

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 November 2017

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Acting Head of Planning

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1. Application No: **0391/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX699738** Officer: **Louise Barattini**

Proposal: **Demolition of existing a replacement with new dwelling**

Location: **Top Lodge, Ponsworthy**

Applicant: **Mr & Mrs Colledge**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed replacement dwelling would exceed the 15% volume allowance set out in policy DMD27 and, by reason of its design, scale and proportions, fails to demonstrate a high quality design that would conserve or enhance the character and appearance of the local environment. The proposal is therefore contrary to policies COR1, COR4, DMD7 and DMD27 of the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Top Lodge is a small single storey dwelling located on a narrow plot elevated above the highway to the west of Ponsworthy bridge, isolated from the main cluster of buildings.

The proposal is for a replacement dwelling.

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

Planning History

0526/16 Demolition of existing bungalow and build replacement dwelling
Withdrawn 17 October 2016

Consultations

| | |
|--|---|
| Teignbridge District Council: | Does not wish to comment |
| County EEC Directorate: | No highway implications |
| Environment Agency: | Flood zone 1 - standing advice applies |
| DNP - Ecology & Wildlife Conservation: | Works to proceed in strict accordance with the recommendations in the ecological survey report. |
| DNP - Building Conservation Officer: | From a desk-based assessment, this building appears to have very limited historic interest and does not fulfil any of the criteria necessary to be regarded as a non-designated heritage asset. |

There are therefore no objections on heritage grounds to its demolition.

Parish/Town Council Comments

Widcombe PC: Support

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

COR6 - Protecting Dartmoor's Archaeology

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

DMD13 - Archaeology

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

DMD27 - Replacement dwellings in the countryside

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

4 letters of support

The existing house is old and not traditional. The proposed house is appropriate in size to both the plot, existing house and landscape. The improved parking provision will be beneficial also. The owners are helpful in the community.

Observations

PLANNING HISTORY

This is a re-submission of an almost identical scheme which was withdrawn following concerns raised by the case officer and a requirement for further information.

PLANNING POLICY

When considering replacement dwellings in the countryside the key policy test is contained within DMD27. The pre-text to the policy acknowledges that replacement dwellings in the countryside have become a popular route to achieving a new dwelling where policy normally applies strong constraints against development and that such projects require careful consideration.

Replacement dwellings need to demonstrate an overall environmental enhancement, a high quality locally distinctive design in line with broader policy objectives within the Development Plan and Design Guide and compliance with the policy tests below:

- An enhancement of the local environment and the removal of a structure in serious disrepair, or
- A major additional improvement in energy efficiency which couldn't be achieved by adaptation of the existing dwelling, and
- The existing building is NOT a candidate for the Historic Environment Record, and
- The replacement is of a sympathetic scale to its location, and
- In ALL cases, the volume of the replacement will not exceed the volume of the existing plus an additional 15%

Proposals also need to comply with policies COR1, COR4, DMD1b, DMD7, COR3 and DMD5 which require new development to demonstrate the conservation and/or enhancement of the character and appearance of the Dartmoor National Park and a high quality locally distinctive design.

The other relevant policies are listed in the report.

QUALITY OF THE EXISTING BUILDING

The existing building appears to date to the early part of the 20th Century and, whilst the external materials and details have been altered, its original simple form and proportions are easily discernible. The property appears to have some interest, however, it has undergone unsympathetic modern extensions and changes to exterior materials (notably artificial slate roof, modern timber cladding and uPVC windows). The building is not considered a candidate for inclusion on the Dartmoor Historic Environment Record but nonetheless it still retains some charm, attributable to its simple character and well-proportioned form. The Building Conservation Officer raises no objection to its demolition.

The existing building has no insulation properties and the fabric has low thermal mass. The property could potentially be upgraded to improve its energy efficiency but it is acknowledged that greater benefit would be achieved by a new build.

INCREASE IN VOLUME

The case officer has calculated the volume of the existing building as 228m³, the replacement as 312m³ and therefore a percentage increase of 37%. The agent has calculated an existing volume of 236m³, proposed volume of 340m³ and therefore a percentage increase of 44%.

Whilst there is a discrepancy in these calculations, it is evident that the proposed replacement significantly breaches the 15% increase in volume permitted under policy DM27.

Policy DMD27 is explicit that, in ALL cases, the volume of the replacement shall not exceed the volume of the existing plus an additional 15%.

DESIGN

The proposal seeks to level the existing sloping part of the site to accommodate a larger dwelling with revised parking arrangements. A timber clad building is proposed with slate roof and timber windows.

The applicant is effectively seeking to double the floor space of the existing dwelling which is ambitious in respect of the volume allowance of the policy and is creating difficulties for the design.

The proposed design is for a 1½ storey dwelling with a very high eaves, measuring 3.7m high. A 1½ storey dwelling typically has a much lower eaves (consistent with that of a single storey dwelling) with rooms contained in the roof void.

The eaves would be set at 1.6m above the head height of the ground floor doors and results in a rather awkward proportioned building. The design doesn't neatly align with that of a single storey dwelling or a 1½ storey dwelling; appearing as a rather top heavy construction with large wall mass over the ground floor openings. This does not result in a high quality, locally distinctive design and the symmetrical repetition of the openings on the principal elevation does not help the integrity of the design.

The high eaves also means that the roof lights are set approximately 1.6m above internal floor level meaning that it is likely that there would need to be fixed steps within the bedroom and study to allow for emergency access (the building regulations requirement is for a sill height of 1.1m) or modifications to the design.

The existing building has some charm and is a well-proportioned building that sits quietly on this elevated site above the highway and visible from the highway access. The proposed replacement dwelling significantly exceeds the volume allowance of policy DMD27 presenting a more dominant building and fails to demonstrate an enhancement of the site.

The dwelling is visible from the highway access and the site can be seen from the other side of the valley to the east/south east, albeit there is some screening by vegetation. The increased size of the replacement structure, particularly in winter months when many trees would provide little or no screening, would result in a much more prominent structure, more apparent in the hillside when viewed from vantage points across the valley.

WILDLIFE

The wildlife survey report confirms that the building is not a bat roost and no signs of bats or nesting birds were discovered.

The proposal will not have an adverse impact on protected species and complies with the objectives of policies COR7 and DMD14.

NEIGHBOUR AMENITY

The site is a sufficient distance from neighbouring dwellings to prevent any adverse impact on residential amenity.

The proposal would not conflict with policy DMD4.

CONCLUSIONS

The support of the Parish Council and local residents is acknowledged, however, officers are unable to support the proposed replacement dwelling as it fails to meet the policy test in respect of design, environmental enhancement and increase in volume.

The principle of a replacement dwelling is not in question here. These issues were flagged up on the previous application and the agent was invited to explore a re-design in discussion with officers prior to re-submission, however, this offer was not taken up.

Top Lodge, Ponsworthy 0391/17



Scale 1:750



2. Application No: **0405/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Hennock**
Grid Ref: **SX839809** Officer: **Oliver Dorrell**

Proposal: **Change of use of agricultural land to domestic garden**

Location: **Land adj Hadlywood, Teign Village**

Applicant: **Ms J Barton**

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. A new native hedgerow shall be formed along the southern and eastern boundaries of the site in accordance with the planting scheme submitted. The hedgerow shall be planted in accordance with the approved details within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The hedgerow shall be maintained for a period of five years from the date of the commencement of the development, such maintenance to include the replacement of any trees or shrubs that die or are removed.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the extended curtilage hereby permitted without the prior written authorisation of the Local Planning Authority.

Introduction

Hadleywood is located at the eastern end of Teign Village. The house is a modern bungalow positioned to the front of the plot. The rear garden backs onto a field.

The application site comprises an irregular shaped parcel of land within the field and abutting the southern garden boundary. The land currently forms part of the field. The proposal is for a change of use to domestic curtilage.

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

Planning History

| | | | |
|---------------|--|-----------------------------|-----------------|
| 05/21/0737/88 | Proposed erection of new bungalow | | |
| | Approval of Details | Approve Conditionally | 03 June 1988 |
| 05/21/1125/86 | Demolition of existing nissen hut and erection of single bungalow and garage | | |
| | Outline Planning Permission | Grant Outline Conditionally | 09 January 1987 |

Consultations

Teignbridge District Council: Does not wish to comment

County EEC Directorate: No highways implications
Environment Agency: Standing advice - flood zone 1

Parish/Town Council Comments

Hennock PC: Object, for the following reasons: It is contrary to what the Parish Council understands to be DNPA policy. The Parish Council is concerned with what is happening to the character of the land which forms part of the field. The proposal will encroach into the countryside and impact on the landscape and, if agreed, set a precedent for the other strips of land in the field being offered to residents.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

1 letter of objection

One anonymous comment - granting planning permission for change of use when others in the village were told it would not be acceptable would be an outrage and insult.

Observations

SITE DESCRIPTION

The site comprises a parcel of land adjoining the southern boundary of Hadlywood. The land currently forms part of an agricultural field.

The site has been acquired by the owner of Hadlywood for the purpose of extending the domestic curtilage of the property. The land has been cleared of vegetation and the southern boundary of the garden has been removed with a tyre bank formed on the boundary by way of a retaining structure. A new artificial enclosure has been created on the southern boundary of the site within the field in the form of a post and rail fence.

VISUAL IMPACT

Hadlywood is the last house on the eastern side of the village. It is one of three modern bungalows which mark a distinct change in the style of housing. The garden to the rear of Hadlywood is already irregular in shape and with the adjacent neighbouring house projects into the field further than the other properties on the southern side of the village.

Where the garden would be extended it would be in a corner of the field where public views are limited. The land includes an electricity pylon. Aerial photography suggests that the land to the eastern corner has been overgrown for a number of years and not actively used for grazing or fodder production. The area of land is modest in the context of the field as a whole and would not in itself compromise the use of remainder of the field for agricultural purposes.

The applicant proposes to plant up the new southern boundary with a hedgerow formed of native species. This would create a soft edge at this end of the village which would not be materially different from the previous boundary treatment.

Having regard for these factors, and subject to a condition removing permitted development rights for buildings/structures within the extended curtilage, it is considered that the proposed development in would not have an adverse visual impact on the character and appearance of this part of the village. It would therefore be acceptable under the criteria set out in policy COR2, COR4 and DMD7.

LANDSCAPE IMPACT

The land the subject of the application falls within landscape character type 3A -Upper Farmed and Wooded Slopes. Land in within this character type is dominated by pastoral farming with villages characterised by nucleated cores surrounded by more recent 20th century development.

The proposed change of use would lead to the loss of a very small part of a field immediately on the edge of the village. Where the new boundary would be formed in the field it would be stocked with hedgerow made up of native species creating a strong boundary between the extended domestic curtilage with the remaining agricultural land. It is considered that the proposed development would have a neutral impact on the landscape character of the field. It is therefore considered that the proposal is in accordance with policies COR3 and DMD5.

PARISH COUNCIL COMMENTS

The Parish Council are concerned that the granting of planning permission for this application will set a precedent for other strips of land within the field being offered to other residents. The DNPA understands that a number of other residents in the village have expressed interest in purchasing land within the field for the purposes of extending their domestic curtilages. It does not follow that an extension to other domestic curtilages will be considered acceptable. Any applications for curtilage extensions will be considered on their own merits having regard for matters such as size, positioning, landscape impact and impact on the historic plan form of the village.

CONCLUSION

The proposed change of use, having regard for its size and position, would have a neutral impact on the landscape character of the field. The planting of a new native hedgerow on the new boundary will help to assimilate the development into the landscape and form a soft edge to the field. The visual impact arising from the change would be minimal. The proposed development is considered to preserve the character and appearance of this part of the National Park.

