

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

15 June 2018

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

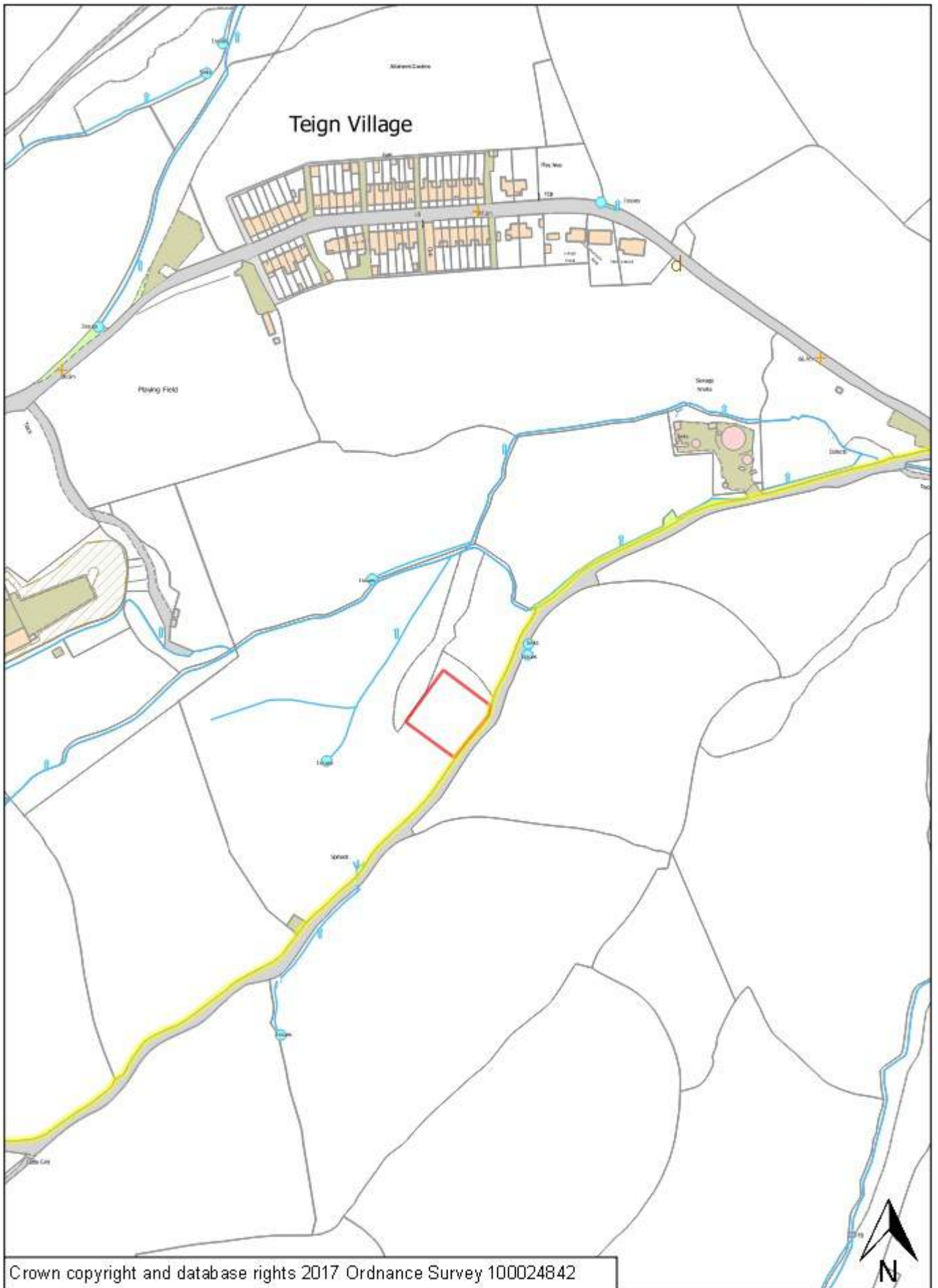
INDEX

<u>Item No.</u>	<u>Description</u>	
1.	0166/18 - Erection of barn and creation of new access (Full Planning Permission), Land South of Teign Village, Bovey Tracey	Pg.14
2.	0186/18 - Creation of a 20m x 40m menage for private use, new field shelter and improvements to landscaping and drainage (Full Planning Permission), Lower Lawn, Knowle Close, Ashburton	Pg.20
3.	0592/17 - Erection of agricultural worker's dwelling (Outline Planning Permission), Eggworthy Farm, Sampford Spiney	Pg.26
4.	0163/18 - Extension and conversion of garage to form annex (Full Planning Permission - Householder), Homefield, Lydford	Pg.31
5.	0206/18 - Erection of dwelling (Full Planning Permission), Tyrwhitt House, Tavistock Road, Princetown	Pg.35
6.	0058/18 - Agricultural worker's dwelling (retrospective) (Full Planning Permission), Yeo Farm, Bickington	Pg.42
7.	0215/18 - Change of use of barn to dwelling (Full Planning Permission), Land at Clearbrook, Yelverton	Pg.49
8.	0136/18 - Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights (Full Planning Permission - Householder), Archerton Cottage, Postbridge	Pg.56
9.	0161/18 - Demolition of existing outbuildings and erection of a detached double garage with room in roof (Full Planning Permission - Householder), 1 Bakers Park, Holne	Pg.62
10.	0107/18 - Replacement windows and door (Listed Building Consent), Bluebell Cottage, 9 Lower Street, Chagford	Pg.67

Land south of Teign Village 0166/18



Scale 1:3,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

1. Application No: **0166/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Hennock**
Grid Ref: **SX838807** Officer: **Louise Barattini**

Proposal: **Erection of barn and creation of new access**

Location: **Land South of Teign Village,
Bovey Tracey**

Applicant: **Mr D Wombwell**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building fails to relate well to other building groups or demonstrate a form well related to its function and, by reason of its scale, design and siting would have a harmful impact on the character and visual appearance of this part of the National Park contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision 2010 and the National Planning Policy Framework 2012.

