

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

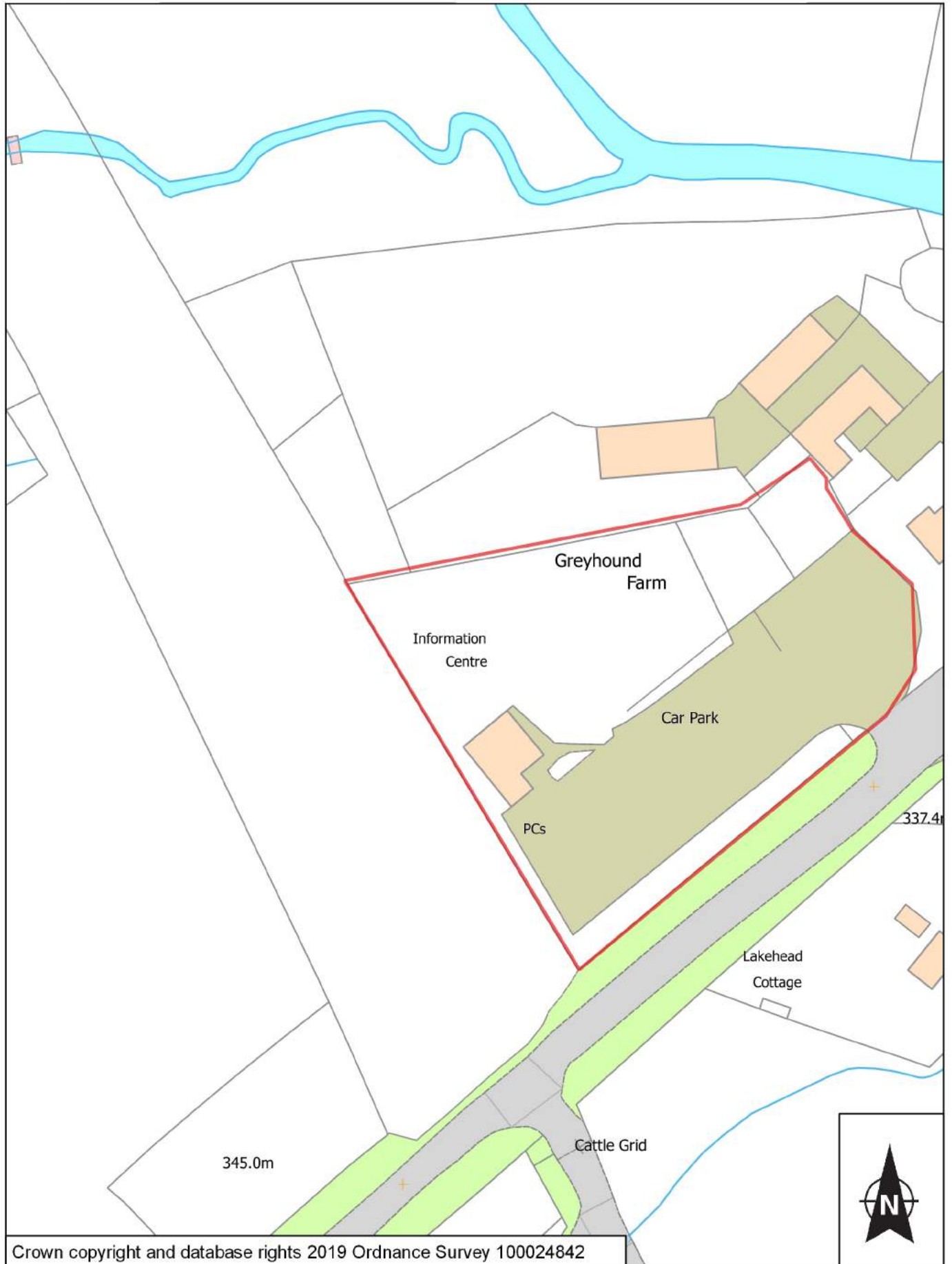
1 March 2019

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

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1. Application No: **0013/19** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Dartmoor Forest**
 Grid Ref: **SX646788** Officer: **Nicola Turner**
- Proposal: **Erection of single storey extension, new entrance and ground floor exhibition space**
- Location: **Dartmoor National Park Visitor Centre, Postbridge**
- Applicant: **Dartmoor National Park Authority**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
3. The development hereby permitted shall be carried out in accordance with the following approved drawings numbered; 2561.D.304 Rev A received 18 January 2019, 2561.D.300, 2561.D.303 and DR-M-90-101 Rev PO received 11 January 2019.

Introduction

This site is currently the public parking area and visitor centre for the National Park, approximately 150m west of the Clapper Bridge. The site is located on the edge of Postbridge. This application is for a 112sqm extension of the visitor centre, adding to the existing 98sqm at ground floor.

The application is presented to Committee as Dartmoor National Park is the Applicant.

A pre-committee site inspection was held at the site on 15 February 2019.

Planning History

- | | | |
|----------------|---|--|
| 3/55/144/92/03 | Extend existing information centre to provide additional interpretation display space, store, covered seating area, lobby and new disabled w.c. | |
| | Full Planning Permission | Grant Unconditionally 09 February 1993 |
| 03/40/1716/81 | Proposed visitor centre. | |
| | Other | Withdrawn 10 February 1982 |
| 03/40/0087/81 | Proposed conversion of existing building to form an information centre and extension to the rear to provide toilets. | |
| | Other | Withdrawn 12 October 1981 |
| 03/40/0171/80 | Proposed pipe for effluent from existing toilet block, septic tank and | |

soakaways.

	Full Planning Permission	Grant Unconditionally	27 March 1980
03/40/1766/78	Siting of information caravan on part of car park for a further period of three years		
	Change of Use	Grant Conditionally	09 March 1979
03/40/0340/78	Extension of car park as shown on plan attached to facilitate provision of coach parking		
	Full Planning Permission	Grant Conditionally	24 April 1978
03/40/1330/77	Change of use of part of building to an information centre		
	Full Planning Permission	No objection	10 February 1978
03/40/0137/77	Siting of information caravan for a period of three years on part of car park		
	Full Planning Permission	Approve Conditionally	28 March 1977

Consultations

Environment Agency:	Flood Zone 1 Standing Advice
West Devon Borough Council:	No objection
County EEC Directorate:	No highway implications
DNP - Trees & Landscape:	No objection as there will be minimal impact upon the trees. Condition on protective fencing required.
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the approved drawings and recommendations (section 6 and Appendix 1) in the bat and nesting bird survey report (George Bemment Associates, 21/9/18).
	This should be a condition of any planning consent. The planning condition shall be discharged when the consultant ecologist confirms in writing to the Authority that the recommendations have been implemented.

Parish/Town Council Comments

Dartmoor Forest PC:	Support
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
DMD14 - Biodiversity and geological conservation
DMD19 - Sustainable Communities
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

DMD4 - Protecting local amenity

DMD43 - New visitor attractions and development of existing enterprises

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection 1 other letter

Objections on principle planning grounds:

- Valuable parking space used up with the extension resulting in dangerous parking
- Should use the upstairs of the existing building, with lift access
- Inappropriate use of funds
- Increase in how far visitors range and the knock on impact on ground nesting birds
- Parking and extension should be addressed in one scheme
- A flat roof is not appropriate with 71 inches of rain per annum

Observations

This application proposes the erection of a 112sqm extension on the south elevation of the existing building. This is on the side of the existing building facing the car park, which slopes gently down to the east. The proposed extension would project 16.5m from the side of the existing building. This would include the timber clad and glazed link to the entrance area, together with the natural stone clad south, east and west elevations.

PLANNING POLICIES

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

COR19 sets out that tourism proposals should respect the special qualities of the National Park together with its cultural heritage and history.

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

Policies DMD14 and COR7 establish the requirements to safeguard biodiversity and protected species.

Policy DMD5 and DMD7 focus on conserving and enhancing the special character of the Dartmoor Landscape through locally distinctive and sympathetic development.