Land adj to Hadlywood, Teign Village - 0405/17



Scale 1:1,250



3. Application No: **0407/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Buckland Monachorum**
Grid Ref: **SX527681** Officer: **Claire Boobier**

Proposal: **Construction of cycleway/community trail**

Location: **Land between Kirkella Road,
Yelverton and Lake Lane,
Dousland**

Applicant: **Devon County Council**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: GRSL/1; T13004_P2; Planning Statement; Planeco Extended Phase 1 Survey received on 15th August 2017.
3. No works shall be commenced until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief in relation to works on the first 20m of the trail from Southella Road in relation to all ground works associated with this section of the development has been submitted to and approved in writing by the Local Planning Authority. Once approved works shall proceed in accordance with the approved Watching Brief. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. Unless otherwise agreed in writing by the Local Planning Authority, a full report detailing the findings shall be submitted to the Local Planning Authority before the substantial completion of the development.
4. Prior to the substantial completion of the groundworks hereby approved, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting scheme shall be carried out in accordance with the approved scheme and completed including the provision of the bunds before the trail is first brought into use. 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, plants or shrubs that die or are removed.
5. Prior to the laying of the surfacing material for the trail, details/samples of the proposed surfacing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed in writing by the Local Planning Authority, only the approved surfacing materials shall be used in the development.
6. No lighting shall be installed on the trail unless otherwise agreed in writing by the Local Planning Authority.

7. Prior to the laying out of the trail hereby approved, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land and the removal of all construction material from the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
8. The works hereby approved shall be carried out strictly in accordance with the recommendations set out in the extended phase 1 survey report (PLANeco, September 2016) unless otherwise previously agreed in writing by the Local Planning Authority.
9. Prior to their installation, full details of the agricultural crossing gates and trail exit field gate, including materials, shall be provided and approved in writing by the Local Planning Authority.

Introduction

This application is to build a cycleway/community trail along the route of an abandoned railway line. Part of the railway embankment is still in place and the trail will run along the top of this embankment. The old cutting has been filled in and the proposal is to create a new shallow cutting with a low bund along the middle section of the trail.

The trail would link Southella Road to Lake Lane via the off-road trail and provide an off-road route between Yelverton and Dousland.

The whole path will be 3m wide, surfaced dressed with local grit with 0.5m verges.

The application is presented to the Committee in view of the objections raised by the Parish Council.

Planning History

| | | | |
|---------------|---|---------|-----------------|
| 03/32/1463/78 | Filling of disused railway cutting with soil and sub-soil and temporary access from B3212 | | |
| | Full Planning Permission | Refused | 12 January 1979 |

Consultations

| | |
|-----------------------------|---|
| West Devon Borough Council: | Does not wish to comment |
| County EEC Directorate: | The details have been inspected and it is considered that there are no highway implications. |
| Environment Agency: | Flood Zone 1 - standing advice applies |
| DNP - Archaeology: | The route of the proposed development, where it begins at Southella Road, is very close to the point at which the Devonport Leat crossed the cutting of the Plymouth and Dartmoor Railway using an aqueduct. The accuracy of DNPA records regarding the exact location of the Devonport Leat at this point is not known. Due to the proximity of the proposed cycle route to the recorded |

position of the leat, the feature's significance and the ground disturbance involved in the construction of the path, an archaeological watching brief is recommended on construction of the route's western most 20m where it leaves Southella Road.

DNP - Ecology & Wildlife Conservation:

An extended phase 1 survey report has been submitted with the application (PLANeco, September 2016). The survey methods, presentation of results and recommendations are satisfactory. There is no requirement for further survey work or the need for any protected species licence. The recommendations of the report should be a condition of approval.

DNP - Trees & Landscape:

The development will have minimal impact on the character of the local area and minimal visual impact. Planting is proposed at the southern end of the trail, between the trail and the adjacent dwellings, although no information has been provided about the type of planting that will be carried out. No objection, subject to a condition requiring the applicant to submit details of the proposed planting.

Devon & Cornwall Police:

From a designing out crime, fear of crime and antisocial behaviour perspective the route should be kept open to view wherever possible to provide clear sight lines along the route to encourage use and reduce fear of crime; the trail should be 3m wide; a barrier of some description should be considered to physically halt cyclists and pedestrians specifically at Southella Road junction; trail should be designed to not cause noise nuisance to residents or create access opportunities to rear of dwellings and any seating proposed would need careful consideration; whilst it is not possible to predict whether the section linking the trail together will increase vehicle activity in the area this must be carefully considered so as to minimise any potential increase in demand on the highway and associated inconsiderate parking/obstructive parking related issues.

Parish/Town Council Comments

Buckland Monachorum PC:

The Parish Council OBJECTS to this application on the grounds that it fails to articulate how the cycle path will transit from the current terminal at St Paul's Church car park to the entrance of Westella Road. It is unacceptable to assume that without this detail it is reasonable to construct the portion of the cycle path detailed in this application as it presupposes that the best route will be via Westella Road. The 'health centre corner' of Westella Road is a conflux of pedestrians (from Briar Tor), motorists using Westella Road as 'overflow' parking, visitors to the health centre and residents. The addition of cyclists, without proper facilities to cater for them, none of which are even hinted at in this application, could result in an unacceptable safety risk. The PC wish to see the whole scheme before considering

pieces of it.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR11 - Retaining tranquillity
COR13 - Providing for high standards of accessibility and design
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR9 - Protection from and prevention of flooding
DMD13 - Archaeology
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
DMD4 - Protecting local amenity
DMD43 - New visitor attractions and development of existing enterprises
DMD5 - National Park Landscape

Representations

16 letters of objection 14 letters of support 1 other letter

At the time of preparing the Committee Report 16 letters of objection had been received, one general comment and 14 letters of support.

Support was given to the investment in the trail and the improvement this will bring to recreational opportunities and the off route link between Dousland and Yelverton was welcomed by some as a safer off road route. It was also considered proposal had potential to increase number of customers to Yelverton shops.

Particular concerns raised related to potential that the proposal would cause to increase vehicle traffic in the area, concern about on-street parking on surrounding roads and in the car park adjacent to the shops, concern about road safety specifically on Lake Lane and also Southella Road, surrounding roads and around the doctors surgery particularly given some blind corners, lack of pavements and narrowness of some of the surrounding roads with limited passing places.

Observations

INTRODUCTION

Devon County Council is developing a county wide network of cycle routes. Connecting Drakes Trail (Route 27 of the National Cycle Network) at Yelverton to Princetown to better connect these settlements with an off road route.

The Princetown Railway Path forms part of the National Cycle Network. Most of this route has

been in place for some years and the missing bridge over the Princetown Road was recently replaced under the Granite and Gears Programme. Between Dousland and Yelverton many cyclists use the main Princetown Road. This application deals with the next section of the proposed trail and seeks to provide a route linking Yelverton and Dousland avoiding the main Princetown Road (B3212).

A route between Yelverton and Dousland has been Devon County Council policy for several years and is included in its current Local Transport Plan Market and Coastal Towns and Rural Devon Foundation Programme (Other Schemes) budget.

This application seeks to create an off road trail between Southella Road and Lake Lane as part of the wider scheme to create a route from Plymouth to Princetown.

This application is to build a cycle trail along the route of an abandoned railway line. Part of the railway embankment is still in place and the trail will run along the top of this embankment. The old cutting has been filled in and the proposal is to create a new shallow cutting with a low bund along the middle section of the trail.

A new access point is proposed at the corner of Southella Road, with visibility improvements. The route is proposed to enter the field, crossing the infilled railway cutting to the undisturbed ground on the east side. Screen planting is proposed in the first section to protect the amenity of houses to the west. The site of the former leat is adjacent to the south however it is not proposed to disturb this leat (An aqueduct carried it over the railway cutting).

Continuing north, a screening bank and low cutting are proposed to maintain the distant views from the houses in Binkham Hill, whilst maintaining privacy. To enable agricultural operations to continue on the land an agricultural crossing is incorporated to accommodate farm operations. The crossing is designed to accommodate the free movements of farm animals to reach water. Adjacent vehicle gates have been designed so that they may be locked open when no grazing is taking place, such as during the winter, avoiding path users having to open these gates. The agricultural crossing will be constructed of concrete with surface dressing to match the remainder of the route.

The path then joins a section of railway embankment for a short distance. Nearing Lake Lane, an earth bank and low cutting is proposed to help maintain the privacy of adjacent houses.

Finally adjacent to Lake Lane it is proposed to set back the field gates to allow cyclists exiting the trail to be aware that they are coming onto the highway and to ensure any cyclists entering from Lake Lane can pull off the road whilst they open the gates onto the trail.

REPRESENTATIONS

Concern has been raised in a number of the representations received with regard to road safety on neighbouring roads particularly Lake Lane being unsuitable for cyclists and also the blind corner crossing from the end of Midella Road over Kirkella Road and about parking in the area particularly around Yelverton shops and doctors surgery. This application deals with the off-road section of the route only, and Devon County Council as part of the wider scheme as statutory undertaker is looking to make improvements to the connecting road network such as improving passing place provision to improve safety on the on road sections however this is outside of the remit of the consideration of this application. With regard to the access points to this route, alterations are proposed to the accesses at both Southella Road and Lake Lane (with the setting back of the field gates) and introduction of visibility splay on Southella Road

this will improve visibility on exit from the site (Southella Road) and allow cyclists/pedestrians to get off Lake Lane whilst accessing/exiting the trail. DCC Highways have been consulted and have raised no highway safety grounds for objection to this application.

LANDSCAPE IMPACT

The new gateway at the southern end will require the removal of a small section of native hedgerow. However, if the hedgerow is assessed against the Hedgerows Regulations 1997 it would not be classed as 'important'. The removal of a small section of hedgerow will have minimal impact on the integrity of the remaining hedgerow.

The trail also cuts through a hedgebank and two trees have been identified for removal to facilitate the trail. The trees have been assessed by DNP Tree Officer to not be significant features and their removal is assessed to have a minimal impact on the amenity of the area. The hedge does appear on the Tithe map and under the Hedgerow Regulations the hedge would be classed as 'important'. There is a presumption against removal of 'important' hedgerows. However, the removal of a small section of hedgerow, to create a new gateway, will have minimal impact on the integrity of the hedgerow or the remaining field system.

Numerous broadleaved trees are growing on the sides of the old railway embankment. The intention is to retain these trees and remove lower branches over the route of the trail. The proposed tree works are relatively minor and will have minimal impact on the health and appearance of the trees.

Whilst, the field system that the route would travel over is likely to be medieval in origin, the integrity of this historic field system has been lost with the building of the railway line and the later residential development and therefore in principle the use of the land for a trail would not be unacceptable.

However, the route of the proposed development where it begins at Southella Road is very close to the point at which the Devonport Leat crossed the cutting of the Plymouth and Dartmoor Railway using an aqueduct. The leat gains significance status from its historical value as it illustrates one aspect of the growth of Plymouth and British Naval development during the late 18th and early 19th centuries. Accordingly, it is considered an undesignated heritage asset although it is included on the DNPA list of Nationally Important Sites which indicates that it is considered to be of national significance and of schedulable quality.

The accuracy of DNPA records regarding the exact location of the Devonport Leat at this point is not known. Due to the proximity of the proposed cycle route to the recorded position of the leat, the feature's significance and the ground disturbance involved in the construction of the path, an archaeological watching brief is recommended on construction of the route's 20m where it leaves Southella Road in accordance with policies COR1, COR3, COR6 and DMD13. There are no further archaeological concerns anticipated along the remainder of the proposed trail's route.