Introduction

The application relates to a pastoral field flanking the highway set within a rolling agricultural landscape to the south of Teign Village. The applicant's land ownership extends to approximately just over 5ha.

It is proposed to erect a barn with associated new access.

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

Planning History

0596/17	Erection of agricultural barn		
	Full Planning Permission	Refused	29 January 2018

Consultations

Environment Agency:	No objection - Flood Risk Zone 1 - standing advice applies
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	Request visibility lines to be shown on the plans to allow for conditions to control height of hedge to provide a safe access.
DNP - Trees & Landscape:	The application should be refused as it does not conserve or enhance the character and special qualities of this part of the Dartmoor landscape and is poorly related to landscape features and other building groups and is not of a scale well related to its function.

Parish/Town Council Comments

Hennock PC:	Support - the building appears to be half the size of the
-------------	---

original application submission and the applicant has moved it to try and satisfy the DNPA.

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

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

DMD1a - Presumption in favour of sustainable development

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

DMD34 - Agricultural and forestry

DMD38 - Access onto the highway

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PLANNING HISTORY

A previous application for a similar designed building on the site, but at a slightly larger scale 18.5m x13m, was refused under application 0596/17 on the grounds that the building failed to relate well to other building groups or demonstrate a form well related to its function and, by reason of its scale, design and siting would have a harmful impact on the character and visual appearance of this part of the National Park.

The applicant has now submitted a revised scheme and his application form quotes the original preliminary application advice given in July 2017. This officer advice set out key concerns in respect of demonstrating the proposed building being for agricultural purposes reasonably related to the land and the isolated siting of the building away from existing building groups. The advice concluded that the proposal would conflict with policy and therefore it was difficult to support the proposal.

PROPOSED APPLICATION

The difference between this application and the previous refusal relates principally to the size of the building (which has been reduced from 18.5m in length to 12.2m, from 13m in width to 9.1m and from 6.9m in height to 6m).

The design, form and construction remain broadly the same, albeit the 2.1m high block render wall is now proposed to be clad with timber down to 0.5m above ground. The pedestrian side door is retained, together with the concrete floor and two large openings, one with sliding

shutter door. The revised application also includes an application for the access onto the site, including splayed hedge banks and driveway around the front and side of the building. A ramped access into the building is proposed.

POLICY CONSIDERATIONS & ASSESSMENT

ISOLATED LOCATION

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

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

There have been recent permissions for new agricultural buildings in the vicinity; however, these are set in a different context. The consent granted for a farm building immediately to the east of the ribbon of housing development at Teign Village was closely associated with this existing building group (ref: 0095/17). Permission for a very small agricultural building on the triangular parcel of land to the north east is sited adjacent to the sewage works compound and viewed against the backdrop of rising ground and ribbon development of housing at Teign Village (ref: 0352/17).

This proposal however, is both visually and physically isolated from existing building groups in the landscape; this conflicts with policy DMD34 (ii) which requires new farm buildings to relate well to other building groups. The proposal would be harmful to the character and appearance of this part of the Dartmoor National Park landscape in this respect and the rather industrial character of the proposed building (elaborated on in the paragraphs below) will intensify the building's intrusive impact in this setting.

The use of bunding for landscaping is not a traditional form of enclosure in the National Park and the proposed landscaping does not tie in well with the existing copse of trees to the rear of the proposed building.

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

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

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

DESIGN & FUNCTION OF THE BUILDING

There are concerns regarding the proposed use of the building and whether the scale and form is well related to its function and whether there is a demonstrable need that is proportionate to the use of the land in line with policy DMD34 (i) & (iv).

All development in the National Park has potential to have an impact on landscape character and appearance hence the requirement to demonstrate a need for new agricultural buildings.

The applicant is understood to be a mechanic approaching retirement. At pre-application stage, his agent advised that the building was for the storage of vintage tractors. The application is now supported with a statement from the applicant advising that his 'ultimate aim is to bring the quality of land up to a standard to allow it to be used for suckling calves'. There was no livestock on the land at the time of the officer's visit and the applicant is not understood to be currently farming livestock elsewhere.

The building itself is described as being for animal feed, in addition to machinery storage. The application also states that "the weather can be extremely inclement, therefore from a welfare and animal husbandry perspective as well as providing cover whilst working the site such a structure is required". The form of the building does not appear to be well related to the function of a typical livestock shelter as there is no low level ventilation. The building does not appear to be designed for the keeping of animals.

The design of the building does not reflect the traditional, or typical form of agricultural buildings found on Dartmoor. The building has the appearance of a general storage/industrial building rather than a farm building. The design incorporates a concrete internal floor, blockwork to a height of 2.1m internally, 2 large openings one with shutter door; limited cross ventilation appears to have been designed into the building. The building is fairly substantial in size, measuring 4m to the eaves (and opening height) and 6m to the ridge with a floor space of approx. 12.2m x 8m. It is designed with a "driveway" to the front and no farm yard area.

Having regard to the matters above the proposal is not considered to comply with policy DMD34 in that the form of the proposed building is not well related to its function.

HIGHWAY SAFETY

There is an existing highway access into the applicant's land to the south west of the application site.

The Highway Officer has requested that the plans are modified to show visibility splays of 2.4m x 25m in each direction. He has clarified that the visibility splays can be achieved and indeed are achieved at the current low managed height of the hedges. The visibility splay plan is requested by the Highways Officer so that if the application is approved he can recommend a condition to require the visibility splay to remain free from obstruction over 600mm in height.