DMD43 requires expansion of existing tourism businesses to provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park, in a way which can be easily accessed, and not impact upon the local quality of life.

ASSESSMENT

The proposed extension is considered to be modest in size and design, to respect the location adjacent to the open moorland and the existing layout of the site.

The design has been approached through the use of locally distinctive materials and designed to enhance the visitor experience of exhibitions within the building.

PARKING

This proposed extension will be constructed across some of the existing parking bays, however, as they are unmarked at present, there is no specified number of spaces. This proposal will still retain 60 visitor spaces, 3 disabled and one staff parking space together with a bike rack.

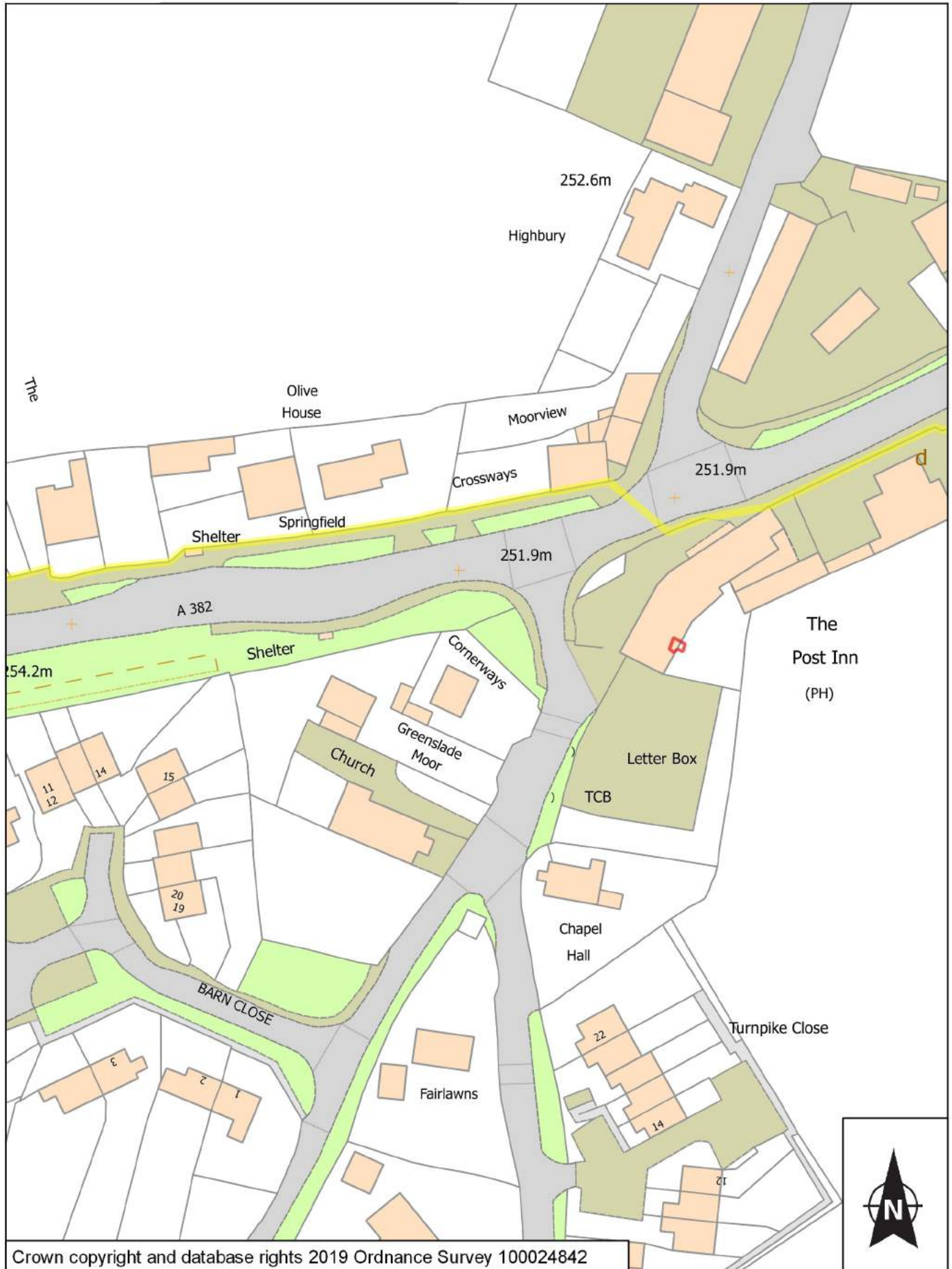
AMENITY

There would be no harm on the amenity of adjacent properties and would therefore not be in conflict with policy DMD4.

CONCLUSION

The proposed extension is considered to be a simple design to reflect local materials and its setting within the landscape. It is of wider benefit to the visitor experience of the National Park with no harm to its landscape or special character.

Having regard to the above factors, it is recommended that planning permission be approved.



2. Application No: **0665/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Drewsteignton**
Grid Ref: **SX691925** Officer: **Oliver Dorrell**

Proposal: **Alteration to existing rear dormer window to create doorway and balcony area**

Location: **The Post Inn, Exeter Road,
Whiddon Down**

Applicant: **Mr M Lewis**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development by virtue of its scale, design and detailing would fail to conserve or enhance the character and appearance of the host building, contrary to policies COR1, COR4, COR5, DMD1b, DMD7 and DMD8 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide 2011.

Introduction

The Post Inn is located in Whiddon Down. The Inn stands adjacent to Exeter Road at its junction with Turnpike Road. It comprises the pub and separate unit of accommodation attached to the southern end of the building which has, until recently, been let as a holiday cottage.

The building is an undesignated heritage asset.

The proposal is for alteration to the roof to the rear of the cottage to form a first floor terrace and an external staircase.

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

Planning History

0295/08	Change of use of closed public house to dwelling		
	Change of Use	Withdrawn	27 June 2008
0055/98	Change of use (renovation) of former cottage for domestic use		
	Full Planning Permission	Grant Conditionally	12 February 1999

Consultations

Environment Agency:	Standing advice - flood zone 1
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	The report provides precautionary recommendations. There is no requirement for further survey or the need for any protected species licence.

Parish/Town Council Comments

Drewsteignton PC: Support. It is a householder application and would make the pub more viable and make better use of the space available

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
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
DMD19 - Sustainable Communities
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

PROPOSAL

The application relates to the attached cottage to the southern end of the pub. It is proposed to create a first floor terrace to the rear of one of the existing bedrooms. This would be achieved by removal of a fillet of the existing cat-slide slate roof below a dormer window and the formation of a level patio area measuring 3.5m x 3.6m covered with grey paviours. The terrace would be enclosed by black metal twist balustrades and guarding. A new external metal staircase is also proposed providing access from the pub garden.

JUSTIFICATION

The cottage was granted permission in 1999 (ref: 0055/98) for the conversion of the vacant part of the pub to a dwelling. It is understood that the cottage has been let as a holiday unit in recent years but occupancy rates have been low. Given the close relationship the cottage has to the pub, and in particular the pub garden, the building does not lend itself to being occupied as a separate dwellinghouse. The landlord is therefore now looking to provide a more flexible form of short-stay holiday accommodation by letting the rooms out separately. It is understood that the rooms would continue to be serviced by the pub.

Policies COR18 and DMD19 seek to sustain and improve employment sites and local services, including the service industry. Policy DMD44 supports the use of existing buildings within Rural Settlements for short stay holiday accommodation. The principle of improving and adapting the current provision is therefore considered acceptable.

IMPACT ON CHARACTER AND APPEARANCE

The proposed development would be to the rear of the building. The cottage and pub are seen in close association to each other from the pub garden where the proposed terrace would be exclusively viewed. The two buildings are attached and are traditionally presented with exposed rubble stone walls dark brown timber framed windows and natural slate roofs. While variation of window styles and the addition of dormer windows to the cottage do give clues of their separate uses, there is a degree of consistency and coherence about the two buildings that mean that they are very much read as being part of a single planning unit.