The landscape character of this area is designated as Moorland Edge Slopes. The proposed development is located in enclosed farm land. The land to the west is undulating agricultural land comprising of small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on the hedge banks. The agricultural land is grazed pasture. The land to the west is residential development. Winding lanes bounded by high hedges thread across the landscape with sunken lanes a feature of this landscape type. The old railway line is a feature of this landscape as is the historic leat which cuts across the field

system.

The proposed development will have an impact on the local landscape character because it will cut across open pasture. However, the integrity of the medieval field system has been compromised and the development will only impact on a relatively small part of the pastoral field which is heavily influenced by the adjacent residential development and the old railway line.

Bunds are not features commonly found on Dartmoor. However, the cutting and bund will reflect the type of engineering originally used to build the railway.

VISUAL IMPACT/RESIDENTIAL AMENITY

In visual amenity terms, whilst the railway embankment is visible in the landscape, the new track will mostly be hidden from view. However, whilst the track itself will not be visible people using the trail will potentially be in parts and there will be glimpsed views of the track through the new gateway onto Kirkella Road and Lake Lane. As mitigation it is proposed that the trail will be cut into the ground and a bund built between the houses to reduce noise pollution and to minimise visual amenity impact on residential properties to the west. Planting is also proposed to be carried out at the southern end of the trail to reduce the visual impact of the track to neighbouring residents. However, limited details of the planting has been provided and no implementation and management plan has been provided. Whilst, it is considered an acceptable planting scheme can be found, a condition is recommended to secure an appropriate planting scheme. Also as elevational details have not been provided of the agricultural crossing gates or trail exit gate it is recommended that these details be secured by condition to be agreed prior to installation if minded to approve in the interest of visual amenity.

SUMMARY

In conclusion, in landscape terms it is considered that the engineering operations will reflect the type of engineering works initially carried out to build the railway line with the trail being dug out and the spoil used to create the bund. It is considered that the hedgerow and field system have been compromised by previous development and the hedge removal will have minimal impact on the integrity of the remaining hedgerows or the field system. It is assessed that the two trees to be removed and the crown raising on trees along the embankment will have minimal impact on the character of the area. Overall, the development is assessed in landscape terms to have minimal impact on the character of the local area and minimal visual impact. No objection is raised in landscape terms to the proposed development, subject to the recommended condition to secure an appropriate landscaping scheme. To ensure the surface materials used are appropriate a condition is also recommended to be applied to secure samples of the surfacing materials before they are laid to ensure that they are acceptable in visual amenity terms.

In residential amenity terms, whilst there are residential properties to the west the bund and landscaping will help to ensure that their visual amenity is not compromised and its height has been specifically designed to ensure that they retain their view across the moors. The bund will also assist as a noise mitigation measure to prevent noise spill from users of the trail towards these residential properties. No lighting is proposed as part of this scheme and this will be secured by condition in order to minimise light spill to neighbouring properties and also in the interest of ecology.

In flood risk terms, the site is not located in a high flood risk zone (flood zone 2 or 3) and

therefore is a site where development would not be prevented by Environment Agency Flood Maps/Guidance. It is proposed that runoff from the path will soak into adjacent land.

ECOLOGICAL ISSUES

An extended phase 1 survey report has been submitted with this application to assess the impact on ecology from the proposed development. The survey found some trees with bat roost potential, species rich hedges which may support dormice, improved grassland fields, disused rail track bed with grass and ruderal plants, and secondary woodland on the track embankment. No direct evidence of legally protected species was found. The report concludes that there will be no impact on protected species or valuable habitats. The short section of lost hedge will not affect habitat connectivity and the remaining hedges will be retained and protected. The report provides recommendations that tree works should follow best practice to protect bats, and that vegetation clearance work should be timed to avoid any adverse impact on nesting birds and dormice. The short section of hedge should also be removed under ecological supervision.

DNP Ecologist concludes that the recommendations in the report are satisfactory and no further survey work is required. It is recommended if minded to approve that a condition be attached that works shall proceed strictly in accordance with the recommendations in the extended phase 1 report subject to this condition being applied there is no ecological grounds to object to the proposed development.

CONCLUSION

This is a scheme which makes positive re-use of the former railway line for a project which meets the objectives of the Core Strategy and also the Development Management and Delivery Development Plan Document providing an opportunity to provide a new recreational facility and provide an improved link to existing provision. Whilst, the concerns with regard to parking and road safety are noted many of the issues raised are existing issues which are currently being looked at by Devon County Council as part of wider road network improvements however are beyond the remit of this application. This proposal is part of a wider scheme and whilst further measures will be needed on the wider road network to complete the wider trail approval is recommended of this section of the trail subject to the conditions recommended above to minimise impact on residents to the west and the landscape, and in the interests of protecting archaeological interests and safeguarding ecology.

Land between Kirkella Road & Lake Lane - 0407/17



4. Application No: **0412/17** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Peter Tavy**
 Grid Ref: **SX513775** Officer: **Oliver Dorrell**
 Proposal: **Erection of first floor extension over garage including ground floor extension to garage and porch**
 Location: **Oak Cottage, Peter Tavy**
 Applicant: **Mrs E Mackintosh**
 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 materials to be used in the finishing of the external walls of the development hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, match those used on the existing building.
3. Unless otherwise agreed in writing by the Local Planning Authority, all external doors and windows in the development hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows and doors.
4. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements set out in Section 7 of the bat and protected species survey and bat emergence survey report (Ecologic, Sept 2017 ref: 161118rev02) and drawing number 16/10/MAC/PLAN/04A.

Introduction

Oak Cottage is a modern detached dwelling located in the centre of the village. It comprises a two-storey house with single storey attached garage. The house is centrally positioned within the plot. The site is surrounded by hedgebanks on three sides with a timber fence forming the boundary with the houses to the west.

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

Planning History

| | | | | |
|---------------|--|--|-----------------------------|------------------|
| 0552/16 | Erection of first floor extension over garage and ground floor extension to garage and porch | Full Planning Permission - Householder | Withdrawn | 30 November 2016 |
| 03/45/1126/89 | Conversion of garage to study and provision of bedroom over. Erection of a new garage and conservatory | Full Planning Permission | Grant Conditionally | 06 October 1989 |
| 03/45/0393/76 | Erection of a house and garage | Outline Planning Permission | Grant Outline Conditionally | 25 June 1976 |

Consultations

| | |
|--|---|
| West Devon Borough Council: | Does not wish to comment |
| County EEC Directorate: | No highways implications |
| Environment Agency: | Standing advice - flood zone 2 & 3 |
| DNP - Ecology & Wildlife Conservation: | The detailed mitigation measures included in the report satisfy test 3 of the Habitats Regulations. Works shall not proceed until a European Protected Species Licence (EPSL) for the development has been obtained from Natural England. Works to proceed in strict accordance with the recommendations in Section 7 of the bat and protected species survey and bat emergence survey report, subject to any variation required by Natural England under any license issued. |

Parish/Town Council Comments

| | |
|----------------|--|
| Peter Tavy PC: | Object. Not in keeping with the character of the village - question the need for an extension. |
|----------------|--|

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD14 - Biodiversity and geological conservation
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

DESIGN

Oak Cottage is a modern house surrounded by older properties. It has a simple form and uncomplicated palette of materials.

The proposal is to provide a first floor extension above the attached existing garage to the side of the house. The materials proposed would match the existing finishes. The roof of the extension would remain below the height of the main house and set back from the front wall. This presentation will mean that the extension will appear subservient to the main house, in accordance with design guidance. The floorspace increase is 28% and therefore within the upper limit set out in policy DMD24 for domestic extensions.

The house is set back from, yet visible from the road. The surrounding properties are of

varying styles, designs and sizes. Some have a larger footprint than the application property. There are also dormer windows present nearby. The proposed extension will be well integrated with the existing house. It will be set off the boundaries of the plot and will not appear cramped or dominant. It is considered that the proposal will preserve the character and appearance of the area, in accordance with policies COR4 and DMD7.

IMPACT ON RESIDENTIAL AMENITY

There are windows present in the first floor of the existing house on both the front and rear elevations. The extension would be 19m from the nearest window in the neighbouring property to the west. It is not considered the proposed extension will lead to any significant loss of privacy through overlooking and there will be no overbearing impact arising from the extension. The proposed development is therefore considered to comply with policy DMD4.

FLOOD RISK

The whole site is within flood zone 3 due to its proximity to Colley Brook beyond the lane to the north. Flood resilience measures have been included in the supporting statement in accordance with Environment Agency standing advice. The details submitted are considered acceptable to ensure that the development does not put the occupiers at greater risk or lead to increased flooding nearby.

There is no need to carry out a sequential test as the development relates to a householder extension under 250sqm.

In addition to the fluvial flood risk the site is also identified as being at risk of surface water flooding. It is stated that rainwater from the extension roof will discharge to existing soakaways. As the proposed extension involves only minimal increase in the footprint of the building it is considered that the development will have a neutral impact on surface water flooding and therefore further percolation tests on the existing soakaways are not considered proportionate.

IMPACT ON PROTECTED SPECIES

A protected species report has been submitted. Emergence surveys observed common pipistrelles emerging from the garage roof void on two separate occasions. The loft and roof layers have been identified as an infrequent summer day roost (non-breeding) for long-eared bats and a summer day roost (non-breeding) for common pipistrelle bats.

The proposed works would result in the potential disturbance of the roosts in the house roof and loss of the roost in the garage. Therefore a European Protected Species Licence (ESPL) will need to be obtained from Natural England prior to the commencement of works. It is concluded that this can be registered through a bat low impact class licence.

A detailed mitigation plan has been submitted. The survey methods, presentation of results and recommendations are considered satisfactory by the DNP Ecologist. The mitigation measures are considered to satisfy test 3 of the Habitats Regulations (there will be no significant detrimental population impact on the bats).

Subject to the granting of an ESPL from Natural England and works proceeding in strict accordance with the submitted reports and drawings, no objections are raised on wildlife grounds and therefore no conflict is raised with DMD14.