CONCLUSION

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

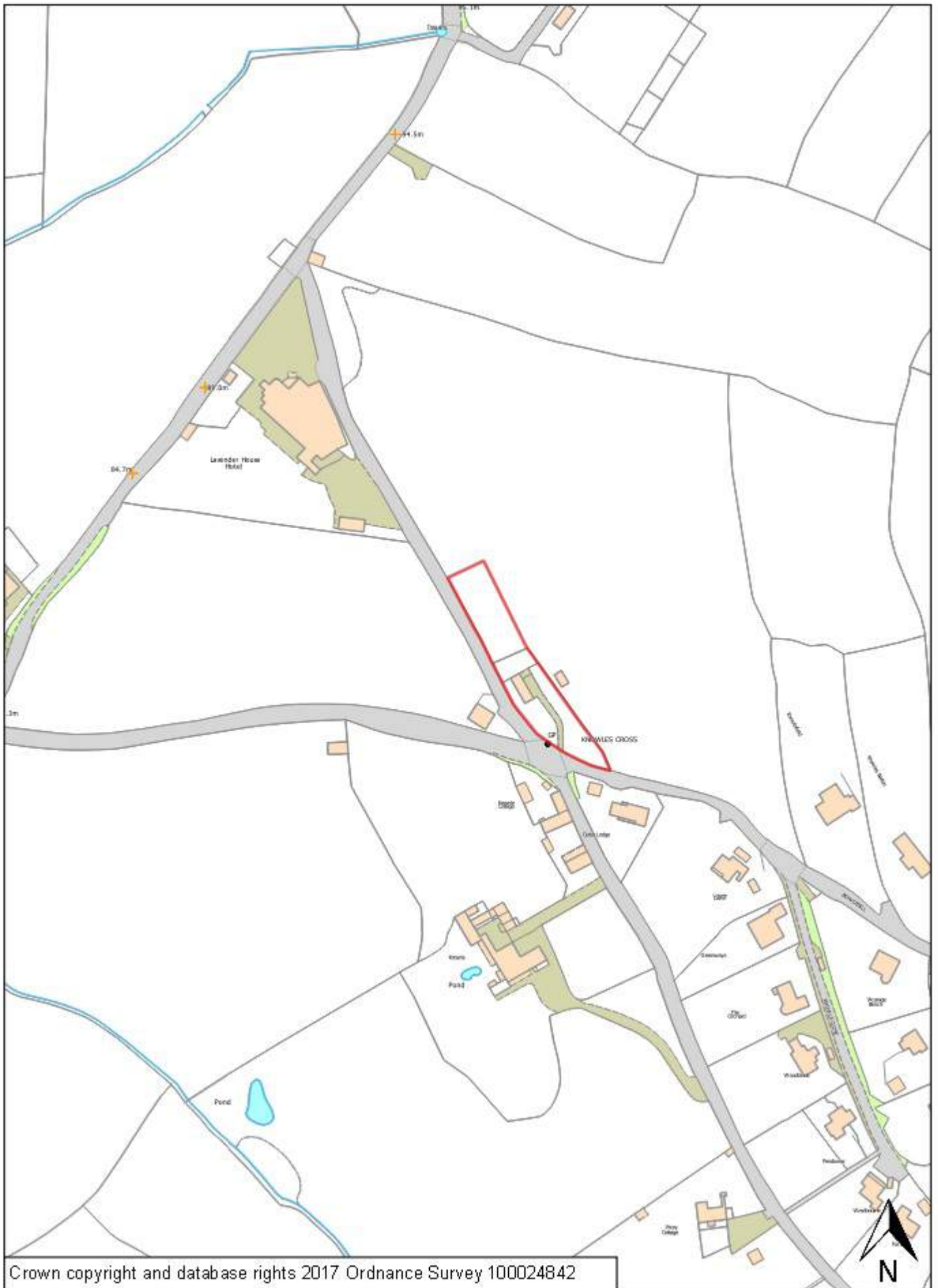
The proposed agricultural building fails to relate well to other building groups or demonstrate a form well related to its function and, by reason of its scale, design and siting would have a harmful impact on the character and visual appearance of this part of the National Park contrary to policy.

The application is recommended for refusal on the same grounds as the previous application.

Lower Lawn, Knowle Cross 0186/18



Scale 1:2,500



Crown copyright and database rights 2017 Ordnance Survey 100024842

2. Application No: **0186/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ashburton**
Grid Ref: **SX747696** Officer: **Louise Barattini**

Proposal: **Creation of a 20m x 40m manege for private use, new field shelter and improvements to landscaping and drainage**

Location: **Lower Lawn, Knowle Close, Ashburton**

Applicant: **Mr T Brayshaw**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed manege, by reason of its siting, design and the extent of excavation works, would have a harmful impact on the character and appearance of this part of the Dartmoor National Park landscape contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD33 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

The site relates to a field at Knowle Cross on the outskirts of Ashburton.

The application proposes a 20m x 40m manege, new field shelter and associated landscaping and drainage (private use).

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

Planning History

0097/10	Timber-framed building comprising three stables, tackroom and feed store and improvements to existing access
	Full Planning Permission Grant Conditionally 30 April 2010

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	No objection - Flood Zone 1 standing advice
DNP - Trees & Landscape:	The proposed development will have a detrimental impact on the character and special qualities of the area, is unsympathetic development that will harm the wider area. The proposal is contrary to policy and should be refused.

Parish/Town Council Comments

Ashburton TC:	Support - The exercise area will be shielded by a Devon bank. There are no near neighbours and there have been no objections from the community.
---------------	--

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

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

DMD1a - Presumption in favour of sustainable development

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

DMD33 - Horse related development

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection

The Lavender House Hotel objects on the grounds of the scale of the proposed development and its potential for commercial use; they question if a maximum number of horses would be specified in any permission.