The proposed terrace would be created by removing a section of cat-slide roof below one of the dormer. The flat roof formed would extend from the eaves of the roof back to the face of the dormer behind, and extending across as far as the existing roof window to the south-west. The appearance of the back of the cottage and pub is presently dominated by traditional dual pitched roofs, with cat-slides coming off the rear of these roofs at various pitches. It is considered that the addition of a large area of flat roof within this roof structure would create an alien feature which would fail to conserve or enhance the appearance of the cottage or adjoining pub. The addition of balustrading around the terrace would serve to draw attention to the flat roof and the addition of an external staircase would further deflect from the simple uncluttered presentation of the building.

The proposed development would be contrary to policies COR4 and DMD7 which seek to conserve the character of the built environment and reinforce local distinctiveness. It is also considered that it would result in harm to a locally designated heritage asset (Post Inn) due to its impact on the setting of the pub, contrary to policies COR5 and DMD8.

Officers have considered how the proposal might be altered to mitigate the harm identified, including reducing the flat roof area and/or changing the balustrading and external staircase detail or material, however, it is the opinion of Officers that such changes would fail to overcome the objections raised.

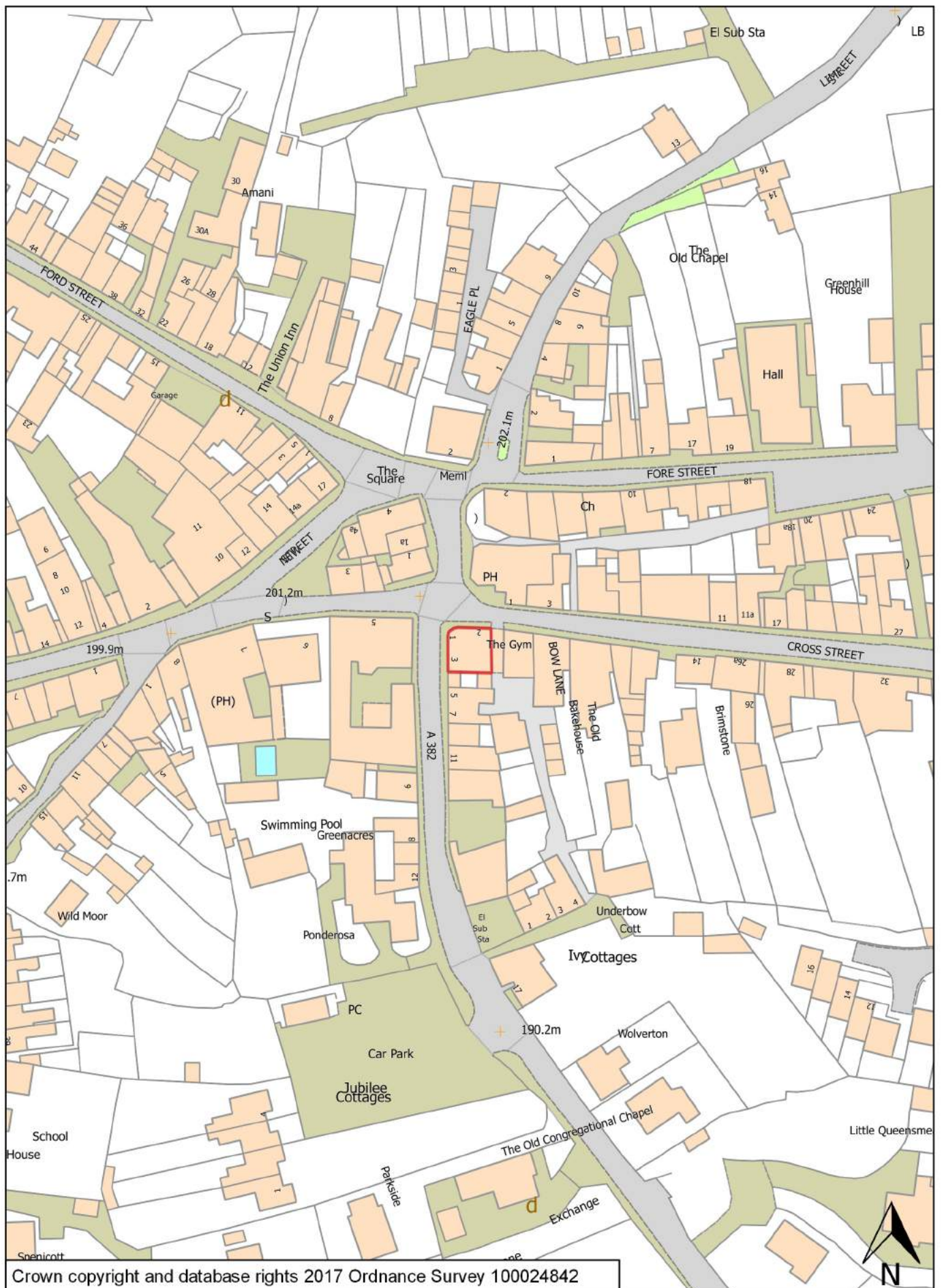
CONCLUSION

The Authority supports the principle of development which increases the range and quality of short stay holiday accommodation within the National Park, recognising the importance of that sustainable tourism has on the local economy in supporting business and promoting understanding of the National Park. However, in the case of the proposed development, it is considered that the proposed terrace and associated works would have a detrimental impact on the character and appearance of the cottage and its association with the adjoining pub, itself a non-designated heritage asset. While it is acknowledged that the terrace and separate access may be more desirable to future occupants it is considered that the modest benefits that this would provide would fail to outweigh the harm to the building.

0604/18 - 1 Station Road, Moretonhampstead



Scale 1:1,250



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

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

Location: **1 Station Road,
Moretonhampstead**

Applicant: **Dr S Channing**

Recommendation **That permission be GRANTED**

Condition(s)

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

Introduction

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

There would be no external changes to the building.