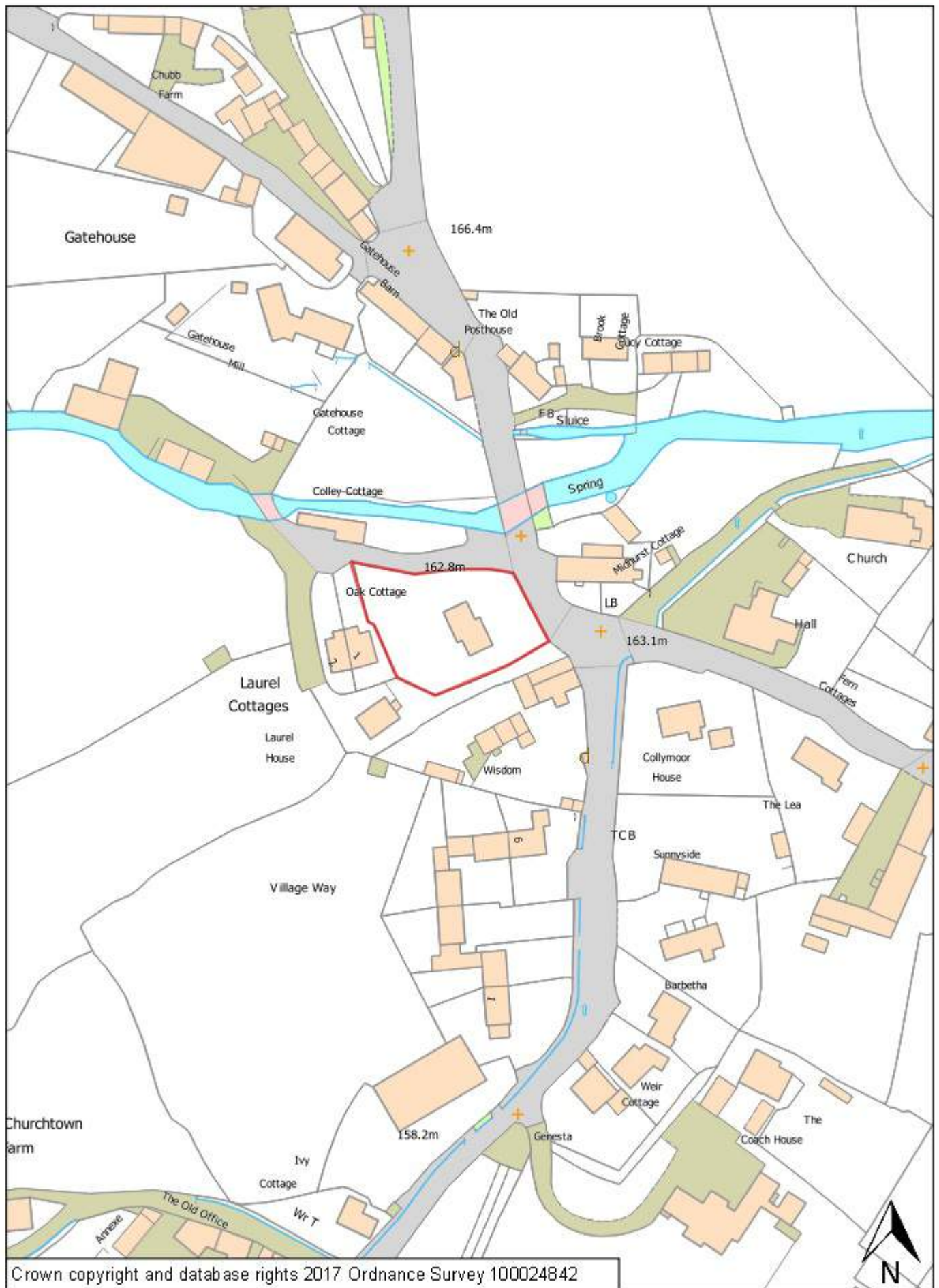
CONCLUSION

The proposed extension, having regard for its scale, design, form and materials, would not adversely affect the appearance of the host dwelling or detract from the character of the local built environment. No adverse impact on neighbours has been identified. It has been demonstrated that the proposed development can be carried out without having a detrimental impact on the local bat population.

Oak Cottage, Peter Tavy - 0412/17



Scale 1:1,250



5. Application No: **0402/17** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Buckfastleigh**
Grid Ref: **SX737662** Officer: **Helen Maynard**

Proposal: **Demolition of store and erection of new trimming building**

Location: **Devonia Sheepskins & Tannery
Ltd, Mardle Way, Buckfastleigh**

Applicant: **Devonia Sheepskins & Tanners
Ltd**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall. In all respects, accord strictly with drawings 1613:01, 1613:02, 1613:03A, 1613:04 received 10 August 2017.
3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.
4. 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 the approved surfacing, external facing and roofing materials shall be used in the development.
5. No development approved by this permission shall be commenced until a scheme to minimise flood damage to the proposed development by utilising flood resilient construction techniques to an appropriate level has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details.
6. No development approved by this permission shall be brought into use until a flood warning and evacuation procedure has been submitted to and approved in writing by the Local Planning Authority.
7. The buildings to be demolished shall be checked no more than 24 hours prior to commencement of works by a qualified ecologist. If any nesting birds are found to be using the structures, works shall not proceed until breeding has finished and all fledglings have departed the nest. If any bats are found, works should cease and advice from a qualified ecologist or Natural England shall be sought and their advice followed.

8. All materials resulting from the demolition of the building shall be permanently removed from the site within one month of its demolition.

Introduction

Devonia Sheepskin and Tannery Ltd operate from the tannery site in the centre of Buckfastleigh.

The application is for permission to demolish the existing skins building in the centre of the site and erect a trimming building to the north east of the site.

The application is before the committee in view of the concerns expressed by the Town Council, and the policy implications surrounding Masterplanning of the site.

Planning History

| | | | |
|----------------|---|---------------------|------------------|
| 0041/16 | Demolition of first floor offices and erection of replacement offices | | |
| | Full Planning Permission | Grant Conditionally | 11 May 2016 |
| 5/32/312/97/03 | Additional offices and workshop | | |
| | Full Planning Permission | Grant Conditionally | 17 February 1998 |

Consultations

| | |
|-------------------------------|---|
| Teignbridge District Council: | Does not wish to comment. |
| County EEC Directorate: | No highways implications. |
| Environment Agency: | Part of the site is within Flood zone 2 and 3. Standing advice applies. |

Parish/Town Council Comments

| | |
|-------------------|--|
| Buckfastleigh TC: | Object to the application unless it is put forward as part of a masterplan for the site. |
|-------------------|--|

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR9 - Protection from and prevention of flooding
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
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment
DMDBCK3 - Area of land at Devonia Products Mill

Representations

None to date.

Observations

BACKGROUND

Devonia Sheepskin and Tannery Ltd is a well-established business occupying the large industrial site within the heart of Buckfastleigh. The tannery operates from buildings on the south western portion of the site. The site lies outside the Buckfastleigh Conservation Area. The Conservation Area boundary runs along the southern edge of the applicants land holding, and to the south of the proposed building.

The large warehouse buildings on the northern portion of the site are used for a variety of storage uses, some of which are rented to local businesses while others are vacant awaiting letting.

Devonia is a thriving business with several high profile clients. The current owner has identified a need to raise the profile of the business. In May 2016 (ref: 0041/16) planning permission was granted for the demolition of the office building and the erection of replacement offices.

PROPOSAL

This application proposes the demolition of the existing store (Building F- skin building) and the erection of a new trimming building.

The building to be demolished is a 180sqm detached nineteenth century single storey structure of predominantly rubble stone with a corrugated metal clad gabled roof. It is currently used for skin storage. The front (south east) elevation is yellow brick with two full height openings at the south west end and a third wider opening closed in concrete blockwork. The gable ends had three metal framed windows with yellow brick heads and reveals some of which are closed in concrete blockwork. The building has painted timber bargeboards on the gable ends and white PVCu guttering. The interior of the building is open plan with a concrete floor.

The proposed trimming building is 300sqm. The proposed wall materials are to be goosewing grey and blue colour coat sheeting with a goosewing grey metal sheeting roof. The proposed windows are blue powder coated aluminium. One full height opening is proposed on the north west elevation, an additional door is proposed on the same elevation to provide access the welfare facilities (WC).

POLICY ISSUES

It is recognised that the building lies in the centre of the site identified in the Development Management and Delivery Development Plan Document Policy BCK3. The plan acknowledges the potential for redevelopment for mixed uses to benefit both the economic vitality and environment of the town. It states that development within this allocated site should accord with a comprehensive design brief/masterplan for the entire site prepared in association with the local community, and relevant stakeholders.

Policy COR18 recognises the need to support development that provides for the controlled expansion and development of existing businesses within Local Centres.

DMD4 seeks to protect residential amenity and specifically states that development proposals should not introduce levels of noise, vibration, lighting, odours, fumes or dust that would

adversely affect human health and well-being.

REPRESENTATIONS

The strong views presented by the Town Council are acknowledged.

The Authority shares the view that this site is fundamental to the prosperity of the town and that there are significant opportunities to enhance the environment of a site which is close to the historic core of the town and residential properties to the west.

The desire to comprehensively masterplan the future for the whole of the site remains a long term aim however, the Authority has also to be mindful of the existing business that operates from the site and the employment that it provides. The current owner has stabilised the business following his takeover and, for the tannery itself, sees it as a valuable asset to his similar business interests elsewhere in the country. While he has indicated that he is not ready to consider a comprehensive plan for redeveloping the site as a whole, he has made significant investment in refurbishing the warehouse buildings on the northern side of the site to attract a variety of new users and has submitted an interim plan with this application outlining the plans for the site in the immediate future.

The applicant's future plans for the site are summarised in a letter from his agent dated 4 October 2017; the comments the applicant submitted as part of the Local Plan Consultation (Dated December 2016); and the Design and Access Statement all received 9 October 2017.

The applicant wishes to demolish Building F (skin building) as it is in a very poor condition and interrupts free flow of traffic on the site and access to the other buildings. It is intended that a separate application will be made to demolish a further building ("Building CZ") in the near future. The total area of these two buildings will be 300sqm (the proposed floorspace of the trimming building subject of this application).

The location has been carefully considered by the applicant. It is outside the conservation area and adjacent to an existing building of similar size on an adjoining site. It is located on a relatively flat area of land and does not interfere with the free flow of traffic around the site.

The applicant has suggested that "Building D", a detached building on the north west corner of the site, might be refurbished as a block of flats separated from the rest of the site with access from Bridge Street using the existing wide gated access. In addition they suggested that houses facing north across the site might be constructed immediately behind the houses in Chapel Street. However, in looking further into this proposal it was discovered the Environment Agency has increased its expectations on flood levels which has further compromised areas of land possible for housing development within the site.

A long term plan, either led by a Neighbourhood Plan approach or Masterplan is not currently in place, however it remains a long term objective. The owner has previously indicated his willingness to engage in these discussions however, his immediate business needs are his current priority.

The applicant's agent has advised in terms of contamination on the site, the proposed building is a raised grassed area and enquiries of the current Site Manager, have revealed no contamination or any earlier development on this part of the site. Investigation of old maps, dating to 1844, indicate that there have been no significant buildings on the site of the proposed building during the intervening period.

FLOOD RISK

The majority of the site lies within Flood Zones 2 and 3.

The National Planning Policy Framework (NPPF) aims to steer new development to areas with the lowest probability of flooding. Policy COR9 requires the sequential test to be applied - the aim being to steer new development to the areas with the lowest probability of flooding. The Government Guidance on Flood Risk Assessment: the sequential test for applicants is explicit that applicants need to submit evidence under the Sequential Test to demonstrate compliance.

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk but where development is necessary, making it safe without increasing risk of flooding elsewhere.

Under the Government's guidance on the Sequential Test, the applicant should approach the LPA to agree the parameters of the local search area, reference the Strategic Flood Risk Assessment and explore potential alternative sites and their capacity (those allocated sites, unallocated but with permission, potential windfall sites etc) to inform and conclude whether any of the alternative sites identified have a lower risk of flooding than the proposed site.

The Flood Risk Assessment (page 6) states that the Environment Agency has advised that development will not need to pass the sequential and exception tests before planning permission can be granted.

In terms of the sequential test, the proposed industrial building is considered a 'less vulnerable use'. The applicant only owns this site which is partially within Zone 2 and 3. There are no other allocated sites for mixed use development within Buckfastleigh. If any appropriate site were available elsewhere, the viability and practicality of the business locating a new building outside the existing site would lead to the discounting of these as reasonable alternative options for the proposed building.

The LPA considers that there are limited reasonable opportunities for available sites in areas of lesser risk and that the proposed development of a single building which is considered a "less vulnerable use" could not reasonably be located in zones with lower flooding probability.

The existing building is not fit for purpose due to its condition and the location of this building restricts access to other buildings on the site. The demolition of this existing building will lead to a reduced opportunity for flooding on this part of the site. The proposed building cannot be sited any further north (outside the flood zone) due to the access road off Mardle Way and the access to the main site buildings to the north. As such, the proposed location is considered the best option from an operational and flood risk perspective. As the proposed development is considered a "less vulnerable use" the exception test is not required.

ECOLOGICAL ISSUES

The building straddles the River Mardle which is identified as an important flight corridor for the Bat population which resides in Buckfastleigh Caves, a site of international importance. The bat and protected species survey (ECOLOGIC, March 2016) submitted with the application identifies that the proposed works are unlikely to result in disturbance of bats or significantly affect the distribution or abundance of local bat populations and precautionary measures are suggested in the unlikely event of a bat being encountered during the proposed works.