They also express concern about drainage running off the hill which is already an issue with water pooling on the highway, adverse impact on views and the tranquillity of this part of the landscape.

Observations

POLICIES

The principal consideration in the determination of this application is landscape impact.

The policies within the Development Plan and National Planning Policy Framework place great weight on conserving landscape and scenic beauty in National Parks. Policies COR1, COR3, COR4, DMD1b and DMD5 establish the requirement for new development to 'conserve and/or enhance' the character and special qualities of the Dartmoor National Park landscape. The Dartmoor National Park Design Guide provides further advice.

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

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

Policy DMD33 deals specifically with horse related developments and requires new development to demonstrate that, on its own or cumulatively with other nearby horse related development, it will not harm local landscape character and will reflect the principles set out in the Design Guide SPD.

The DNPA Design Guide states that new buildings, arenas and sand schools should typically be sited within, or adjacent to, existing buildings. New development should be carefully sited to minimise impact and be hidden from view by existing vegetation and landform, minimise the need for earthworks so that the development integrates with the surrounding landscape.

THE SITE

The surrounding landscape is characterised by the undulating topography of rolling hills and slopes and defined by a strong mosaic of irregular pastoral fields. It is located within the landscape character type 3A 'Upper Farmed & Wooded Valleys'.

The field in question is grazed pasture, appears on the Tithe map and is likely to be medieval in origin. It is part of a historic field system which is mostly intact.

The importance of this field system has been recognised by the Dartmoor National Park Authority as possessing special historic and setting value to the Conservation Area and the application site is within the field system which has been designated as an area of historic setting for the Conservation Area.

ASSESSMENT

The application proposes a 20m x 40m manege, new field shelter, hedge bank enclosures and associated drainage works. The equestrian development is for private use and would be situated adjacent to the existing stable building on the site.

The applicant is seeking the manege for his daughter who is interested in dressage and due to the limitations of exercising the horses within the fields and the dangers of riding out on the roads. The revised siting of the field shelter enables siting on a concrete pad and proximity to the existing stabling.

A concern has been raised about the visual impact by the neighbouring hotel. With regards to the visual impact, there will be glimpsed views into the site of the proposed manege from the lane running along the western boundary of the site and it would also be visible from the Lavender House Hotel; these views will vary at different times of the year.

The field is sloping and therefore, to allow for the creation of a level exercising area (manege), it is proposed to excavate to a depth of between 1/2m at the higher end with a with a 1½m hedge bank with planting atop. This would result in a steep escarpment along the length of the manege (40m) equating to approximately 3.5m high at the northern end (not including planting height above).

This would result in fairly substantial engineering works to accommodate a level riding area in a sloping field and therefore questions the suitability of the proposal within this field parcel. The Design Guide advises that equestrian developments should minimise the need for earthworks so that the development integrates with the surrounding landscape.

The proposed manege would form an engineered terrace at the base of the field, adjacent to

the public highway. Its impact would be exaggerated further by the contrasting surfacing materials and its fenced enclosure. The proposal would not respect the existing sloping landform or pastoral character of this landscape. It would significantly change the characteristic landform here and introduce an alien feature detrimental to the character and appearance of the local landscape.

Whilst it is clear that the applicant has carefully considered the layout and is proposing traditional hedge bank landscaping around the development, this unfortunately does little to mitigate its impact in this particular case and would potentially exaggerate its impact (adding to the height of the escarpment along the north east of the manege).

The proposed field shelter arrangement introduces revisions to existing hedgebank enclosures and creates an additional secondary hedgebank behind with new access tracks/extensions of hardstanding. This extends the development further into the field and will accentuate the impact on landscape character and visual amenity. There would appear to be sufficient space within the existing generous levelled areas around the stables to accommodate a field shelter without development encroaching further into the field.

It is recognised that horse related development can change the character of a landscape and this impact is referred to in DMD33 where horse related development will only be allowed if it can be demonstrated that the proposal will not harm the local character. This is particularly difficult in the case of maneges which are not traditional landforms and can have a similar visual appearance to a levelled car parking area; the surfacing is different, but both contrast with the pastoral character of the landscape.

The National Character Area profile for Dartmoor (150) also mentions that maneges and other horse facilities are resulting in the gradual encroachment of development into the landscape.

The policy test is very clear that development should conserve and/or enhance the character and appearance of Dartmoor's landscape. This private development will have a detrimental impact on the rolling pastoral character of this enclosed medieval landscape which is designated for the contribution it makes to the historic setting of the Conservation Area. There is considered to be no over-riding justification for this private development that would outweigh the landscape harm created.

Whilst the public consultation has raised concerns about the scale of the proposed development and its potential for commercial use, the proposal is for a private manege; if the application was to be approved it would be conditioned as such. The scale, private use and siting relative to neighbouring properties and the highway is such that there are not considered to be implications for residential amenity in respect of noise and disturbance. The proposal for a private manege, served by the existing access, does not give rise to highway safety objections.

Concerns regarding drainage have been raised and reference made to the existing situation of run-off from the field pooling onto the highway; the application proposes soakaways for dealing with surface water drainage.

The Lavender House Hotel has questioned why they did not receive a letter notifying them of the proposed development. A public notice was displayed at the site entrance in accordance with the regulations and this neighbour does not physically adjoin the application site (it is separated by a highway).

CONCLUSION

Maneges are a difficult development type to assimilate into Dartmoor's rolling agricultural landscape.