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

Planning History

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

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

Consultations

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

Parish/Town Council Comments

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

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

Representations

2 letters of support

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

Observations

PROPOSAL

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

POLICY

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

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

ASSESSMENT

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

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

CONCLUSION

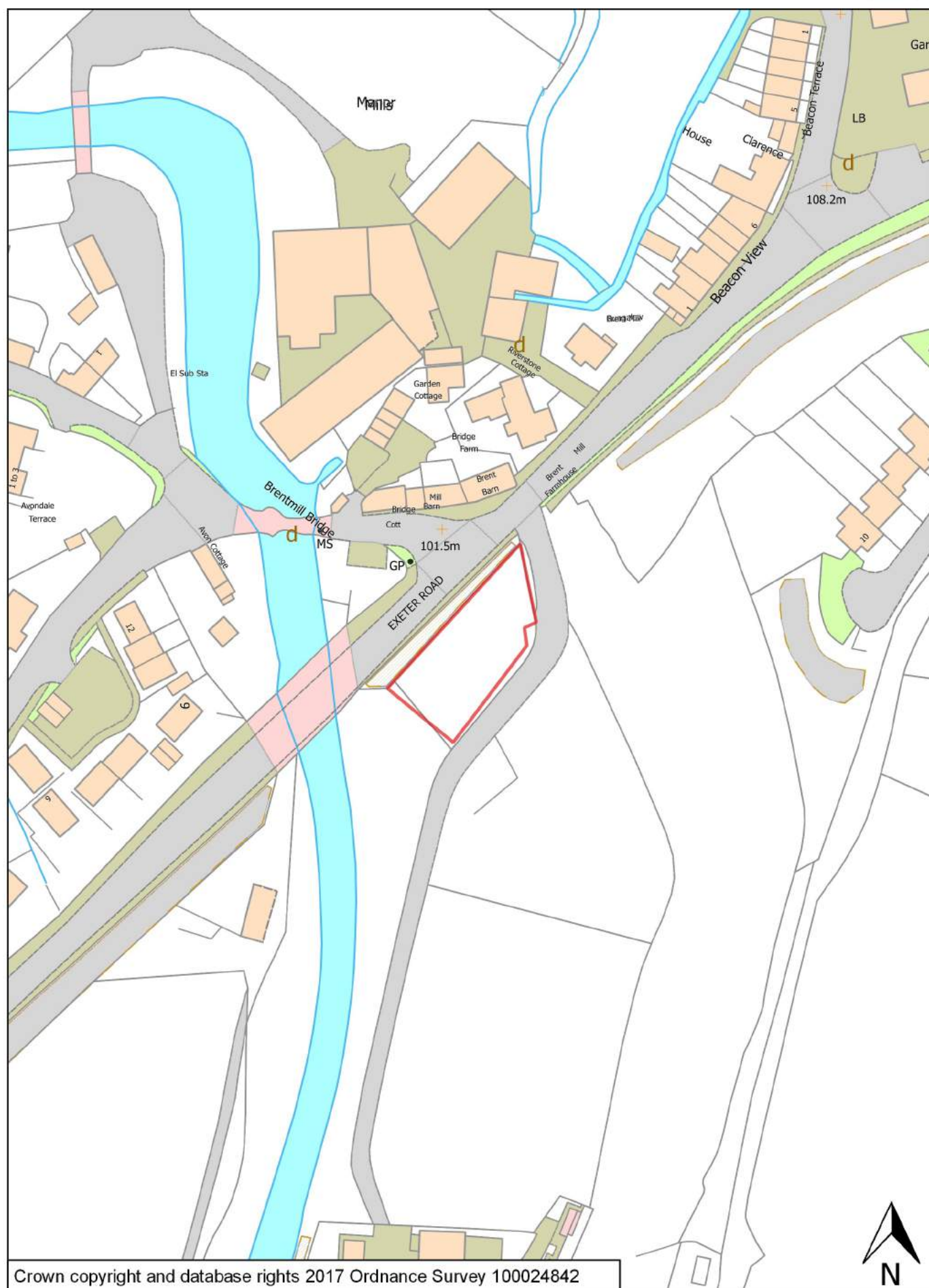
The proposal will allow a continued active use for these vacant premises within the centre of the village helping to maintain a prominent building. The proposal will help to support the local economy and sustain the vibrancy of the community in line with the objectives of policies COR1, COR12, COR18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

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

0657/18 The Marsh Community Compost Centre



Scale 1:1,250



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4. Application No: **0657/18** District/Borough: **South Hams District**
 Application Type: **Full Planning Permission** Parish: **South Brent**
 Grid Ref: **SX697595** Officer: **Helen Maynard**

Proposal: **Erection of covered store, compost toilet and siting of two containers**

Location: **The Marsh Community Compost and Reuse Centre,
Exeter Road, South Brent**

Applicant: **South Brent Old School Community Centre Ltd**

Recommendation **That, subject to the consideration of any comments from South Brent PC, permission be GRANTED**

Condition(s)

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

Introduction

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

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

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

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

Planning History

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

Consultations

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

Parish/Town Council Comments

South Brent PC: Comments awaited.

Relevant Development Plan Policies

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

Representations

None to date.

Observations

PROPOSAL

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

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

PLANNING HISTORY

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

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

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

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

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

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

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

POLICY CONSIDERATIONS

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

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

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

VISUAL IMPACT

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

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

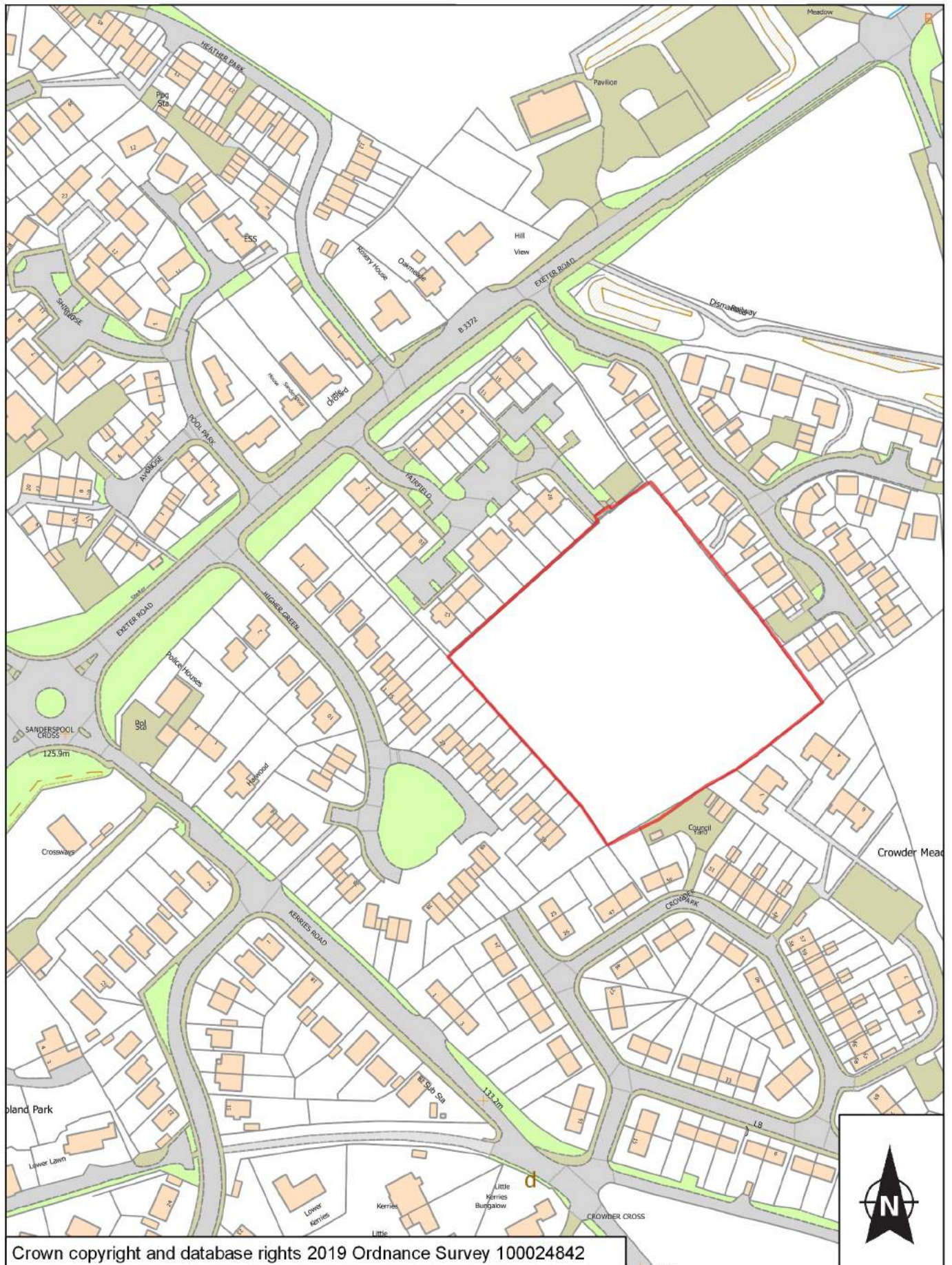
The proposed storage containers are to be clad in tanalised timber to resemble agricultural buildings and reduce the visual appearance of the site.