SUMMARY

Officers recognise the concerns of Buckfastleigh Town Council in that approving this application may be seen to compromise the wider aspirations of a comprehensive redevelopment of the site as a whole. However, there is also a need to react to the more immediate needs of the business that currently operates from the site and the existing use of the site compared to when Policy BCK3 was written.

There is a clear distinction between the two operational parts of the site at present with the Devonian tannery largely occupying the southern portion. The proposed new building is located well to the function of the site. It is considered an enhancement to the overall workings of the site and the flow of traffic through the site.

It is acknowledged investment in this well used employment site is a positive enhancement, particularly whilst there is no Neighbourhood Plan or Masterplan in place for the site. It is noted that approving this application does not preclude the continuation of discussions towards a masterplan for the whole site at a point when the landowner is willing to enter into negotiations. This may also give the opportunity to enhance the flood mitigation measures on the site in the future.

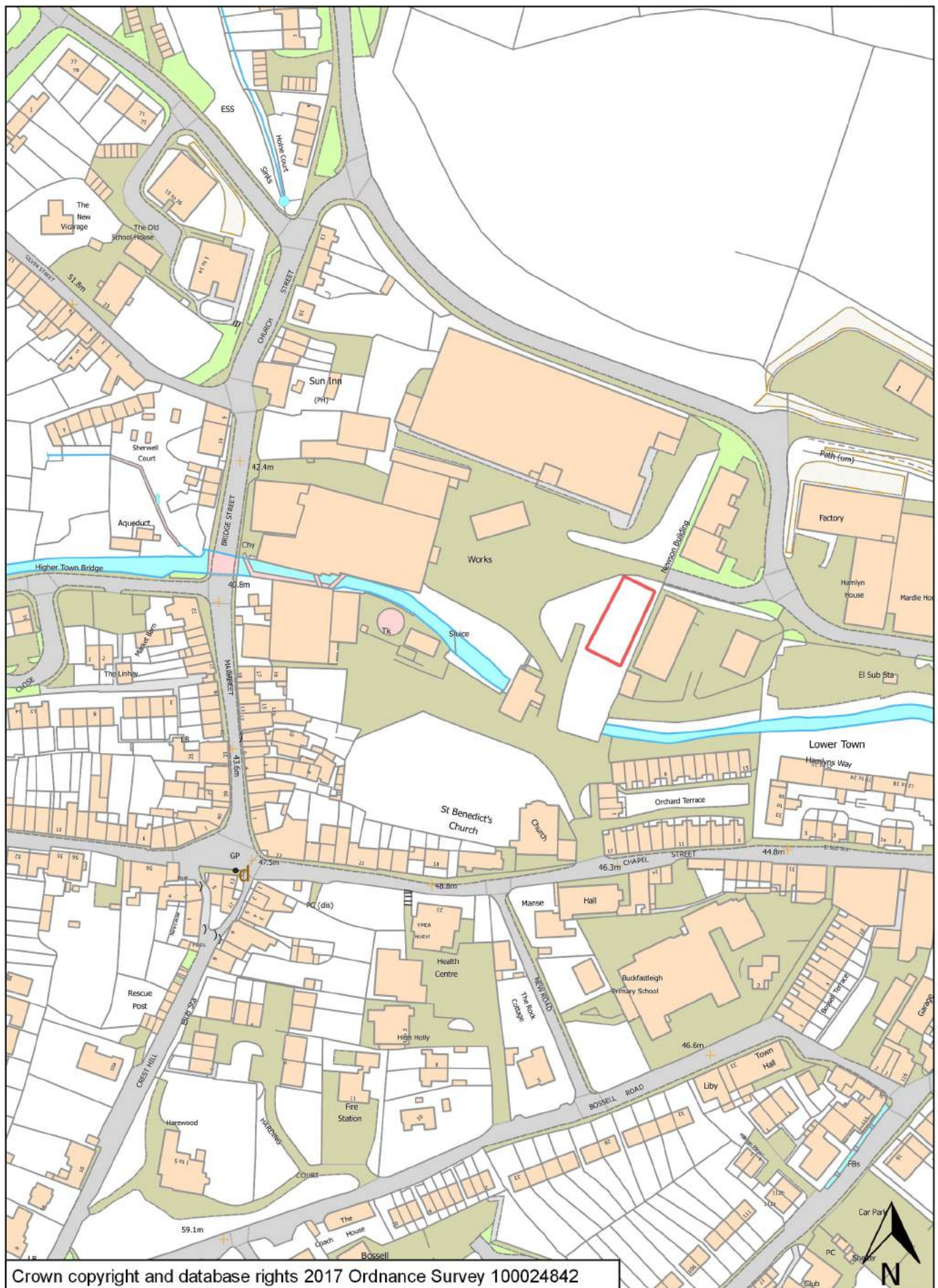
CONCLUSION

The proposed development is considered to conserve and enhance character and appearance of this part of the National Park. The proposed materials are considered acceptable for a building of this nature and accords with the principles for new commercial, industrial and community development outlined in the DNPA Design Guide and there will be no detrimental impact on residential amenity. Recognising the immediate needs of the business, and the more efficient use of the site that will be achieved by the proposal, it is considered that the application can be recommended for approval.

0402/17 - Devonian Sheepskin and Tannery Ltd.



Scale 1:2,000



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

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

Location: **Howton Farm,
Moretonhampstead**

Applicant: **Mr A Wimberley**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

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

Introduction

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

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

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

Planning History

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

Consultations

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

DNP - Building Conservation Officer:

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

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

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

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

Parish/Town Council Comments

Moretonhampstead PC:

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

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR10 - Providing for renewable energy

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD15 - Renewable energy

DMD1a - Presumption in favour of sustainable development

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

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

IMPACT ON CURTILAGE LISTED BUILDING

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

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

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

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

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

POLICY CONSIDERATIONS

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

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

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

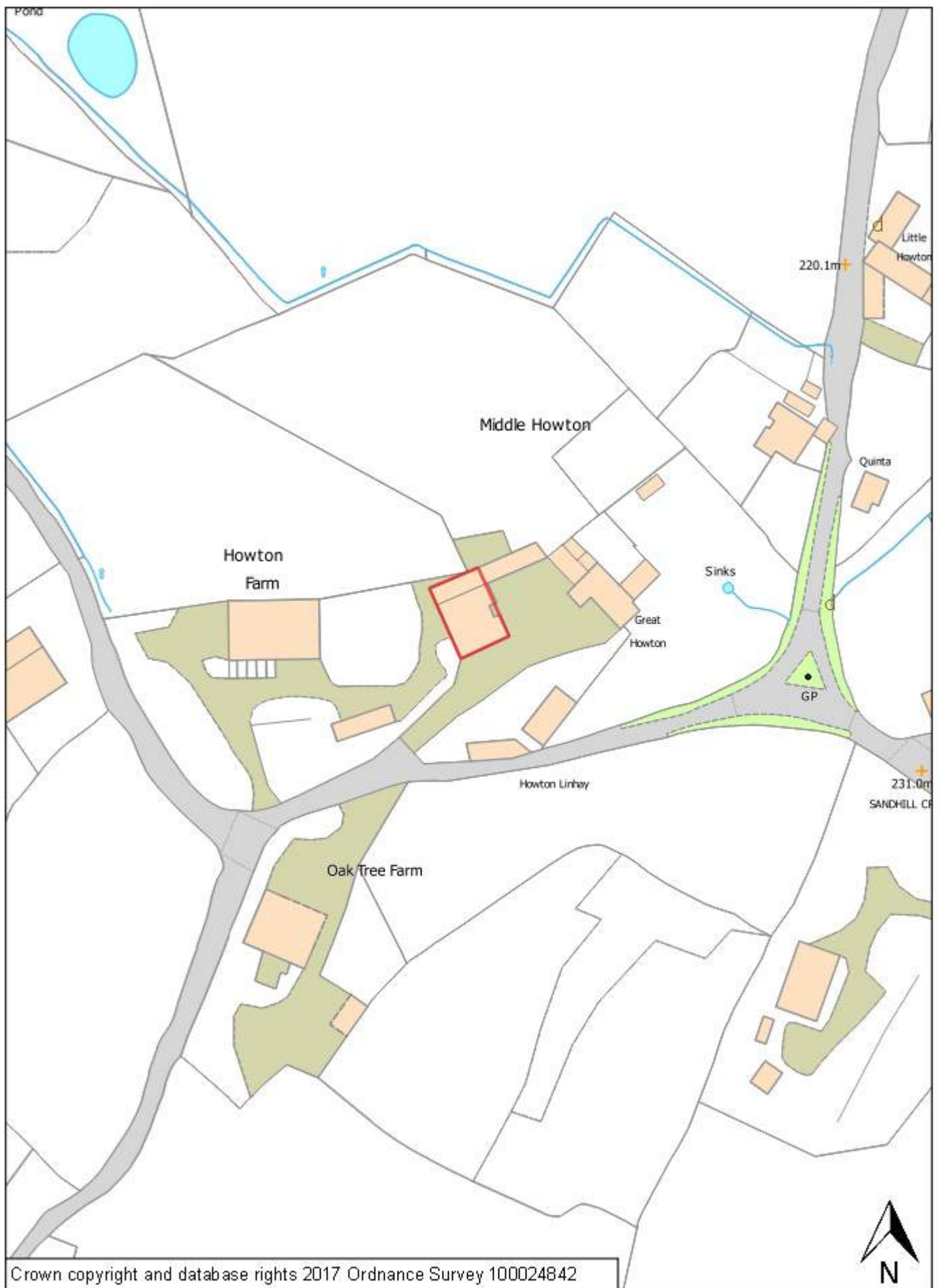
CONCLUSION

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

Howton Farm, Moretonhampstead - 0445/17



Scale 1:1,250



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

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

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

Introduction

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

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

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

Planning History

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

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

Consultations

| | |
|--------------------------------------|--|
| Environment Agency: | Standing advice - flood zone 1 |
| Teignbridge District Council: | Does not wish to comment |
| County EEC Directorate: | No highway implications |
| DNP - Building Conservation Officer: | While it is noted that a limited number of roof mounted panels have been formerly approved here under 0180/12, this current proposal is for a far greater array that would stretch across most of the lower part of the south-west roof slope. Although it is accepted that the agricultural character of the barn has been compromised to a degree by its conversion to domestic use, the proposed panels across the roof cannot be regarded as preserving the character or appearance of this curtilage listed building. In addition, from the driveway to the south-west, the southern portion of the panels would be clearly visible in juxtaposition with the farmhouse in the background, which would have a negative impact on the setting of this principal listed building. The application fails to provide clear and convincing justification as to why the proposed number of panels are desirable or necessary, or that alternative sites that would cause less harm, such as ground mounted, have been investigated. In terms of Para. 134 of the National Planning Policy Framework and DNPA Policy DMD8, the harm these panels would cause is less than substantial but while the panels would have some public benefit through helping to mitigate against the effects of climate change, the benefits are primarily private and do not outweigh the harm. |
| DNP - Trees & Landscape: | No objection |

Parish/Town Council Comments

| | |
|----------------------|---------|
| Moretonhampstead PC: | Support |
|----------------------|---------|

Relevant Development Plan Policies

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

DMD1a - Presumption in favour of sustainable development

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

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

BACKGROUND

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

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

IMPACT ON CHARACTER AND APPEARANCE

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

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

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

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

IMPACT ON SETTING OF LISTED BUILDING (GREAT HOWTON)