This difficulty is clearly demonstrated by this proposal which includes a significant engineered terrace in contrast to the scenic rolling landscape which is a characteristic feature of the historic landscape setting of Ashburton. The field shelter and creation of new hedge banks and tracks will further encroach into this pastoral field and accentuate its impact.

Where maneges are proposed on level ground and closely associated with large agricultural buildings their impact is often more subdued.

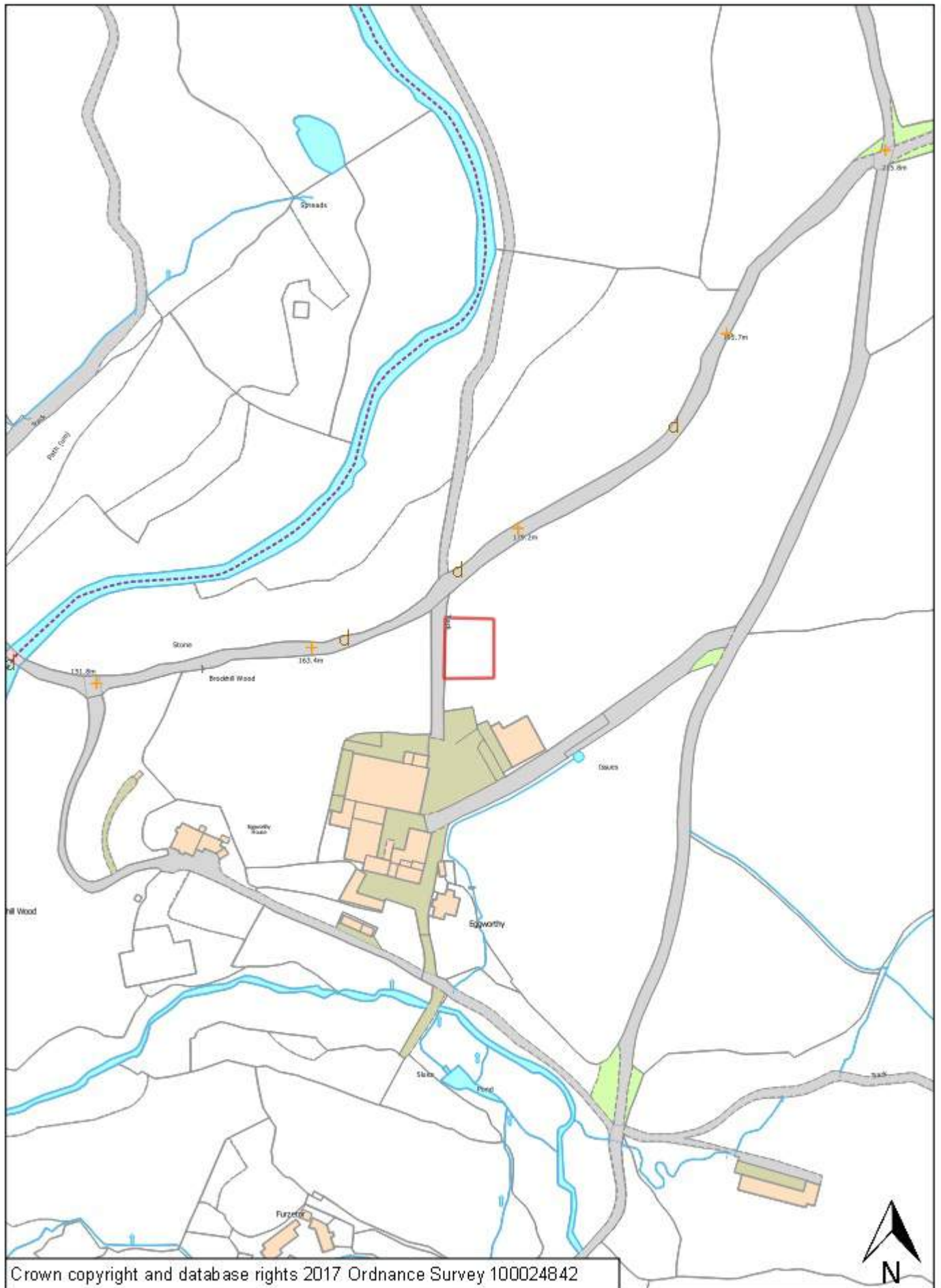
This is a private recreational development in contrast to an agricultural proposal where there may be farming and economic considerations to weigh into the considerations for the application.

The applicant has not submitted a request for pre-application advice prior to this application but has been advised of the difficulty supporting this planning application. He has respectfully requested that the application be taken to a decision.

0592/17 Eggworthy Farm Sampford Spiney



Scale 1:2,500



Crown copyright and database rights 2017 Ordnance Survey 100024842

3. Application No: **0592/17** District/Borough: **West Devon Borough**
Application Type: **Outline Planning Permission** Parish: **Walkhampton**
Grid Ref: **SX544720** Officer: **Jo Burgess**

Proposal: **Erection of agricultural worker's dwelling**

Location: **Eggworthy Farm, Sampford
Spiney**

Applicant: **Mr B Landick**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. Given the potential of an existing building within the farmstead to be converted to provide the required accommodation, the approval of a new building is considered to be premature and contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR15 and DMD23 and to 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

Eggworthy Farm is located in the Walkham Valley. The Farmstead consists of a C19th farmhouse, a series of stone buildings and later more recent agricultural buildings.

This outline application is to erect a new agricultural worker's dwelling to the north of the existing agricultural buildings.

The application follows Members consideration at the Development Management Committee meetings in March and April 2018.