FLOODING

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

CONCLUSION

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



5. Application No: **0346/18** District/Borough: **South Hams District**
Application Type: **Full Planning Permission** Parish: **South Brent**
Grid Ref: **SX703598** Officer: **Helen Maynard**

Proposal: **Erection of 40 dwellings, including 14 affordable and associated infrastructure**

Location: **land adjacent to Fairfield, South Brent**

Applicant: **Eden Land Planning and Midas Commercial Developments**

Recommendation **That, subject to the completion of a Section 106 Agreement in respect of affordable housing provision, permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall, in all respects, accord strictly with drawings numbered 1764/058, 17648/1062B, 17648/054B, 1312/301B, 1312/331C, 1312/309B, 1050/350 Rev A, 1312/308B, 1312/304B, 1312/310A received 27 June 2018, 0511 TPP 28.8.18 received 29 August 2018, OP112209LD10922 received 11 September 2018, 1312/302C, 1312/333D, 1312/334C, 1312/335C received 14 September 2018, 17648/061C, 17648/060C, 17648/050D, 17648/052C, 17648/055D received 31 October 2018, 1312/P16 Rev C, 1312/P11 Rev C, 1312/P10 Rev F, 1312/P10 Rev F, 1312/P05 Rev D, 1312/P04 Rev F, 1312/332 Rev E, 1312/303 Rev D received 29 November 2018.
3. No development shall take place in connection with this permission until a detailed construction method statement has been submitted to the Local Planning Authority for approval in writing. This shall include the method for tree and hedgerow protection, the location and type of any welfare and storage cabins, areas for material storage, hours of working and the route for all construction traffic. The works shall be carried out in accordance with the agreed method statement.
4. No part of the development hereby approved shall be commenced until:
 - i) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway
 - i) The ironwork has been set to base course level and the visibility splays required by this permission laid out
 - iii) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority

5. No dwellings shall be occupied until the following works have been carried out to the written satisfaction of the Local Planning Authority:
 - i) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed;
 - ii) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level;
 - iii) The cul-de-sac visibility splays have been laid out to their final level;
 - iv) The street lighting for the cul-de-sac and footpaths has been erected and is operational;
 - v) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed;
 - vi) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined.
6. When once constructed and provided in accordance with condition 5 above, the carriageway, vehicle turning head, footways and footpaths shall be maintained free of obstruction to the free movement of vehicular traffic and pedestrians and maintained to the satisfaction of the Local Planning Authority.
7. The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhand margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
8. Prior to any roofing works or installation of any hardstandings a detailed design of the proposed permanent surface water drainage management system must be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the Flood Risk Assessment and Drainage Strategy dated April 2018 Rev R02_For Planning.
9. No development shall take place until the full results of a groundwater monitoring programme, undertaken over a period of 12 months, has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This monitoring should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.

10. No development shall take place until a Construction Ecological Management Plan (CECoMP) and Landscape and Ecological Management Plan (LEMP) are submitted and approved in writing, and carried out in accordance with a timetable for implementation as approved.

The LEMP should set out management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens). The scheme shall include the recommendations of the ecological assessment report (Tyler Grange, 22 June 2018 ref 11357_R01_JP_HM) and indicative landscape and softworks plan (1312/P11).

11. Prior to installation samples of all proposed surfacing and external facing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing and external facing materials shall be used in the development.
12. The roofs of the dwellings hereby approved shall be covered in natural slate, a sample of which shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. The roof slates shall be fixed by nailing only. At all times thereafter the roof shall be maintained in the approved natural slate.
13. Notwithstanding the approved drawings, unless otherwise agreed in writing by the Local Planning Authority, all external windows in the development hereby permitted, shall be of timber construction. Prior to the installation of any window units full details of these units, including suitable cross sections, shall be submitted to the Local Planning Authority for approval in writing, only approved windows shall be used in the development.
14. All stonework shall be laid and pointed using traditional techniques and materials. There shall be no exterior machine cut faces to the stone. Pointing shall be deeply raked. A sample panel of the proposed stonework shall be prepared for inspection by the Local Planning Authority and shall be approved in writing before any substantial areas of stonework are completed.
15. Details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the affordable housing units (unit nos. 5, 6, 7, 8, 9, 10, 32, 33, 34, 35, 36, 36, 38 and 39) hereby approved shall be carried out and no extension shall be erected in or around the curtilage of these dwellings, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
17. Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer.

Introduction

This site is allocated for residential development under proposal SBR1 in the Dartmoor National Park Development Plan and is within the South Brent settlement boundary.

This site is accessed through Fairfield and is largely a greenfield site enclosed with hedgerows. Part of the allocated site was developed by Cavanna homes: 40 units under permission 0354/14 (Middle Green).

The proposed dwellings are to be laid out in a similar manner to the Cavanna site in a cul-de-sac arrangement. The dwellings are all two-storey comprising a mix of detached dwellings semi-detached dwellings and flats.

14 affordable units are proposed (6 one-bed flats, 6 two-bed houses and 2 three-bed houses)

26 open market units are proposed (2 two-bed dwellings, 18 three-bed dwellings and 6 four-bed dwellings).

The dwellings have natural slate pitched roofs and a variety of elevation treatments including weatherboarding, render and stone facing and uPVC windows and doors.

The application is presented to the Committee as it is a Major development proposal and due to the comments of South Brent Parish Council.

Planning History

0354/14	Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure
Full Planning Permission	Grant Conditionally 27 November 2014

Consultations

Environment Agency:	Flood Zone 1. Standing advice applies.
DCC (Children Services):	The proposed increase of 40 dwellings (28 family-type dwellings), will generate an additional 7.00 primary pupils and 4.2 secondary pupils.
DNP - Ecology & Wildlife Conservation:	There is currently capacity at the nearest primary and secondary school for the number of pupils likely to be generated by the proposed development. A contribution towards education is not required for this development. The proposed development will be acceptable if a planning condition is included requiring a scheme to be agreed to ensure that the environment is protected during development, and landscape within the site is managed to protect and enhance the ecological value of the site including the boundary hedges and mature trees.
DNP - Trees & Landscape:	No objection in principle to housing development on this site, however it is noted that the two existing trees will be affected by this proposal.

The development is very close to a protected oak tree. The

arboricultural assessment has not addressed future growth of the tree. To create an acceptable relationship with the tree it is proposed to crown lift the tree to 4-5m. There is a poor relationship between the tree and the adjacent property and it is likely that a new owner would apply to reduce the size of the tree. It also creates a shady, threatening environment for occupying householders.

It is noted that the Ash tree is not within the red line of this application site therefore the applicants have no control over this despite the arboricultural report advising coppicing. The removal (coppicing) of the tree will have a visual impact and it will impact on the character of the local landscape. The loss of the tree cannot be neutral and coppicing the tree will have a detrimental impact on the character of the area.

South Hams District Council
(Sport & Recreation):

The adjacent application at Middle Green secured contributions towards off-site play and sports facilities in accordance with the South Hams Open Space Sports and Recreation SPD. Based on the housing mix set out on the site layout drawing (P03 Rev G) this would amount to a sports contribution of £82,705 and a play contribution of £52,820. South Brent Parish Council have identified various OSSR projects in their recent OSSR Plan and the evidence base (South Hams OSSR Study 2017, including play and greenspace audits, and South Hams Playing Pitch Strategy 2015) also identifies the need for further improvements to OSSR facilities in South Brent.

The Planning Statement states at paragraph 10.1 that the application is expecting to make a very similar level of financial contribution as the Cavanna Homes approved application reference 0354/14 and that the Viability Appraisal contains full details.

County EEC Directorate:

The Highway Authority has no objection to the proposed development, subject to the proposed conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.

Devon County Council (Flood Risk):

No in-principle objections to the above planning application, from a surface water drainage perspective, at this stage.

If the Authority is minded to grant planning permission in this instance, it is requested that a number of pre-commencement planning conditions are imposed.