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

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

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

POLICY CONSIDERATIONS

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

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

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

ALTERNATIVE LOCATION FOR PANELS

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

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

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

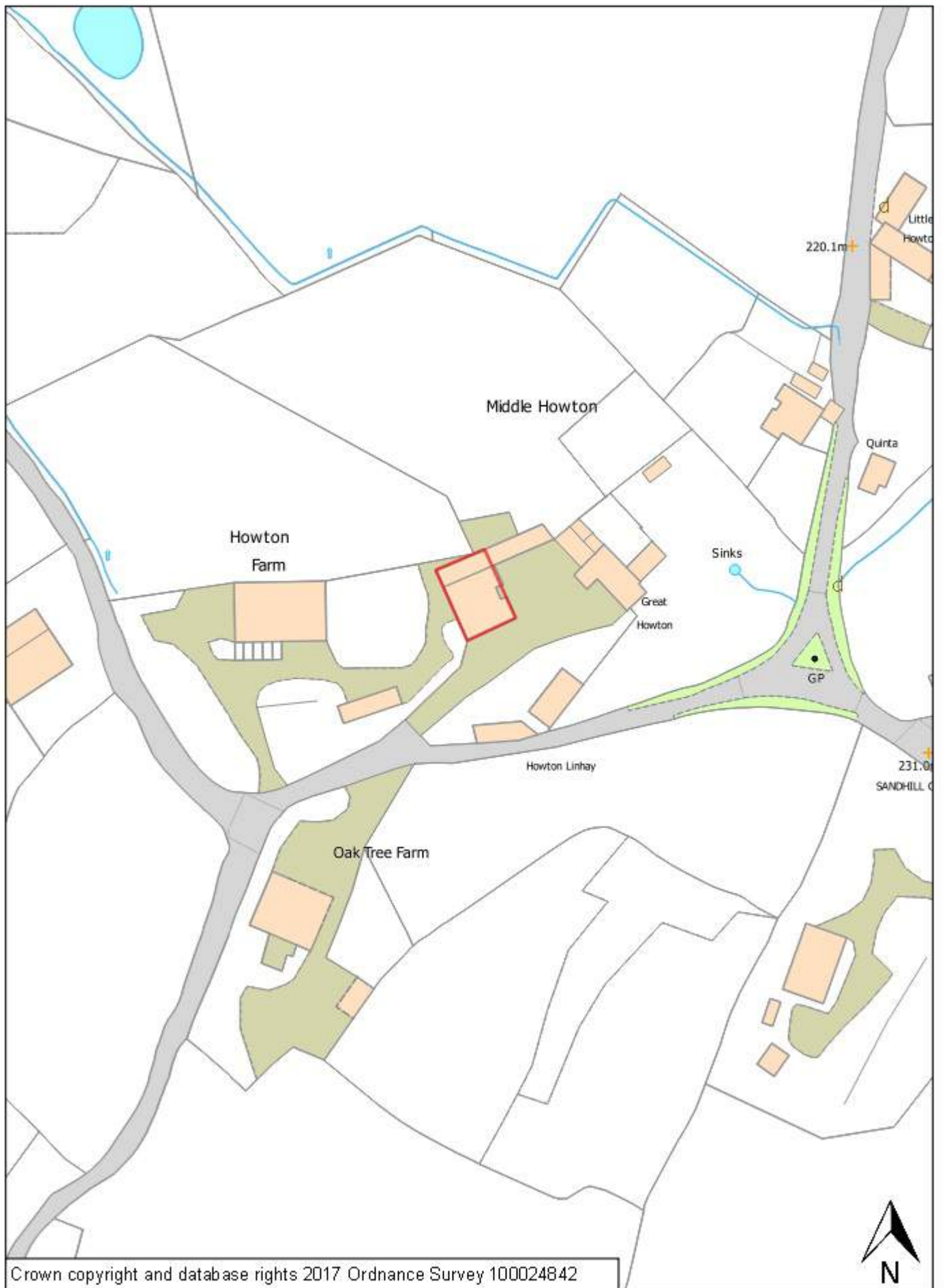
CONCLUSION

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

Howton Farm, Moretonhampstead - 0401/17



Scale 1:1,250



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

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

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

Applicant: **Mr R Davis**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building by virtue of its isolated location, size, together with the extent of excavations relating to its siting and the access track will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

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

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

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

Planning History

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

Consultations

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

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

Parish/Town Council Comments

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

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR8 - Meeting the challenge of climate change
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD34 - Agricultural and forestry
DMD5 - National Park Landscape

Representations

1 letter of support

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

Observations

INTRODUCTION

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

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

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

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

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

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

PLANNING HISTORY

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

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

POLICY

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

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

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

LANDSCAPE IMPACT

Policy COR1 requires that development respects or enhances the character of the local landscape and Policy COR3 requires that development conserves or enhances the

characteristic landscapes that contribute to Dartmoor's special qualities.

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

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

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

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

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

OTHER MATTERS

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

SUMMARY

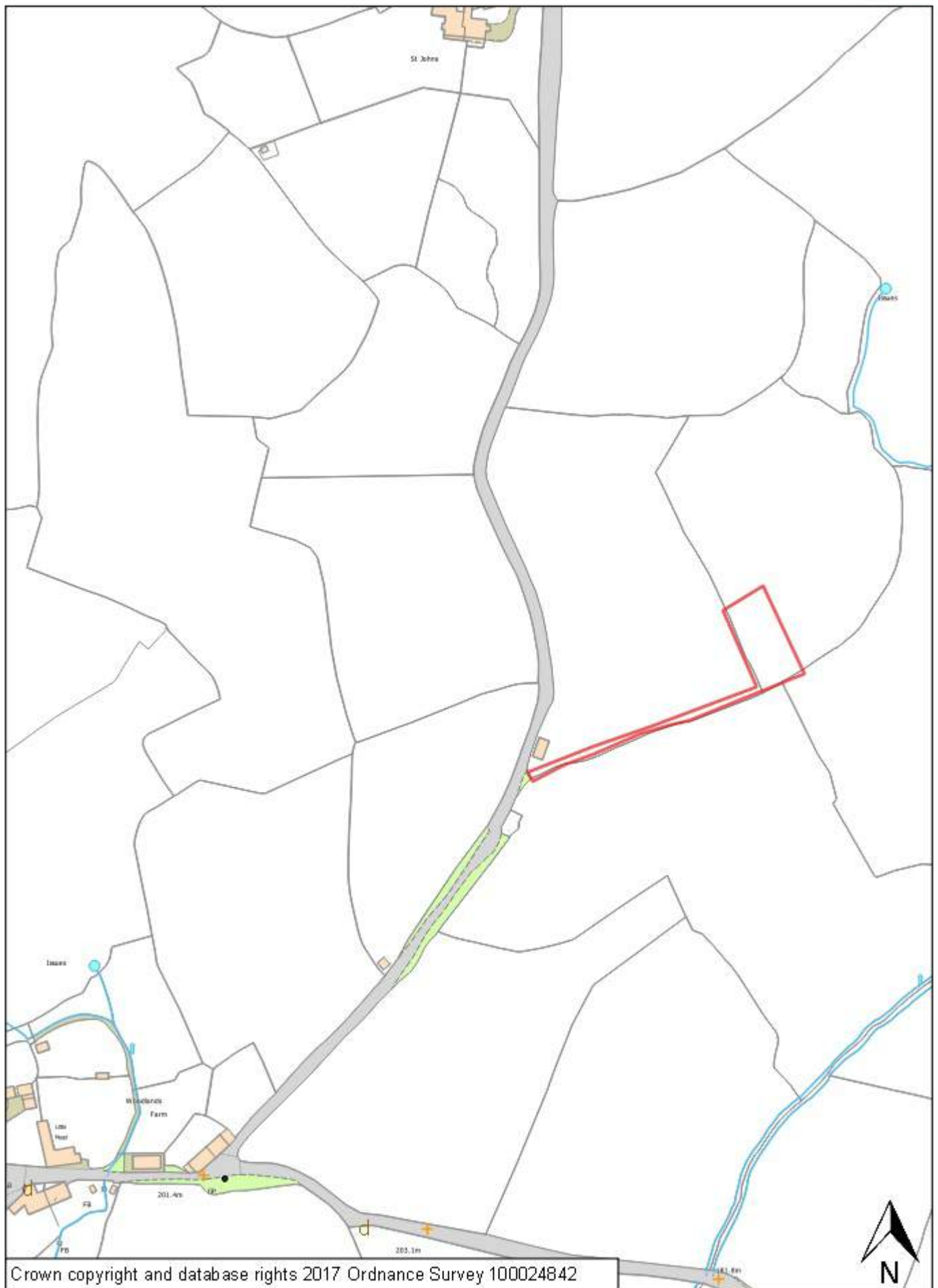
The Parish Council has supported the application, citing need and the well screened and sheltered location. One letter of support has been received.

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

Blindfield Meadow, Murchington - 0452/17



Scale 1:2,500



9. Application No: **0367/17** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Whitchurch**
 Grid Ref: **SX536730** Officer: **Oliver Dorrell**
 Proposal: **Retrospective replacement extension and new two-storey extension**
 Location: **Hecklake House, Sampford Spiney**
 Applicant: **Mr & Mrs I & K Hilyard**
 Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of the development hereby approved, samples of the natural slate to be used for the roof and wall hanging 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. Unless otherwise agreed in writing by the Local Planning Authority, all external doors and windows in the development hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows and doors.

Introduction

Hecklake House is a detached former farmhouse located on the upland fringe north of Sampford Spiney. The house comprises an early 19C two-storey gable building with late 19C hipped roof addition.

The house is registered on the Historic Environment Record as part of its association with the Hecklake historic farmstead along with the barns to the west which have since been converted to residential use and are in separate ownership.

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

Planning History

| | | | |
|---------------|--|---------------------|------------------|
| 0809/05 | Single storey extension to existing dwelling | | |
| | Full Planning Permission | Grant Conditionally | 06 December 2005 |
| 03/54/1537/89 | Addition of stable and other minor improvements | | |
| | Full Planning Permission | Grant Conditionally | 22 August 1989 |
| 03/54/1167/89 | Addition of granny annexe, stable block and other minor improvements | | |
| | Full Planning Permission | Refused | 02 May 1989 |

Consultations

West Devon Borough Council: Does not wish to comment
 County EEC Directorate: No highways implications

| | |
|--|--------------------------------|
| Environment Agency: | Standing advice - flood zone 1 |
| DNP - Ecology & Wildlife Conservation: | Comments awaited |

Parish/Town Council Comments

| | |
|-------------------------|---|
| Plasterdown Grouped PC: | Object. Agree with retrospective planning but feel over-development of site, which has adequate accommodation already with mobile home in-situ. |
|-------------------------|---|

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD24 - Extensions and alterations to dwellings

Representations

None to date.

Observations

PROPOSAL

Hecklake House sits within a cluster of buildings on the moorland fringe below Pew Tor. The building is solid masonry with painted render walls under a natural slate roof.

This application is for replacement of a single storey lean-to extension on the west elevation (retrospective) and the erection of single and two-storey extensions on the north elevation.

The replacement extension has been constructed with a painted render finish. The proposed extensions would be finished with a mix of painted render and slate hanging. Both would have a natural slate roof and timber framed casement windows.

CHARACTER AND APPEARANCE

Hecklake House is a traditional farmhouse. The building sits to the rear of the plot. There are views from the shared access to the south. It is also from the higher ground to the west where it is seen in association with traditional and modern buildings and structures. The front elevation is that which faces south. This is also where the principal features of the property are located.

The property is identified on the Historic Environment Record as being a non-designated heritage asset for its association with the historic farmstead at Hecklake.

