 by the Environment Agency which indicates that new development should be located elsewhere wherever possible.

This proposal is for the conversion and change of use of an existing building which is located in the town centre of Ashburton.

The flood risk to the ground floor will be unchanged from the present situation and the proposed first and second floor accommodation is well above the worst case flood level indicated by the Environment Agency.

Whilst, the proposal would introduce a more vulnerable use to the site, it is not dissimilar to the existing situation for neighbouring residential units and whilst it is recognised that access to the property would be difficult during times of flooding, residents would be safe in the upper floors of the building.

Given that this is an existing building it is not considered that the proposal would significantly increase flood risk to justify a refusal of this application. However, it is recommended that the applicant register with the Environment Agency's 'early warning system' and a condition is recommended to be applied for details of flood gates to be installed as a precautionary measure at both passage entry points to be provided and agreed by the Local Planning Authority and for these to be installed prior to first occupation as a precautionary measure in the interest of flood control.

With this condition in place no objection is raised on flood risk ground.

ECOLOGY

The ecological survey identifies that no bat roosts were confirmed and a European Protected (EPS) licence is not required. It is recommended that the tiles are removed by hand and should bats be found works should stop and the Ecologist notified.

A nesting wood pigeon was found. It was recommended that the nest is monitored by the owner and works can only commence once the nest is vacated.

The survey methods, presentation of results and recommendations have been assessed by the Authority's Ecologist and deemed to be satisfactory.

It is recommended that the recommendations of the report should be a condition of approval.

PARKING

Policy DMD40 states that off street car parking for new residential development should be provided within the curtilage of the property or allocated elsewhere. For flats a minimum of one and a half spaces per dwelling or unit is required. Car free development will be considered favourably where reasonable alternative parking provision exists.

No parking provision assessment has been provided with the application to identify why less than a normal minimum number of car parking spaces would be appropriate.

However, the building is located within a town centre location where occupiers would have access to public transport. Occupants would also have access to services and facilities to meet their day to day living requirements within walking distance given that the property is located in the heart of Ashburton Town Centre.

It is therefore considered that a refusal on the grounds of lack of parking provision particularly given that the existing business use also had no parking provision would be difficult to refuse the application on and difficult to sustain a successful argument for such a refusal reason at Appeal.