The applicant has provided an adequate surface water drainage strategy for the site encompassing sustainable drainage systems. The applicant should undertake further

South Hams District Council (Housing):	<p>soakaway testing at the proposed depth of the soakaways, in line with DCC SUDS Guidance concerning groundwater monitoring.</p> <p>There is a need for more affordable rented housing in South Brent. There is a current up to date Housing Needs Survey in South Brent. This was completed in March 2014 and found a local need for 45 rented homes and 5 shared ownership homes in the Parish over the next 5 years. Since this survey was undertaken 14 affordable homes to rent were completed in South Brent in 2016 at Palstone Meadow. This still leaves a need for 33 rented homes and 5 shared ownership homes.</p> <p>There is a need for more affordable housing to rent and buy in South Brent, however the overwhelming need is for more rented housing. There is a need for some social rented housing in South Brent as well as Affordable Rent tenure. Evidence for this can be found in the 2014 parish housing needs survey which demonstrated that 35 of the households with a housing need, had an income of less than £20,000 per annum.</p>
South West Water: Devon & Cornwall Constabulary:	<p>SHDC also support the changed unit size of 2 and 3 bedroom properties</p> <p>No objection</p> <p>No objections to the proposal but have provided some guidance for designing out crime, fear of crime, anti-social behaviour and conflict. This is predominantly related to the boundary treatments between properties and along the footways.</p>

Parish/Town Council Comments

South Brent PC:	<p>South Brent Parish Council recommends refusal of this application, due to the following:</p> <ul style="list-style-type: none"> - The high density of the housing proposed, in a rural, local centre location in the National Park. - The Parish Council insists two formalised pedestrian links across Exeter Road and pedestrian access to the village centre are essential. - A new shared footway/cycleway link between Sanderspool Cross and Kerries Lane, Plymouth bound is required, for the safety of secondary school children accessing school transport. - 35% affordable housing in this proposal does not meet National Park policy. - Social rented housing should be incorporated. - There are no renewable energy installations. - There are insufficient parking spaces and those indicated are tandem; this would result in vehicles parking on the pavements. - A construction method statement has not been
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provided; this proposal would have a considerable impact on adjacent residents.

Further comments were received re-iterating the above and emphasising that the Parish Council and the community of South Brent are very concerned at the lack of a safe crossing point across Exeter Road and a contribution to Open Space, Sport and Recreation facilities in the Parish is also requested.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD2 - Major Development
DMD21 - Residential development in Local Centres
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD38 - Access onto the highway
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD7 - Dartmoor's built environment
DMDSBR1 - Housing land adjacent Fairfield

Representations

12 letters of objection 1 other letter

General Observations

- Do not take away the hedges
- Residential use will affect the future industrial use of the site to the north of the site.

Objections

- Not enough affordable home provision
- Overlooking
- Lack of primary school and doctor surgery capacity
- Detrimental to wildlife
- No energy efficiency measures e.g. photovoltaic panels
- Density is too high for 1 hectare site
- Access through Fairfield is dangerous; alternative should be considered
- Inappropriate for a National Park
- No social rented housing.
- No Construction Method Statement provided

- Too much developer profit
- Different models to deliver affordable housing available

Observations

PROPOSAL

The application proposes 40 dwellings comprising:

Affordable

- 0 one-bed flats
- 1 two-bed properties
- 1 three-bed properties

Open Market

- 1 two-bed properties
- 1 three-bed properties
- 1 four-bed properties

The affordable units will comprise 100% affordable rented units.

The level of affordable housing to be provided on site equates to 35%, This is below the 50% level of provision prescribed by policy SBR1.

The proposed residential units will be built across a range of sizes and styles. The affordable housing will be dispersed through the site and it is intended to be indistinguishable from the private market housing in terms of design, character and architectural treatment.

A new vehicular access point will be provided through Fairfield. This will serve the whole of the application site which forms the south western part of the larger allocated site.

The proposed units are aligned and orientated so that they face onto the internal roads within the site, however there is limited public aspect of the site as it is surrounded on all sides by residential development.

All dwellings will have off road car parking provision in the form of garages, driveways or parking bays.

A pedestrian link has been provided though to Middle Green (the Cavanna Site) to the rear of plots 1 and 2.

The existing boundary hedges along all the boundaries are to be retained. The existing landscape features will be supplemented by tree planting and new landscaping within the residential development, particularly within the curtilage of properties along the road frontages.

SUSTAINABLE DEVELOPMENT

At the heart of the National Planning Policy Framework (NPPF), there is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking.

South Brent is a Local Centre as set out in the Settlement Strategy and policy COR2. The

provision of new residential development on an allocated site is in accordance with policies COR1, COR15, DMD1a and DMD21.

Local Centres are recognised as a location where limited growth can be accommodated to not only sustain the community but in recognition of its role in serving the wider South Hams both within and outside the National Park.

The application site (along with the recently developed Cavanna site) is allocated for housing (Policy SBR1).

SITE ALLOCATION/PRINCIPLE OF DEVELOPMENT

The site was first allocated in 2013 so the principle of residential development has been accepted. In accordance with policy DMD45, the application is accompanied by a Development Brief which set the objective guidelines for developing the site and delivering affordable housing.

A Development Brief was prepared in respect of the site allocation. It was adopted by the Authority in February 2014. It provides a comprehensive analysis of the whole site as well as a framework for bringing forward residential development in a coherent, clear and integrated manner. It was drawn up with input from the Parish Council, the local community and stakeholders through consultation events and workshops. It sets out the broad principles which this application seeks to address. It sets the context in terms of housing mix, design, sustainability, landscape and access.

Prior to submission of the application community consultation took place.

MAJOR DEVELOPMENT

The site has 40 houses being proposed on a site more than 0.5ha in area.

It therefore constitutes major development as set out in the definitions contained in the National Planning Policy Framework (NPPF) and policy DMD2 applies.

The determination of whether a proposal amounts to 'major development' is a matter of planning judgement. It is not consistent with the definition of a 'major planning application', but rather whether the development could be construed as major development in the ordinary meaning of the word having regard to the character of the development in its local context. That would normally be interpreted as applications such as fracking, power line infrastructure, quarrying etc.

Having regard to the character, nature and scale of the proposed development which is on previously developed land within the settlement boundaries of the Local Centre of South Brent, and taking the local circumstances and context into account, it is not considered to be 'major development' under paragraph 172 of the NPPF.

AFFORDABLE HOUSING

Policy DMD21 and the site allocation set out in policy SBR1 requires that not less than 50% of the new housing to be affordable to meet identified local housing needs.

The applicant has submitted the application for 35% affordable housing and this is supported

by a viability assessment.

There is a need for more affordable rented housing in South Brent. There is a current up to date Housing needs Survey in South Brent. This was completed in March 2014 and found a local need for 45 rented homes and 5 shared ownership homes in the Parish over the next 5 years. Since this survey was undertaken 14 affordable homes to rent were completed in South Brent in 2016 at Middle Green (Cavanna). This still leaves a need for 33 rented homes and 5 shared ownership homes.

The Authority has commissioned an independent assessment of the viability issues to assess whether the applicant's stance is correct. This has indicated that the proposed scheme is considered to be reasonable. However the scheme would not be viable if the contribution requested by South Hams District Council for Open Space Sports and Recreation is requested.

It should be noted that, whilst the affordable housing provision agreed in relation to the Cavanna Site in 2014 was also 35% (also 14 units) the tenure mix in that instance included 30% Shared Ownership dwellings. Such dwellings attract higher sales revenue and therefore make the affordable housing element of the development more viable (than a mix that consists of 100% Affordable Rented Housing). Therefore, whilst the Cavanna Site also provided Section 106 Contributions in excess of £100k, the baseline affordable provision would have been more viable than that proposed by the Applicants in this application.

It is considered that the proposed mix and tenure split is appropriate given the evidence of the local needs assessment and the objective evidence set out in the Local Housing Needs Report and has the support of the District Housing Officer.

ACCESS AND PARKING

Policy COR21 sets out the requirement for new development in relation to highways safety. The development Brief sets out the requirement for the access to this site to be provided through the Cavanna site to ensure the two sites were physically linked to prevent segregation and create a sense of community. There is an expectation that these sites are linked; however no robust justification for not linking these sites has been provided.

The proposal meets the parking requirements set out in DMD40 for new residential development, that is, for detached and semi-detached dwellings – a minimum of two spaces per dwelling – and for flats – a minimum of one and a half spaces per dwelling or unit.

It is important to note that there will be no vehicular link between the two parts of the allocated site. This approach reflects the response received during the consultation process for the Development Brief where the clear preference from the local community was that both parcels should be accessed separately. This was to avoid any vehicular link becoming a “rat run”.