The replacement extension to the western side follows the same form and design as the previous lean-to. The extension does not impact on the appearance of the house. The proposed extension to the north is located to the rear of the house. It comprises a hipped roof two-storey extension with single storey lean-to linking to the existing rear projection. The two-storey extension is set inside the wall of the main house. It is also set well below the roof-line,

in accordance with published design guidance. Where windows are proposed in the north and east elevations they are sensibly proportioned and appropriately positioned. The use of slate hanging above the ground floor is a traditional form of external cladding.

The scale, design and proportions of the proposed extensions are considered to be sympathetic to the house and respectful of its traditional form. The property has a large domestic curtilage. The proposed extensions are not considered to be an overdevelopment of the plot.

Policy DMD8 requires development relating to heritage assets to be assessed against its impact on the significance, form, quality and historical or architectural interest of the building. The proposed extensions are not considered to cause harm to the significance of the heritage asset. Further they are considered to preserve the character and appearance of the house, in accordance with policies COR4 and DMD7.

They are also within the 30% floorspace tolerance accepted under policy DMD24.

RESIDENTIAL AMENITY

The proposed extensions are set off the boundaries with the neighbouring properties. Having regard for the scale and location of the extensions it is not considered they will be overbearing on nearby occupiers. The positioning of first floor windows will ensure that the privacy currently enjoyed by neighbours will not be compromised. The proposed development is considered to accord with policy DMD4.

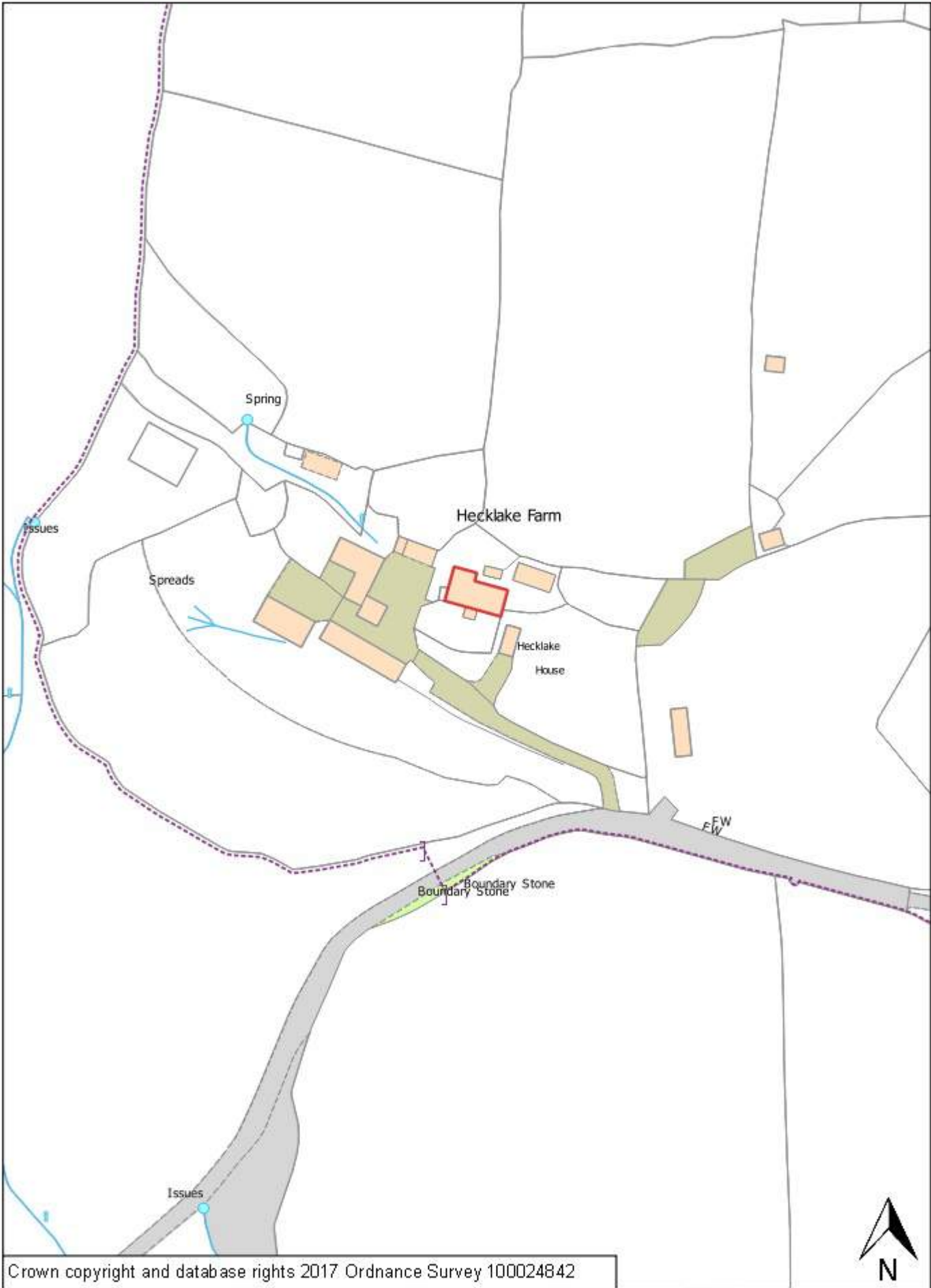
CONCLUSION

The proposed works will not harm the significance of the non-designated heritage asset or have a detrimental impact on the character and appearance of this property in the wider landscape.

Hecklake House, Sampford Spiney - 0367/17



Scale 1:1,250



10. Application No: **0459/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Peter Tavy**
Grid Ref: **SX518768** Officer: **Jo Burgess**

Proposal: **Erection of sheep shed (9.3m x 4.8m)**

Location: **land adjacent to Harragrove Farm, Peter Tavy**

Applicant: **Mrs R Boswell**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. There is no demonstrable need for the proposed building proportionate to the use of this land holding. The proposal would therefore be contrary to the Dartmoor National Park Authority Development Plan in particular policies COR1, COR2, DMD1b and DMD34 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. The proposed building by virtue of its size and isolated location will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, DMD1b, DMD3, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The site is a 0.4ha (1.29acre) field to the south of Harragrove Farm in Peter Tavy parish in open countryside.

It is proposed to erect a sheep shed measuring 9.3m x 4.8m with a mono pitch roof, with a new concrete access from the field gate. Works are also required to provide appropriate drainage. The field boundary separating the proposed building from the road consists of a thin hedge.

This application is presented to Members due to the Parish Council support of the proposal.

Consultations

| | |
|-----------------------------|--|
| West Devon Borough Council: | Does not wish to comment |
| County EEC Directorate: | No highway implications |
| Environment Agency: | Flood Zone 1 - standing advice applies |
| DNP - Trees & Landscape: | The field system is likely to be mid to late medieval and is reasonably intact. It is located within Moorland Edge Slopes (Landscape Character Type 2D). The development will have an impact on the local landscape character. The isolated building and the excavation works necessary to create a level site and track will inevitably alter the character of the grazed pasture. The site will mostly be hidden from public view but there will be glimpsed views |

through the roadside gateway and hedge. The development is contrary to policy COR1 in that it does not respect or enhance the character of the landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. The development is contrary to policy DMD5 because it does not conserve or enhance the character and special qualities of the Dartmoor Landscape

Parish/Town Council Comments

Peter Tavy PC: Support - subject to the drain being fenced to stop contamination of adjoining properties

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR24 - Protecting water resources from depletion and pollution
COR3 - Protection of Dartmoor's special environmental qualities
COR8 - Meeting the challenge of climate change
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD34 - Agricultural and forestry
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

The applicants live at Old Sowtontown some 700m (approx. half a mile) to the south of the site. Associated with the dwelling is a 0.2ha (half acre) paddock and a 1950s agricultural building measuring 22x13m. The agricultural holding consists of 3.23ha (8 acres) over three fields and the paddock.

The applicant farms a small herd of goats for personal consumption of meat and milk and a herd of 13 Icelandic sheep.

The Icelandic sheep have to be sheared in May and October and after the October shearing they need to be provided with shelter from the rain. This is currently provided in the agricultural building adjacent to the dwelling, which is to be retained.

THE PROPOSAL

It is proposed to erect a steel framed building, with timber sides above breeze blocks to a height of 450mm with a metal roof. Some excavation up to a maximum of 300mm will be carried out to provide a level surface for a concrete slab to form the base.

A 8m long concrete access track will be provided from the existing field gate to the road, together with water butts to store roof water and a 50m long and 4m wide drainage ditch/swale will be provided parallel to the road at the rear of the building to act as a soakaway in the event of overspill.

PRE- APPLICATION ADVICE

Pre-application advice was sought in respect of a range of possible sites for a sheep shelter and the applicant was advised that an isolated building would be unlikely to be acceptable. The issue of demonstrating that there was a need for such a building was also highlighted. It was not clear from the correspondence that there was a building available at the dwelling at that time.

POLICY

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

The use of the land for the keeping of sheep is clearly an agricultural use and the fleeces generate an income, but the applicant is not employed full time in agriculture. Horses are also grazed on the holding.

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

It is clear that although the Icelandic sheep have a particular need to be provided with shelter in the autumn, this could readily be provided in an existing building at Sowtontown. The provision of a building of this size on the land is not therefore considered to be proportionate or necessary to the total land holding. Although the applicant has taken into account advice from Devon County Council in respect of drainage and this can be dealt with to their satisfaction, the proposed building is considered to be contrary to policy DMD34.

LANDSCAPE IMPACT

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

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

buildings in this landscape.

Although seen from certain locations in association with the group of buildings at Harragrove, it is considered that the proposed building will present as an isolated building which by virtue of its location, size and the new concrete access track from the gate, will have a detrimental impact on the character of the grazed pasture and the wider landscape. It is therefore considered that it is contrary to policies COR1, COR3 and DMD5.

POSSIBLE MITIGATION

No mitigation is proposed and the building will be visible from the footpath in the field above. The applicant has indicated her willingness to provide further planting in the roadside hedge if required.

PARISH COUNCIL COMMENTS

The Parish Council has supported the application but drawn attention to drainage and contamination issues. Policies COR8 and COR24 together with DMD3 are relevant.

The applicant has proposed water butts to deal with roof water and a drainage ditch/swale running to the south of the building. The new access would be required by the Highways Authority to be permeable or appropriate drainage provided to prevent water entering the highway.

The provision of the drainage ditch and water butts can be required by planning conditions.

SUMMARY

The Parish Council has supported the application but commented on drainage issues.

Officers have considered carefully the need for and impact of a permanent building on the land and concluded that, in the context of a small agricultural holding where there is an existing building adjacent to the dwelling that is available for use to shelter animals when required, it is not proportionate or necessary for a sheep shed in this location, particularly where it will result in an isolated building that will have a detrimental impact on the character of the landscape.

Although it is acknowledged that the applicant has sought to minimize the impact on the landscape and has addressed the drainage issues, these are not sufficient to override the concerns about the unacceptable impact of a new building in this location.

Land adj Harragrove Farm - 0459/17

Scale 1:1,250



11. Application No: **0379/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -** Parish: **Horrabridge**
Householder
Grid Ref: Officer: **Oliver Dorrell**

Proposal: **Erection of two-storey extension, replacement windows/doors and rebuild garage with adjacent parking (Amended Design)**

Location: **St Petroc, North Road, Yelverton**

Applicant: **Mr & Mrs R Finch**

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 vehicular access doors of the garage hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, be of vertical timber boarded construction.
3. The privacy screen hereby approved serving the first floor bedroom window on the east elevation shall be constructed strictly in accordance with approved drawings and installed within one month of the date of this permission and thereafter permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

Introduction

St Petroc is a detached dwellinghouse located on North Road between Yelverton and Horrabridge.

The access lane runs parallel with the A386 alongside the dismantled railway line. It serves the application property and four other properties. The houses are set down below the lane.

This application is a re-submission of a 2016 approval for a two-storey extension, replacement windows/doors, replacement detached garage and a parking area.