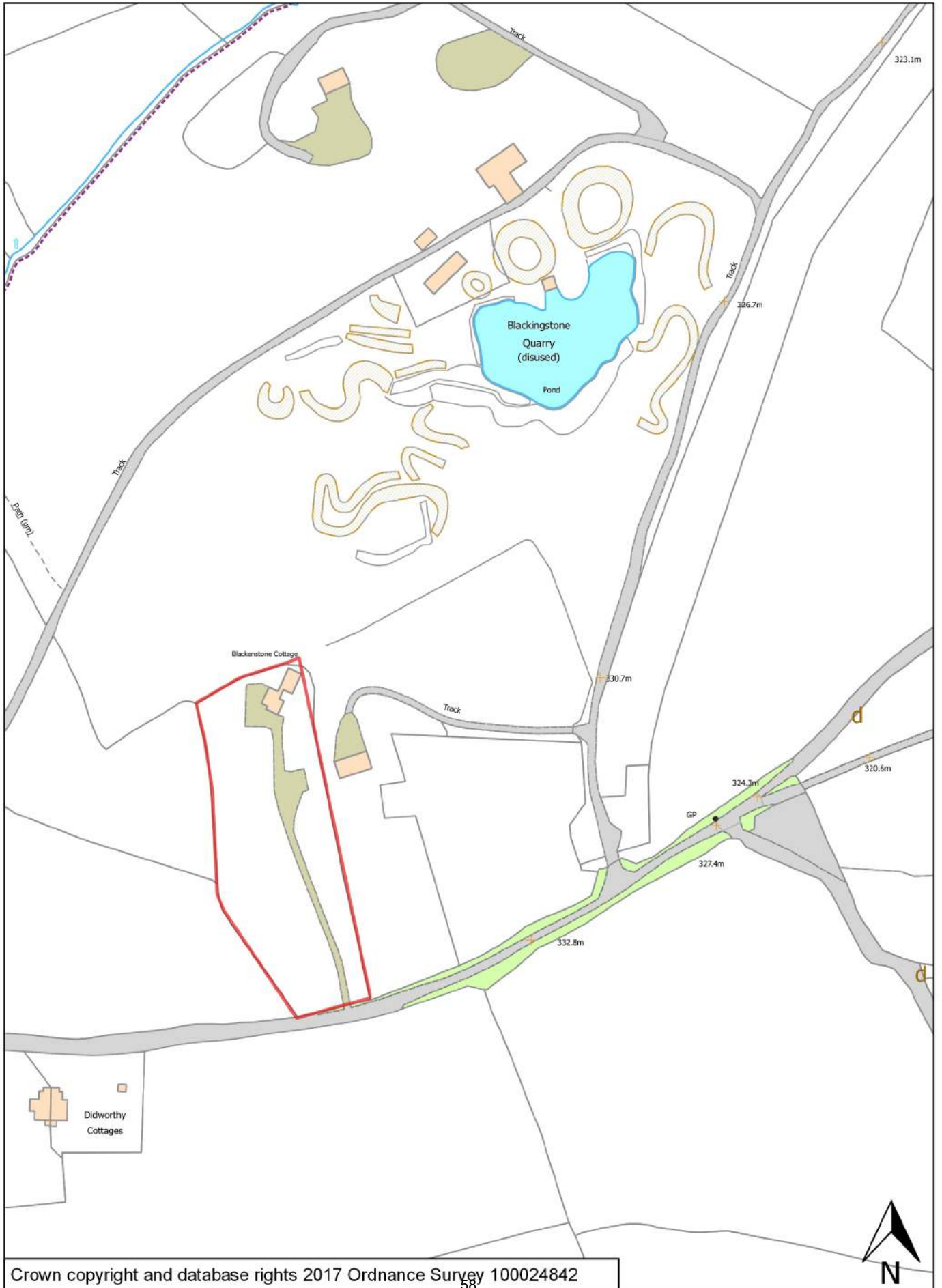
RECOMMENDATION

The proposal presents a departure from our development plan policies, predominantly policies COR15 and DMD21. It would not provide any affordable dwellings for local persons in line with strategic objectives of the Development Plan for the National Park. However, it has been demonstrated to the satisfaction of Officers that, at this point in time, the provision of affordable housing on site or monetary contributions for provision elsewhere would make the scheme unviable to deliver.

On balance, the proposal is considered to present a sustainable form of development and is recommended for approval subject to appropriate conditions.

0450/17 - Blackenstone Cottage,

Scale 1:2,000



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 highway 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

01 December 2017

APPEALS

Report of the Acting Head of Planning

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

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

1 Application No:	Y/17/3177128	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Listed Building Consent	Parish:	Dunsford
Proposal:	Alterations to thatched roof		
Location:	Dymonds, Dunsford		
Appellant:	Mrs A Drake		
Decision:	DISMISSED		

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

1 Application No:	D/17/3178522	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	South Tawton
Proposal:	Construction of driveway		
Location:	Ferndale, Throwleigh Road, South Zeal		
Appellant:	Mr R Knibbs		

2 Application No:	W/17/3178662	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Bovey Tracey
Proposal:	Construction of agricultural dwelling with garage		
Location:	Higher Elsford, Bovey Tracey		
Appellant:	Mr A West		

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 December 2017

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/0082/17	District/Borough: West Devon Borough
	Grid Ref : SX562924	Parish : Okehampton Hamlets
	Breach : Unauthorised extension to an agricultural building/creation of a sandschool	
	Location : Land at Meldon Farm, Meldon	
	Action taken / Notice served	No further action taken

2	Enforcement Code: ENF/0148/17	District/Borough: Teignbridge District
	Grid Ref : SX839809	Parish : Hennock
	Breach : Unauthorised engineering operation (tyre wall)	
	Location : Hadly Wood, Teign Village	
	Action taken / Notice served	No further action taken

3	Enforcement Code: ENF/0174/17	District/Borough: West Devon Borough
	Grid Ref : SX529719	Parish : Sampford Spiney
	Breach : unauthorised building - hopper	
	Location : land at Pewtor Farm, Sampford Spiney	
	Action taken / Notice served	No further action taken

4 Enforcement Code: **ENF/0213/16** District/Borough: **West Devon Borough**
Grid Ref : **SX515686** Parish : **Buckland Monachoru**
Breach : **Unauthorised fence**
Location : **Arundel, Harrowbeer Lane, Yelverton**
Action taken /
Notice served **No Action**
.

5 Enforcement Code: **ENF/0217/17** District/Borough: **Teignbridge District**
Grid Ref : **SX785813** Parish : **Lustleigh**
Breach : **Unauthorised vehicular access**
Location : **3 Wood Park, Lustleigh**
Action taken /
Notice served **No further action taken**
.

6 Enforcement Code: **ENF/0219/17** District/Borough: **Teignbridge District**
Grid Ref : **SX813890** Parish : **Dunsford**
Breach : **Erected 2 large sheds without permission and a fence around property**
Location : **1 The Orchard, Dunsford**
Action taken /
Notice served **No further action taken**
.

7 Enforcement Code: **ENF/0224/17** District/Borough: **South Hams District**
Grid Ref : **SX702608** Parish : **South Brent**
Breach : **field shelter**
Location : **Whinfield, South Brent, TQ10 9DY**
Action taken /
Notice served **No further action taken**
.

8 Enforcement Code: **ENF/0252/17** District/Borough: **West Devon Borough**
Grid Ref : **SX481815** Parish : **Brentor**
Breach : **Unauthorised carport & hardstanding**
Location : **Greystones, Brentor**

Action taken /
Notice served

No further action taken

CHRISTOPHER HART

enfdelcommrpt