Planning History

0647/99	General purpose agricultural building (18.3m x 18.3m)		
	Full Planning Permission	Grant Conditionally	15 November 1999
3/56/121/95/18	Pole Barn for storage of hay and straw		
		No objection	18 May 1995

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Trees & Landscape:	No objection - the site is visible from the minor road running along the northern boundary of the field but from this road, the building will be seen in association with the existing farmstead. The proposed development will have strong links to the existing farmstead and will have minimal impact on the character of the local landscape
Agricultural Consultant:	The applicants own 172.4ha (426 acres) and rent an additional 54.2ha (134 acres). There are a number of

agricultural buildings within the farm. The proposed site of the dwelling is 40m from the nearest livestock building and 125m from the existing farmhouse. The sheep flock, once lambs are born between mid March and mid June, could be up to 2,675 animals. It is proposed to expand the flock. In addition the suckler herd calves from October through to the end of January and a further block in May and June. The cows are housed during calving in the buildings at Eggworthy Farm. To support the number of livestock being over wintered at Eggworthy Farm the applicants cut approximately 100 acres of grass which is baled and stored at the farm. The farm is currently within HLS (Higher Level Stewardship).

The application was accompanied by an agricultural appraisal and although the holding and current farm enterprises justify a total labour requirement in excess of two fulltime farm worker equivalent, there is no evidence that the demands of the business are such that the additional worker needs to be readily available at the site at most times, on hand day and night or to provide regular management input outside of normal working hours. For this reason it is concluded that the functional test is not met.

Based on the accounts supplied, there is no reason to doubt the financial viability of the business, therefore it is concluded that the financial test has been met on this occasion.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

INTRODUCTION

This is an outline application for a new agricultural worker's dwelling with details of access and scale being sought at this stage.

Members resolved in April that the functional test was met. Officers were satisfied that the financial test was met and the need related to a full-time worker. The application was deferred to allow for consideration of how the need could be best provided on the holding, in particular whether a new dwelling, as proposed in the application, would be the best approach.

THE HOLDING

Eggworthy Farm is a substantial farm holding centred around a C19th farmhouse and buildings with more modern farm buildings housing cattle and sheep as well as providing storage for fodder and machinery.

POLICY BACKGROUND

Policy COR5 reflects the need to protect the character, appearance, integrity and cultural associations that contribute to the special qualities and settings of the historic built environment.

DMD1b reflects National Park purposes including conserving and enhancing the cultural heritage of the National Park. Traditional farm buildings are an important element of the historic built environment and sustaining uses for these buildings is therefore very important.

Policy DMD9 allows for the conversion of buildings outside classified settlements where the proposal relates to a historic building and where it will provide accommodation for agricultural, forestry or rural enterprise workers.

THE PRINCIPAL ISSUE

Policy DMD23 states that a new dwelling will only be granted planning permission where it is required for an agricultural holding, a forestry enterprise or a rural based business and where a new building is proposed, 'there is no satisfactory existing building that could be converted to provide the accommodation'.

Having reached a decision that there is a functional need for the dwelling, Members requested that the applicants be asked to provide information and the necessary reports in respect of the traditional farm building in the farm yard adjacent to the farmhouse, in order that an assessment could be made whether that building could be converted to provide the accommodation.

The applicant is of the view that the building is unsuitable for three reasons - firstly that the conversion would result in the destruction of historic cobbled floors, secondly on health and safety grounds and thirdly that there is no amenity land which could be given to the occupants. In addition it is stated that substantial alternative storage provision would have to be made elsewhere and that there are significant concerns regarding ecology.

In light of the information submitted by the applicants it is considered that the building could be

converted with minimal impact on the historic fabric. The cobbled floor could be retained under a new floor which is a reversible alteration to the building.

It has also been concluded that the existing farm building and the farmyard can be reconfigured and adapted to address the health and safety concerns raised by the consultant and that this would effectively reduce and/or eliminate the risks identified in the report.

Officers have not identified a potential site for amenity space but this in itself should not prevent the conversion of the barn.

ECOLOGY

An ecological report has been submitted and subject to appropriate additional survey work and mitigation in respect of a replacement bat roost, the impact of the barn conversion on bats in particular could be mitigated.

ALTERNATIVE PROVISION

It is not considered that residential use of the barn would directly mean that the use of the other buildings in the yard would cease. Only the farm storage on the ground floor of the barn will need to be relocated.

