

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 October 2020

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

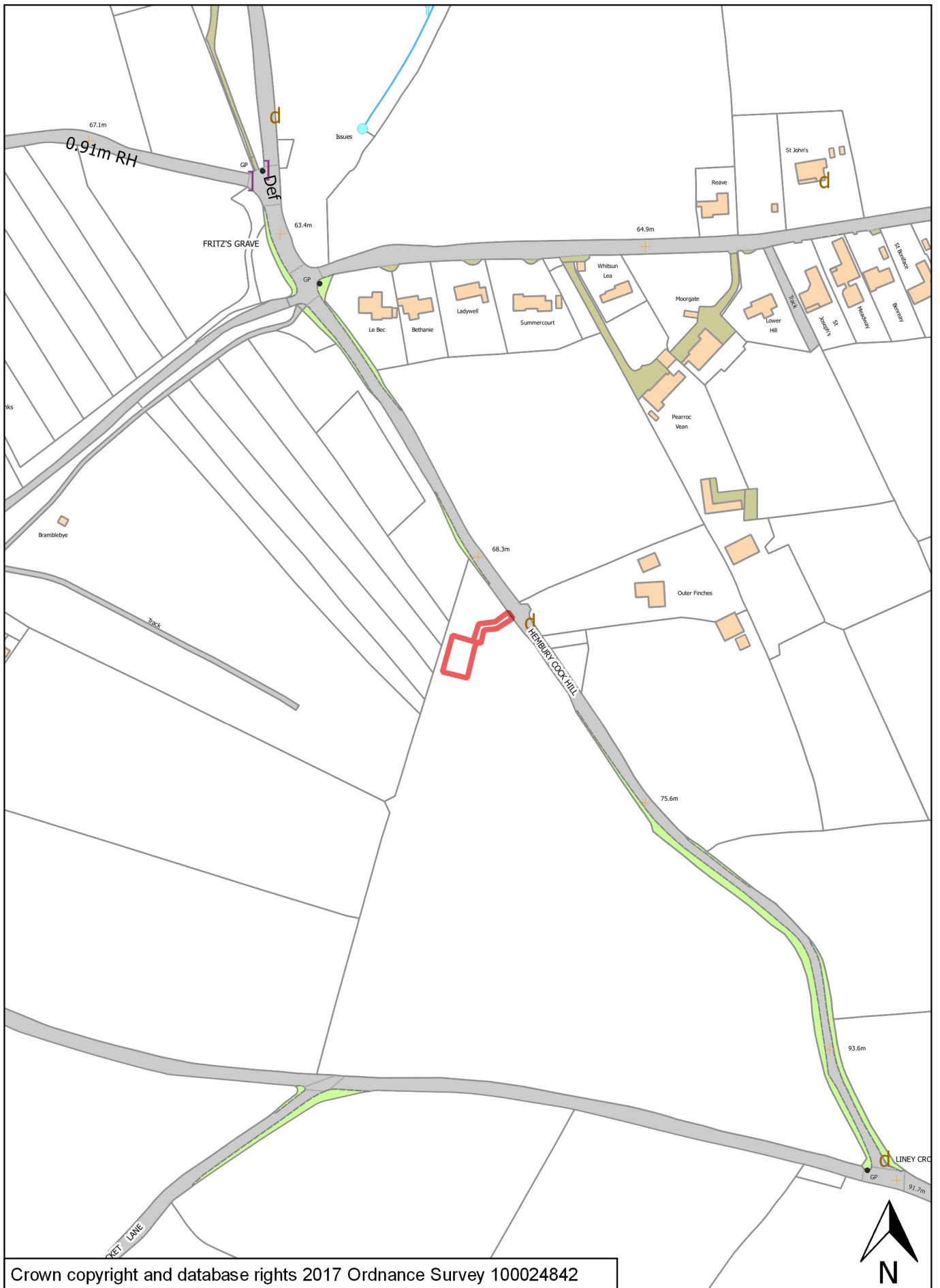
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0308/20 - Outer Finches, Buckfastleigh



Scale 1:2,500



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1. Application No: **0308/20** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Buckfastleigh**
Grid Ref: **SX732672** Officer: **Nicola Turner**

Proposal: **Erection of agricultural building and new access**

Location: **Outer Finches, Buckfastleigh**

Applicant: **Mr & Mrs Harler**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building fails to relate well to other building groups and by reason of its siting and layout would have a harmful impact on the character and visual appearance of this part of the National Park contrary to policies COR1, COR3, COR4, DMD1b, DMD3, DMD5 and DMD34 of the Dartmoor National Park Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision 2010 and the National Planning Policy Framework 2019.
2. The proposed vehicular access by reason of the extent of the engineering works required, width of the access and its aggregate surface will have a harmful visual impact on, detract from and neither conserve or enhance the character and appearance of this part of Hembury Cock Hill. The proposal is therefore contrary to policies COR1, COR3, COR21, DMD5 and DMD38 of the Dartmoor National Park Authority Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2019.