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

Planning History

| | | | |
|---------|--|-----------------------|-----------------|
| 0472/16 | Erection of two storey extension, replacement windows/doors and rebuild garage with adjacent parking | | |
| | Full Planning Permission - Householder | Grant Conditionally | 25 October 2016 |
| 0334/99 | Erection of PVCu conservatory to front of property | | |
| | Full Planning Permission | Grant Unconditionally | 02 July 1999 |

Consultations

Environment Agency: Standing advice - flood zone 1
West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highways implications

Parish/Town Council Comments

Horrabridge PC: Horrabridge Parish Council objects for the following reasons:-

1. The original approved 0472/16 application showed Bedroom 2 as having obscure glass, preventing Pentyre being overlooked. This is a better solution than the fabricated steel louvered vision obscurer.
2. The original approved 0472/16 application showed the garage roof level as being approximately 0.5m lower than it is now (the applicant has again gone ahead and changed the garage roof, prior to approval (or not) of the amendment). The garage roof should be lowered to the 0472/16 level.
3. Horrabridge Parish Council continue to strongly object to the applicant blatantly ignoring the 0472/16 permission and then applying for retrospective planning permission.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

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

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

Representations

3 letters of objection 1 letter of support

Three objections received in respect of original submission. One objection and one support received in respect of amended design.

Summary of objection responses:

- Pitched roof garage roof (original design) unacceptable scale and design
- Flat roof garage roof (amended design) above height of neighbours garage
- Works carried out without permission
- Obscure glazed window should remain
- Replacement of circular window with rectangular window would cause overlooking
- Insufficient parking/construction traffic blocking access
- Incorrect front boundary line

Summary of support response:

- Finished house will be no more intrusive than previous house

Observations

PLANNING HISTORY

Planning permission (ref: 0472/16) was granted for the two-storey extension to the western end. This included new windows in all elevations, a first floor dormer to the south and obscure glazed first floor window to the east. A replacement flat roof garage was also approved to the front of the site.

PROPOSAL

This application is re-submission of the 2016 application, with the following modifications:

- revised design to garage roof and with forward projection of front wall
- replacement of ground floor window and door in west elevation
- expansion of ground floor high level window in south elevation
- replacement of ground floor porthole window with high level window in north elevation
- replacement of obscure glazed window with clear glazing in east elevation, with addition of a privacy screen
- replacement slate hanging with timber boarding on upper western gable end

The application is part-retrospective with some of the above works already having been carried out.

It has been made clear to the applicants that any work undertaken without planning permission is at their own risk.

VISUAL AMENITY

The changes proposed relate to all sides of the property however the greatest visual impact would be from the amendments to the front.

On the matter of the replacement garage it was originally proposed to construct a pitched roof above however on the advice of officers this has been amended to a flat roof to match the garage at the neighbouring property. The roof remains 0.1m higher than the roof of the neighbours garage (and 0.6m above the height of the flat roof garage approved under 0472/16). This is a slight oddity given the floor level of the proposed garage is below that of the neighbours garage however on balance it is not considered that the modest step which would be formed between the two buildings would have a significant adverse impact on the character and appearance of this group of properties. There are already clear variations between the roofs of the properties and associated outbuildings along North Road.

The adjustment to the front wall, which would now be aligned with the lane, is considered visually acceptable. There is no established 'building line'.

The modifications to the windows would not give rise to design concerns.

The replacement of the slate hanging with waney edge timber boarding is considered acceptable given the age and style of the property and its modest coverage of the building.

The proposed development is considered to accord with development plan policies concerning the protection of the built environment, namely policies COR4, DMD7 and DMD24.

RESIDENTIAL AMENITY

The 2016 approval included the addition of a new first floor window in the east elevation to

serve bedroom 2. A condition attached to the permission required this window to be obscure glazed to prevent overlooking of the roof windows of the neighbouring property to the north.

A clear glazed window was subsequently installed.

The revised proposal would see the clear glazed window retained and the introduction of a projecting screen attached to the east wall adjacent to the bedroom window. The screen would project from the east wall a distance of 650mm and would be formed of steel louvres attached to a tubular frame. The louvres would be angled to allow light to pass through but prevent views into the neighbours property. An example screen of the size proposed has been inspected on site by officers. It is considered that the proposed screen would adequately mitigate against overlooking. The screen would be a lightweight addition which would not in itself be overbearing on the occupiers of the adjacent property.

Elsewhere the proposed adjustments to the windows and changes to the garage do not give rise to any amenity concerns for nearby residents. Where the rectangular window would replace the circular window this would be at a higher level (1.5m above finished floor level) and therefore would not result in additional overlooking.

The proposed development is not considered to be in conflict with policy DMD4.

CONCLUSION

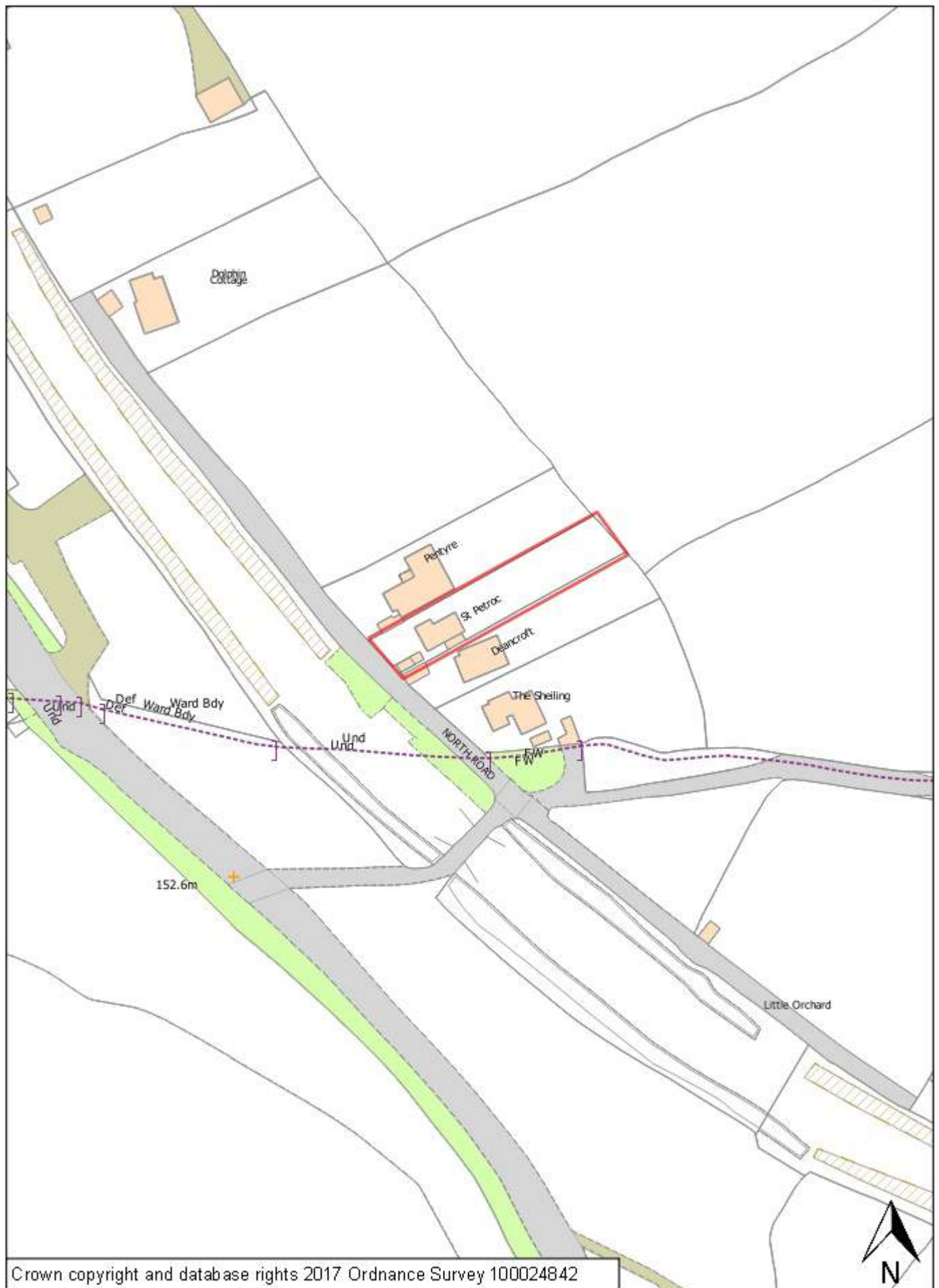
The proposed revised proposals are considered to preserve the character and appearance of the local built environment, in accordance with policies COR4 and DMD7. The mitigation measures in respect of the window to bedroom 2 are sufficient to preserve amenities of the neighbouring property, in accordance with policy DMD4.

The retrospective nature of the proposed development has no impact on the planning merits of the case and is not a material consideration in determination of the application.

St Petroc, North Road, Yelverton - 0379/17



Scale 1:1,250



DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 November 2017

APPEALS

Report of the Acting Head of Planning

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

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

| | | | | |
|---|-----------------|---|-------------------|--------------------|
| 1 | Application No: | W/17/3174261 | District/Borough: | West Devon Borough |
| | Appeal Type: | Refusal of Full Planning Permission | Parish: | Dartmoor Forest |
| | Proposal: | New open market dwelling | | |
| | Location: | land to the south west of The Villa, Plymouth Hill, Princetown | | |
| | Appellant: | Mr R Finch | | |
| | Decision: | ALLOWED | | |

| | | | | |
|---|-----------------|---|-------------------|--------------------|
| 2 | Application No: | W/17/3175399 | District/Borough: | West Devon Borough |
| | Appeal Type: | Refusal of Full Planning Permission | Parish: | Burrator |
| | Proposal: | Replacement of existing house and outbuildings with two detached 2-storey houses and two detached garages | | |
| | Location: | Wortleigh, Meavy Lane, Yelverton | | |
| | Appellant: | Mr M Bishop | | |
| | Decision: | DISMISSED | | |

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

| | | | | |
|---|-----------------|---|-------------------|--------------------|
| 1 | Application No: | W/17/3178165 | District/Borough: | West Devon Borough |
| | Appeal Type: | Refusal of Full Planning Permission | Parish: | Drewsteignton |
| | Proposal: | Erection of two storey rear extension with single storey link | | |
| | Location: | Rambler Cottage, Crockernwell | | |
| | Appellant: | Mr R Shorey | | |

| | | | | |
|---|-----------------|--|-------------------|--------------------|
| 2 | Application No: | Y/17/3178205 | District/Borough: | West Devon Borough |
| | Appeal Type: | Refusal of Listed Building Consent | Parish: | Drewsteignton |
| | Proposal: | Erection of two storey rear extension with single storey link. | | |

Location: **Rambler Cottage, Crockernwell**
Appellant: **Mr R Shorey**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 November 2017

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Acting Head of Planning

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

(For further information please contact James Aven)

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

-
- | | | |
|---|--|--|
| 1 | Enforcement Code: ENF/0199/16 | District/Borough: South Hams District |
| | Grid Ref : SX615611 | Parish : Cornwood |
| | Breach : Unauthorised engineering works | |
| | Location : Land around Combe Farm, Cornwood | |
| | Action taken / Notice served | No further action taken |
-
- | | | |
|---|--|---|
| 2 | Enforcement Code: ENF/0202/16 | District/Borough: Teignbridge District |
| | Grid Ref : SX737875 | Parish : Moretonhampstead |
| | Breach : Unauthorised engineering works/Change of use | |
| | Location : Linscott Farm, Moretonhampstead | |
| | Action taken / Notice served | Enforcement Notice |
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CHRISTOPHER HART