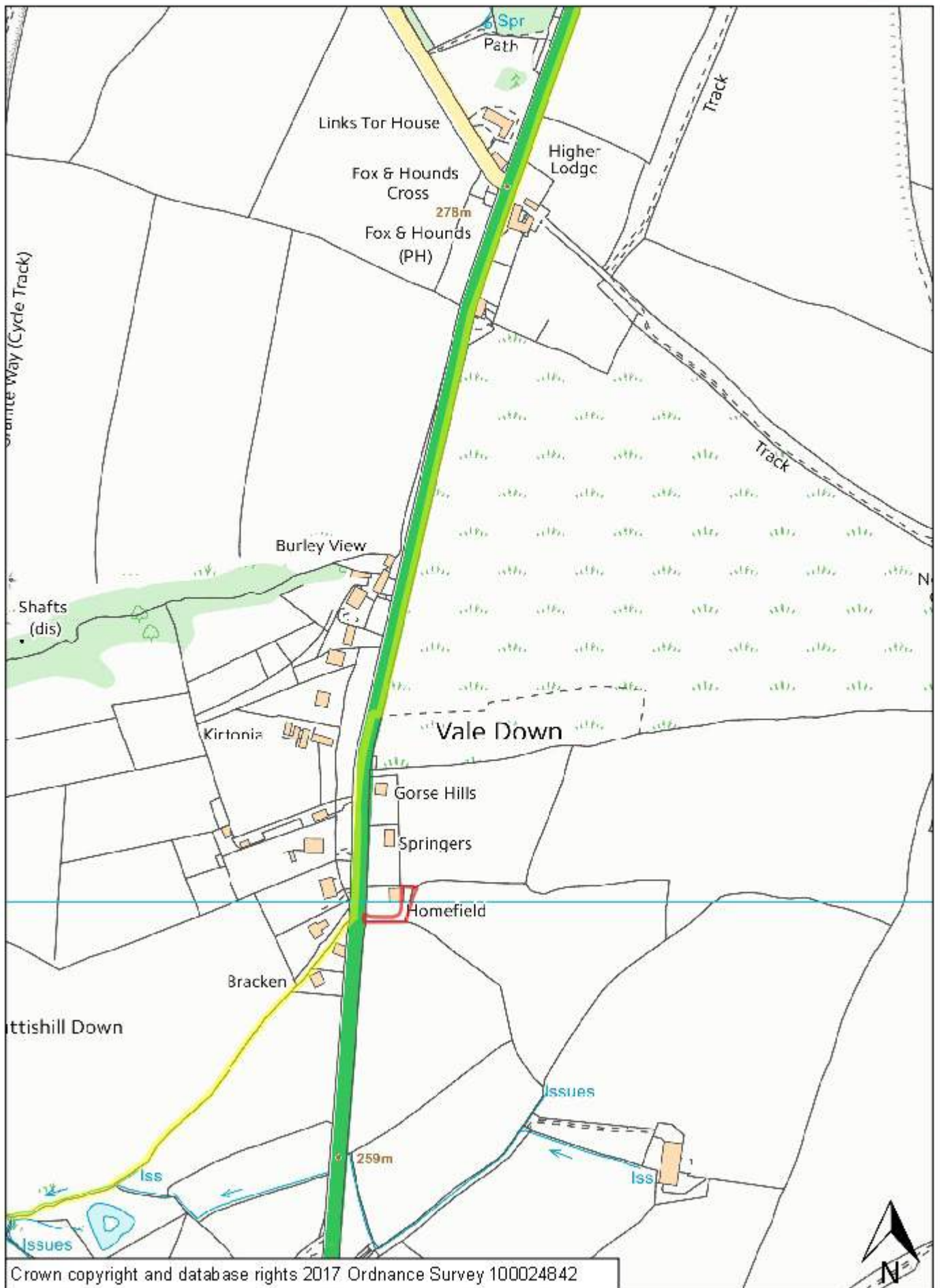
CONCLUSION

The applicant argues that there are reasons why the barn is not suitable for conversion for use by the agricultural worker. Having considered all the information submitted, officers consider that subject to a number of issues being addressed in detailed plans and an additional ecological report, the conversion would be compliant with Policy DMD9 and therefore the building could provide a realistic alternative to the new building that is proposed. It is therefore considered premature to support a new building, set away from the farmstead, for the identified need.

0163/18 - Homefield Lydford



Scale 1:5,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

4. Application No: **0163/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **Lydford**
Grid Ref: **SX524859** Officer: **Jo Burgess**
Proposal: **Extension and conversion of garage to form annex**
Location: **Homefield, Lydford**
Applicant: **Ms S Rowe**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed annex by virtue of its inappropriate scale, and design details would fail to conserve or enhance the appearance of the dwelling, its curtilage or the immediate surroundings, contrary to policies COR1, COR4, DMD1a, DMD1b, DMD3, DMD7, DMD24 and DMD25 of the Dartmoor National Park Authority Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision, Circular 2010 and the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

Homefield is a replacement dwelling adjacent to A386 to the north of Lydford.

It is proposed to extend the detached garage to form an annex.

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

Planning History

0214/13	Replacement dwelling and garage		
	Full Planning Permission	Grant Conditionally	11 June 2013
0360/12	Reconstruction of dwelling and replacement garage		
	Full Planning Permission	Grant Conditionally	11 September 2012

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	A standard informative regarding safeguarding protected species is requested.

Parish/Town Council Comments

Lydford PC:	Support provided the conversion is not used a separate dwelling or holiday let
-------------	--

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD25 - Ancillary residential development
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

1 letter of objection 4 letters of support

The immediate neighbour has objected raising issues regarding loss of privacy.

Four letters of support have been received on grounds that it will enable the applicants to have friends and family to stay.

Observations

INTRODUCTION

Homefield is a detached dwelling with a detached single storey hip roofed garage to the east of the A386, in open countryside to the north of Lydford. The house and garage were granted planning permission in 2013 as replacements for an early C20th bungalow, outhouse and garage.

PRE-APPLICATION ADVICE

No pre-application advice was sought.

THE PROPOSAL

It is proposed to extend the garage 1.5m in height, replace the hipped gables with standard gables, insert windows and doors and add a lean-to canopy; in association with converting the building to a one bedroom annex.

A bedroom and bathroom are proposed on the ground floor with living accommodation at first floor level, with part of the room having reduced headroom due to the height of the eaves. A Juliet balcony is proposed on the east elevation and a window in the west elevation at first floor level together with rooflights on the south elevation.

POLICY

Policy DMD25 is broadly supportive of ancillary residential accommodation within the residential curtilage. In this location in the open countryside an appropriate condition will be required to ensure that it does not become an independent dwelling.

Policy DMD7 requires that high standards of design are proposed.

Policy DMD24 requires that extensions represent a design approach that reflects the guidance in the Design Guide. Extensions and alterations should not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints.

SCALE AND DESIGN

The existing garage is a simple hip-roofed single storey building that is subservient to the main dwelling and has a corrugated iron roof.

It is proposed to increase the height of the building. The ridge will be marginally higher than the roof on the main dwelling. The proposed building will have gable ends increasing the massing significantly, the roof will be covered in slate to match the house and accommodation will be provided in the roof space (partly with restricted head-room).