Introduction

The site is located 1.2km from the centre of Buckfastleigh. It is a field on the south western side of Hembury Cock Hill. The farm is located on the north side of the road and own the application field. There is no access directly from the farm to the field, and the road is edged with deep hedgerows, shown on the Tithe map. The proposal is for an agricultural building with associated stone hardstanding and access track. This would lead from a newly proposed access and visibility splay, onto the road opposite the farmhouse.

Mr Nutley has requested that this application be determined by reference to the Development Management Committee in view of its impact in this location.

Planning History

0312/17	Erection of replacement dwelling		
	Full Planning Permission	Grant Conditionally	18 August 2017
0636/16	Replacement dwelling		
	Full Planning Permission	Withdrawn	21 December 2016
0372/16	Demolition of existing garage and store and construction of replacement garage and store		
	Full Planning Permission	Grant Conditionally	14 September 2016
5/1/0486/32/1	Demolition of outer finches & erection of new dwelling		
	Outline Planning Permission	Withdrawn	22 August 1974

Consultations

Environment Agency:	Flood Zone 1 - Standing Advice applies
Teignbridge District Council:	No objection
County EEC Directorate:	No objection subject to the following condition; - No part of the development hereby approved shall be brought into its intended use until the access, visibility splays and turning area have been provided and maintained in accordance the application drawings retained for that purpose at all times
DNP - Trees & Landscape:	The application should be refused. The development will be visually intrusive. The development will have a detrimental impact on the landscape character of the area, which is contrary to policy COR1(h) and COR3. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic development that will harm the wider landscape. The development is contrary to policy DMD5 because it does not conserve and/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically the productive farmland with small fields and winding lanes enclosed by thick hedgebanks. The development is also contrary to policy DMD38 because the access will detract from the character and appearance of the locality.
DNP - Ecology & Wildlife:	No objection subject to suggested conditions; - At no times shall any external lighting be installed or used in association with the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. - Hedgerow works will take place outside the bird and dormice breeding period (i.e. from early November to late February), to avoid impacting these species. By cutting the vegetation during the winter dormant period, it will also have less impact upon health of those trees on the outer limits of the road safety management zone. A suitably qualified ecologist will be present during the initial vegetation removal, ensuring that works are conducted at an appropriate time of year. - All areas of planting, including the hedgerow detailed on the site location plan, shall be planted in accordance with the approved details and within 12 months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing.
Natural England Consultation Service:	No Objection

Parish/Town Council Comments

Buckfastleigh TC: Neutral

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

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

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

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

DMD34 - Agricultural and forestry

DMD38 - Access onto the highway

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection 1 other letter

General Observation

-A new entrance at this point would also be essential for passing traffic

- New access would have adverse impact on the locality

Objection

- The building would look out of place in the landscape with its scale having a detrimental impact on the locality.

Observations

THE PROPOSAL

The application is for a 14.6m x 9m building, measuring 4.5m high. It would be to provide storage for hay and shelter for a flock of sheep/lambing. The building would be located a distance of approximately 100m to the south west of the house, separated by an ancient Devon Hedgerow, a road and domestic garden. It involves excavation of levels in this field by approximately 2m and grading out across the proposed yard area in front.

An access into the field from the road is proposed which incorporates the removal of 50m of hedgerow together with the creation of a compacted stone hardstanding around the building and a rolled stone access. The access would involve excavation to create the access due to the difference in ground level from the road to the field.

The building would be timber framed and clad on three elevations in timber. The east elevation would have metal doors.

No pre-application advice was sought prior to the submission of this application.

POLICY CONSIDERATIONS & ASSESSMENT

ISOLATED LOCATION

Agricultural development has the potential to impact the special qualities of the National Park as it typically takes place outside of designated settlements in the open countryside which has

great landscape value and is consequently more sensitive to change and development.

All development in the National Park has potential to have an impact on landscape character and appearance. This impact is weighed against the justification for development and the nature of that impact.

The National Parks Circular makes clear that the Authority's primary responsibility is to deliver their statutory purposes. The first purpose of the National Park is one of conserving and enhancing its natural beauty. This is reflected in policy DMD1b of the Local Plan.

Policies COR1, COR3, COR4, DMD1b and DMD5 require new development to demonstrate the conservation and/or enhancement of the character and special qualities of the Dartmoor National Park landscape, having regard to scale, layout, design and materials. Policy DMD34 provides a list of explicit criteria that new agricultural development needs to satisfy.

The Dartmoor National Park Design Guide specifies that new agricultural buildings should be well designed, of good quality, functional and thoughtfully sited in the landscape.