The community aspiration for improved pedestrian linkages on Exeter Road is acknowledged, however the Highways Officer has advised that the criteria for a light controlled crossing is not satisfied by either the number of pedestrians or vehicles using this road and therefore cannot be justified. The development does not justify the imposition of contributions to highway safety improvements off site.

DESIGN

Policies COR1, COR4 and DMD7 set out the objectives for high quality locally distinctive design and for the conservation and enhancement of the built environment. The Dartmoor National Park Design Guide provides supplementary advice.

The detailed materials of the dwellings, has been the subject of discussions between Officers and the applicant. The applicant has made some minor changes to the scheme but has respectfully requested that the application is considered on the basis of the plans submitted.

The proposed scheme is to meet the current Building Regulations which are generally viewed as broadly equivalent to Level 4 of the former "Code for Sustainable Homes". The layout aims to maximise southern aspects where possible and the fabric first design approach seeks to minimise emissions and heating costs as well as comply with policy COR8. There is considered to be no need for further energy efficiency additions, for example photovoltaic or solar thermal panels.

The choice of materials are predominantly render, natural stone and timber horizontal weatherboarding and natural slate roofing. The proposed uPVC windows are not considered to be appropriate due to their unsustainable nature as well as their aesthetics. Timber windows are traditionally found on Dartmoor; the adjacent Cavanna development proposed timber windows therefore to ensure high quality design and materials are reflected throughout the allocated site; amended materials for the windows can be secured by condition.

TREES AND LANDSCAPING

The Trees and Landscape Officer has raised no formal objection to the proposal; however his comments note that the Oak tree and Ash tree on the site are likely to be affected by the proposal as they are reasonably close to proposed dwellings. These are not considered to be overriding issues that would warrant a reason of refusal of planning permission.

FOUL DRAINAGE

Surface water will be disposed of using soil infiltration via a network of soakaways, The foul water will be connected to a below ground system linked up to the existing public foul pumping station within the adjacent Middle Green development. South West Water have confirmed a connection to this and agreed the connection points.

PLANNING OBLIGATIONS

In addition to the requirement in respect of affordable housing a request from South Hams District Council has been received for a contribution to Open Space, Sports and Recreation - within the application site no public open space is to be provided. The request was for £135, 525; it is acknowledged by Officers that this request was received late in the process, well after the statutory consultation period had ended and after discussions on viability were well advanced. This additional contribution would need to be off-set against the overall viability and would have a significant impact on the affordable housing offer. It is considered to be unjustified at this late stage.

Officers are of the opinion that a higher offer of affordable housing would be most appropriate in this instance.

PARISH COUNCIL/NEIGHBOUR COMMENTS

The comments from neighbours and the Parish Council are acknowledged by Officers and these have been predominantly addressed throughout this report. Whilst accepting the principle of development there is particular concern in respect of the proportion of affordable housing, connectivity and energy efficiency.

CONCLUSION

The development of this site has been anticipated as a result of its allocation in the Development Plan.

Overall, the scheme is considered to be a positive opportunity to provide affordable housing within the South Brent and an enhancement opportunity consistent with the desire to improve the overall character and appearance of the National Park.

It should be noted that the principle behind the allocation of the site for housing is to provide affordable housing, The realisation that this will only be achieved in the current climate through allowing open market housing as a catalyst is fundamental to this approach.

The Authority has recognised the need for independent verification of the viability figures and Officers are comfortable that the proposal is offering a realistic assessment of the viability and that they produce the best possible number of units at this time. This does not, unfortunately include the desired contributions to open space provision as this would make the development unviable and directly impact on the level of proposed affordable housing.

The mix of housing styles, sizes and tenure will help integrate the development into the overall character of the village and provide further housing for local people.

Concerns of the Parish and local community have been carefully considered and Officers believe that careful management of the construction phases, conditional planning approval and a robust legal agreement give the confidence that this can be achieved with the minimum disturbance.

0646/18 Kenwyn South Zeal

Scale 1:1,250



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

Proposal: **Replacement dwelling**

Location: **Kenwyn, South Zeal**

Applicant: **Mr & Mrs Faraday**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

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

Introduction

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

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

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No objection.

Environment Agency: No highway implications.

Parish/Town Council Comments

South Tawton PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR8 - Meeting the challenge of climate change

DMD1a - Presumption in favour of sustainable development

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

Representations

1 letter of objection

Overlooking of adjacent property from dining room window.

Observations

PROPOSAL

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

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

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

PRE-APPLICATION ADVICE

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

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

DESIGN

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

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

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

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

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

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

SUSTAINABILITY

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

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

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

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

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

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

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

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

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

INCREASE IN VOLUME

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

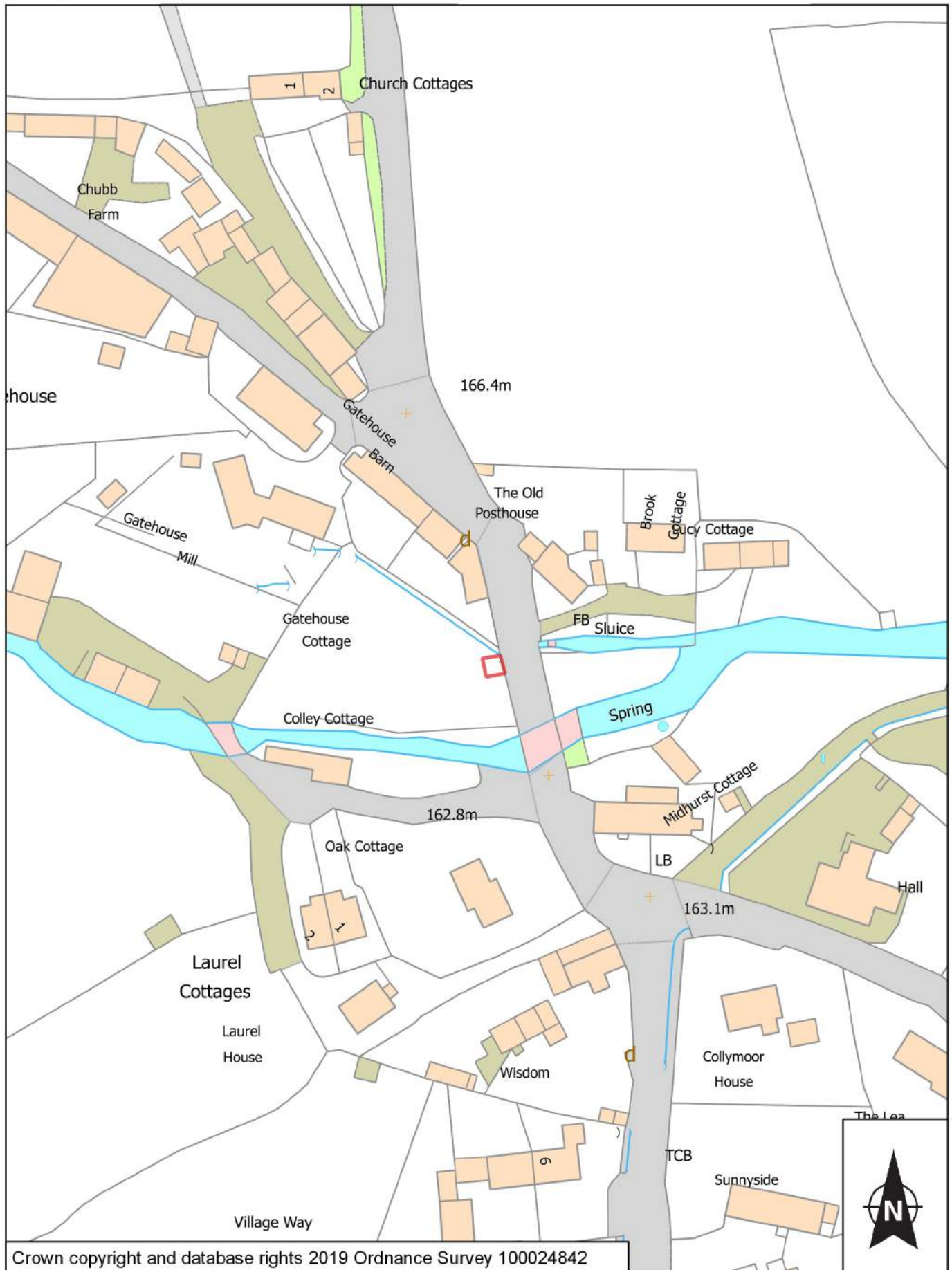
It is noted that The National Minimum Space Standards for a single storey two- bedroom dwelling is 102sqm plus 2.5sqm built in storage.