The Development Plan does not provide a hierarchy of landscapes within the National Park. Dartmoor's special qualities are enriched by the mix of landscape character types that weave across the National Park.

The site is within the Dartmoor Landscape Character Type '3A Upper Farmed and Wooded Valley Slopes'. The building is to be located in enclosed farm land. The land immediately around the site is undulating agricultural land comprising small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on these hedge banks. There are few isolated buildings in this landscape. Winding lanes bounded by high hedges thread across the landscape.

The proposed building would be isolated from existing building group surrounding the house and would be visually prominent when viewed from the public highway with the newly proposed access and hardstanding leading directly to the building; it therefore clearly conflicts with policy DMD34 (ii).

The proposed development will have an impact on the local landscape character. The excavation works necessary to create the level site, the track and the entrance splay will inevitably alter the character of the grazed pasture and impact on the gently rolling topography. The splay will break up the 'important' hedgerow, shown on the Tithe map running along the road. The building will be an isolated structure that is poorly linked to other structures.

This proposal is both visually and physically isolated from existing building groups in the landscape; this conflicts with policy DMD34 (ii) which requires new farm buildings to relate well to other building groups. The development of a new building in this setting would be harmful to the character and appearance of this part of the Dartmoor National Park landscape contrary to policies DMD1b, COR3, COR4 and DMD5.

The development will have an adverse impact on the character of the local landscape. The development will be contrary to policy COR1 in that it does not respect or enhance the character, quality or tranquillity of the local landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. The development is also contrary to

DMD5 because it does not conserve or enhance the character and special qualities of the Dartmoor landscape by respecting the identified valued attributes, specifically the productive farmland with small fields and winding lanes enclosed by thick hedgebanks. 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 also be contrary to DMD38 because the access will detract from the character and appearance of the locality. The development will be visually intrusive.

DESIGN & FUNCTION OF THE BUILDING

The design and function of the building appears to be suitable for the proposed use.

HIGHWAY SAFETY

The Highway Officer has stated that from a highway safety point of view there is no objection to the proposals. The proposed access to the site will have adequate visibility having regard to the number and speed of vehicles. It will also have the benefit of providing an informal passing area in a narrow section of road and facilitating turning geometry for the access opposite. If permission were to be granted, a condition would be requested.

CONCLUSION

Applications for new isolated agricultural buildings on smallholdings often present difficulties in respect of Dartmoor National Park's agricultural and landscape policies.

The policy is very clear that development should conserve and/or enhance the character of Dartmoor's landscape. The development will have a detrimental impact on the pastoral character of the area, the rolling landform and the 'important' hedgerow. The development does not respect the valued attributes as set out in the Landscape Character Assessment and it does not conserve and or enhance the character of the landscape, the development is clearly contrary to policy.

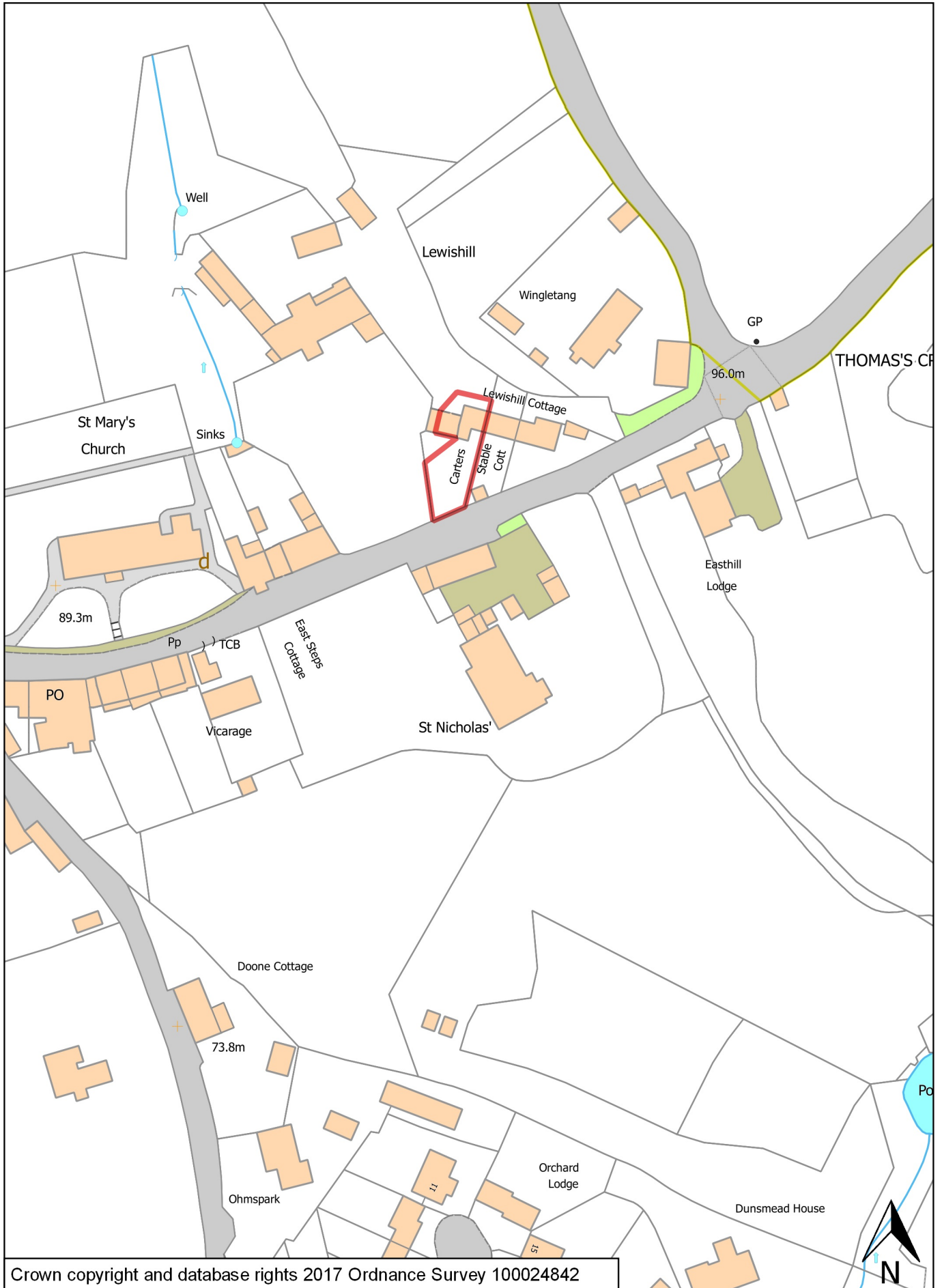
DMD34 states that agricultural development will be permitted where there is demonstrable need that is proportional to the land use, the development relates well to the local landscape features and other building groups, it is located to reduce intrusive effects and it will not cause harm to archaeological and cultural heritage. The proposed development is poorly related to other buildings and the existing farmstead and is an isolated development that does not reflect the pattern of agricultural land use in this area.

The proposed building is both visually and physically isolated from existing building groups in the landscape, expressly conflicting with policy and would be visually prominent when viewed from the public highway with the newly proposed access and hardstanding. The proposed development fails to conserve the character and appearance of this part of the Dartmoor National Park landscape and is recommended for refusal.

0320/20 - Carters Cottage, Dunsford



Scale 1:1,250



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2. Application No: **0320/20** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -** Parish: **Dunsford**
Householder
Grid Ref: **SX813892** Officer: **Jo Rumble**

Proposal: **Creation of shower room and entrance porch extension**

Location: **Carters Cottage, Dunsford**

Applicant: **Mrs S Bond**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the approved drawings numbered 20007.SLP, 20007.BP, 20007-20 and 20007-21
3. The materials to be used in the finishing of the external walls and roof of the development hereby approved shall, unless otherwise agreed with the Authority in writing, match those used on the existing building.

Introduction

Carters Cottage is a traditional slate and render end terrace cottage, set back and above the village road/Reedy Hill on the north eastern edge of the village.

The application is for a small single storey slate and render extension to the rear, North facing elevation.

The application is presented to Members as the applicant is a member of staff of the Authority.

Consultations

Teignbridge District Council: No objection
County EEC Directorate: No objection
Environment Agency: Flood zone 1 - standing advice applies

Parish/Town Council Comments

Dunsford PC: No comments received

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR13 - Providing for high standards of accessibility and design
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

THE PROPOSAL

Carters Cottage is situated within the Dunsford Conservation Area and is adjacent to the boundary of the extensive garden to the Grade II* listed building, Lewishill. It is set back and above from the village road on rising ground. The proposal is to the rear of the property and is seen from the private access drive that serves several properties to the rear.

The proposal will accommodate a new small porch and a ground floor accessible lavatory and shower room to create an accessible 'home for life' for the occupant. The appearance of the proposed extension is a continuation of the existing cottage with walls finished in render, white uPVC windows and a natural slate roof to provide a cohesive design.

The proposed extension follows the existing domestic scale of the original cottage and provides an additional 8sqm of internal space. The extension is small and unobtrusive with no detrimental impact to the street scene, the conservation area or on the amenity enjoyed by any of the neighbouring properties.

No objections have been received.

CONCLUSION

The proposed extension provides the accommodation required for the applicant's desire to continue living at the cottage for many more years by providing accessible living accommodation.

It is undertaken in a sympathetic form and materials and as such reflects the expectations contained within Development Plan policies. It is recommended for approval subject to a condition regarding matching materials.

CHRISTOPHER HART