CONCLUSIONS

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

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

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



7. Application No: **0659/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Peter Tavy**
Grid Ref: **SX513776** Officer: **Helen Maynard**

Proposal: **Removal of 2.69m of existing stone wall to fit 2.4m timber access gate**
Location: **Paddock opposite Peter Tavy Garage,
Peter Tavy**
Applicant: **Mr & Mrs P Gill**
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 access gate shall be fitted so as to open into the field, and not across the highway.
3. The development hereby permitted shall be carried out in accordance with the following approved drawings: P596/03A and P956/04A; P596/01B, P596/05B and P956/06B received 9 January 2019.

Introduction

The application site is a stone wall, approximately 1.8m high, bounding a paddock in the centre of the village of Peter Tavy. The wall faces onto the highway running through the village. A watercourse, Colly Brook, runs to the south of the paddock.

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

Consultations

West Devon Borough Council: Does not wish to comment
County EEC Directorate: No highway implications
Environment Agency: The EA no objections to the proposed development as submitted. The development may, in fact improve the flooding situation as the field would be flooded instead of the road in some cases.

Parish/Town Council Comments

Peter Tavy PC: At present the water from the roadway flows along the face of the wall and enters the Colly Brook through a hole in the bridge. With the gate in position it would appear that the water would now flow straight into the field. A flood risk assessment would be required to ensure that there was no negative effect on Lower Mill. The gateway would change the visual impact of the village as this is a very old wall. There is already access to the field suitable for the level of livestock that use the field.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR9 - Protection from and prevention of flooding

DMD1a - Presumption in favour of sustainable development

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD38 - Access onto the highway

DMD7 - Dartmoor's built environment

Representations

One letter received from the occupant of Lower Mill - This paddock is also accessed by a gateway in its southwest corner. In the extreme flood conditions of February 2016 water has entered Lower Mill's drive through this gateway and caused flooding in the drive and barn building. The existing wall on the main road currently channels rainwater run off into a culvert and directly into the adjacent Colly Brook; in extreme conditions the rainwater has overwhelmed this culvert and flowed down the small lane running parallel to the south bank of the brook and eventually rejoining the brook. For Lower Mill, it would be important to maintain that direction and capacity of drainage if a gap is made in the wall. As the gateway in the southwest corner would be effectively redundant if this proposal was approved, Lower Mill would gain further protection from flooding if this gateway was closed up.

Observations

PROPOSAL

This application seeks permission to create an access into the paddock, which involves the creation of a 2.6m gap in the wall, to fit a 2.4m timber gate and associated posts. The paddock sits at a lower level than the adjacent highway.

The proposal originally involved a much larger vehicular gate and a pedestrian gate, which were all to be set back into the field, with a concrete hardstanding. This would have resulted in the removal of over 4.5m of the wall. The plans were amended following Officer concerns over the visual impact of this.

The proposal is necessary to allow animals to be moved in and out of the paddock, along with the ability to empty the septic tank in the paddock, belonging to the applicant and a neighbour, without the driver having to jump over the wall. Currently, animals are brought in through the applicant's domestic access, and when emptying the septic tank, the driver has to stop in the road, and jump over the wall.

DESIGN AND VISUAL IMPACT

There will undoubtedly be some visual impact as a result of this proposal. However, the gate has been reduced in size and now sits in the wall, rather than being set back into the field, plus there is no longer any hardstanding proposed. The gate will be sited close to the neighbours existing access in order to leave the remaining wall, as complete as possible.

The site does not lie within a Conservation Area, nor are any listed buildings affected. Timber gates set in stone walls are not an uncommon feature in the National Park.

It is considered the proposed development will preserve the character and appearance of this part of the National Park in accordance with policies COR1 and COR4.

FLOOD RISK

The field is in Flood Zone 3 and concerns have been raised by the Parish Council and a neighbour that the proposal could cause flooding to nearby properties.

The Environment Agency has no objection to the proposed development as submitted, stating it could improve the flooding situation as the field would be flooded instead of the road.

It is not therefore considered the proposal would result in a flood risk to nearby properties.

RESIDENTIAL AMENITY

Having regard to the location of the gate, and the distance and relationship with neighbouring properties, it is considered that there is no detrimental impact on neighbouring amenity.

CONCLUSION

The proposal will not have a detrimental environmental impact on this part of the National Park, nor will it result in an increased flood risk.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 March 2019

APPEALS

Report of the Head of Development Management

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

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

1	Application No:	W/18/3196584	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Chagford
	Proposal:	Demolition of dwelling, erection of five dwellings and alteration to access		
	Location:	Woodcote, Chagford		
	Appellant:	Lawson Homes		
	Decision:	DISMISSED		

2	Application No:	W/18/3207678	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	South Tawton
	Proposal:	Change of use from grazing field to outdoor equestrian riding arena		
	Location:	Southcott Stables, Whiddon Down		
	Appellant:	Mrs V Braddon		
	Decision:	ALLOWED		

3	Application No:	W/18/3208471	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Outline Planning Permission	Parish:	Horrabridge
	Proposal:	Construction of open market dwelling		
	Location:	Land to the South East of The Manor, Plymouth Road, Horrabridge		
	Appellant:	Mr P Underhill		
	Decision:	DISMISSED		

4	Application No:	X/18/3208279	District/Borough:	Teignbridge District
	Appeal Type:	Refusal to issue a Certificate of Lawfulness	Parish:	Christow
	Proposal:	The proposed use of Canonteign Manor for occasional short stay lets to groups		

Location: **Canonteign Manor, Christow**
Appellant: **Mr Liquin Peng**
Decision: **DISMISSED**

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

1 Application No: D/19/3220688 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Buckland Monachorum
Proposal: Change of the roof structure for the existing planning permission from a pitched roof to a flat roof (retrospective)
Location: **Greeba, 7 Binkham Hill, Yelverton**
Appellant: **Mr C Dorey**

2 Application No: W/18/3218520 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Buckland Monachorum
Proposal: Change of use of barn to dwelling
Location: **Land at Clearbrook, Yelverton**
Appellant: **Mr & Mrs J Fry**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 March 2019

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head of Development Management

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

(For further information please contact James Aven)

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

1	Enforcement Code: ENF/0006/19	District/Borough: Teignbridge District
	Grid Ref : SX753886	Parish : Moretonhampstead
	Breach : Unauthorised works to create a compound	
	Location : Land at Willingstone Farm, Moretonhampstead	
	Action taken / Notice served .	No further action taken
2	Enforcement Code: ENF/0010/19	District/Borough: Teignbridge District
	Grid Ref : SX786815	Parish : Lustleigh
	Breach : Unauthorised car port	
	Location : Moorview, Lustleigh	
	Action taken / Notice served .	No further action taken
3	Enforcement Code: ENF/0096/17	District/Borough: West Devon Borough
	Grid Ref : SX679909	Parish : South Tawton
	Breach : Unauthorised wooden building/field shelter	
	Location : Land south of Coopers Ash, East Ash	
	Action taken / Notice served .	No further action taken

4 Enforcement Code: **ENF/0212/18**

District/Borough: **South Hams District**

Grid Ref : **SX717623**

Parish : **South Brent**

Breach : **Unauthorised works to create a track**

Location : **Land near Meadow Cottage, Harbourneford**

Action taken /
Notice served
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No further action taken

CHRISTOPHER HART

enfdelcommrpt