The addition of a Juliet balcony and French doors on the east elevation, addition of four rooflights on the south elevation and addition of a canopy over the door in the west elevation and first floor window above, will significantly change the character of the building. The addition of four rooflights will compromise the appearance of the roof and be very prominent on the south elevation, as will the French doors on the east elevation. Although these alterations will only be visible from a distance, they do not reflect the design principles set out in the design guide.

Although the use of slate and gable ends is traditional on outbuildings, in this case officers are of the view that the changes to the roof and the large blank façade above the converted garage doors, will result in the outbuilding which will overwhelm and dominate the main house.

The applicant was invited to amend the plans to address the concerns set out above, but could not agree to changes.

PRIVACY

The neighbour has raised issues regarding privacy. The window will look predominantly at the side of the neighbour's garage and not over the garden immediately adjacent to the dwelling. It is not therefore considered that an objection can be sustained in the context of policy DMD4.

CONCLUSION

Although the principle of providing an annex is supported by policy DMD25, the alterations proposed to provide an annex in the extended garage are not considered to be a satisfactory solution. The proposal will not reinforce the qualities of the place or conserve the immediate built environment or the wider National Park landscape as is required by policy DMD7.

0206/18 Land at Tyrwhitt House Princetown



Scale 1:1,250



5. Application No: **0206/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Dartmoor Forest**
Grid Ref: **SX586738** Officer: **Jo Burgess**

Proposal: **Erection of dwelling**

Location: **Tyrwhitt House, Tavistock
Road, Princetown**

Applicant: **Ms N Hutchinson**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in an unjustified open market dwelling in a Local Centre. It is not considered to be sustainable development and therefore contrary to policies COR2, COR15, DMD1a and DMD21 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.
2. The proposed development by reason of the unjustified loss of a green area will cause harm to and have an unacceptable impact on, the character and appearance of this part of the Princetown Conservation Area. The proposal is therefore contrary to policies COR1, COR2, COR4, COR5, DMD3, DMD7 and DMD12 of the Dartmoor National Park Authority Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2012.
3. In the absence of an Arboricultural Assessment and Tree Protection Plan, it is not possible to be clear whether the protected trees on the site can be retained in perpetuity. The trees are an important visual component of the Conservation Area and their loss would be contrary to policies COR5, DMD7 and DMD12 of the Dartmoor National Park Authority Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2012.

Introduction

The site lies within Princetown Conservation Area. The site was formally the garden of Tyrwhitt House but is now in separate ownership. The site contains a number of protected trees and there are conifer trees along the boundary with Burrator Avenue. There is pedestrian access from Burrator Avenue.

It is proposed to construct one dwelling at right angles to, and a new vehicular access from, Burrator Avenue.

The application is presented to Committee in view of the views of the Parish Council. It has also been advertised as a Departure from the Development Plan.

Planning History

0148/17	Erection of two open market dwellings		
	Outline Planning Permission	Withdrawn	08 May 2017

0416/16	Residential development of four open market dwellings		
	Outline Planning Permission	Withdrawn	04 October 2016
0470/12	Outline application for the erection of three dwellings		
	Outline Planning Permission	Refused	12 October 2012
03/55/1386/90	Housing Development		
	Outline Planning Permission	Refused	05 October 1990

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	There are no objections to the proposed development from a highway point of view subject to the provision of a suitable vehicular access and parking area as shown on the plans
DNP - Archaeology:	No archaeological concerns
DNP - Trees & Landscape:	The development will require the removal of several trees within the site. A number of trees are protected by a Tree Preservation Order. The trees identified for removal are in poor to fair condition or are growing out of a stone faced bank which is starting to collapse so in principal the removal of the trees is acceptable as is the felling of the overgrown hedge. The mature trees growing at the northern end of the site should be unaffected by the development, but no proper assessment has been made about the proximity of the trees to the dwelling, the shade the trees will cast, the impact of leaf litter and the perceived threat posed by the trees. No Tree Protection Plan has been submitted. Without the relevant information, it is difficult to be clear that the proposal will be acceptable.
DNP - Ecology & Wildlife Conservation:	No ecological objection. Works to proceed in accordance with the recommendations of the Extended Phase 1 survey

Parish/Town Council Comments

Dartmoor Forest PC:	Support the application, primarily on the grounds that it felt one dwelling on this site was appropriate and it provided more housing for the village.
---------------------	--

Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR15 - Providing for limited new housing to meet local needs
- COR2 - Settlement Strategies
- COR24 - Protecting water resources from depletion and pollution
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
DMD12 - Conservation Areas
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
DMD21 - Residential development in Local Centres
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

The immediate neighbour has advised that the plot of land no longer forms part of Tyrwhitt House's garden. Concern is expressed at the loss of some of the trees including one which is protected by a TPO destroying vital habitats for wildlife and having a negative visual impact and be detrimental to the conservation area. It is noted that there are large trees surrounding the site that coupled with their house continually shade the site from direct sunlight and this is likely to result in pressure in the future to remove more of these trees. It is also pointed out that bats forage over the plot virtually every evening which may be roosting in the trees surrounding the site. Concerns are expressed that the property will not be in keeping with the two older properties situated closest to it (Tyrwhitt House and Hisworthy) which both have stone elevations, it being considered that the use of render and dark grey uPVC is not in keeping with any of the properties in the area. Concerns are expressed regarding the impact on the amenity of Tyrwhitt House. It is also noted that the proposed plans do not include any affordable dwellings.

Observations

INTRODUCTION

The site is a little overgrown but is a green space within the Conservation Area containing important protected trees.

A single detached dwellinghouse is proposed. It has been sited to protect the amenity of the adjacent dwellings Tyrwhitt House and Hisworthy House and designed to reflect the form and massing of the adjacent Hisworthy House.

PRE-APPLICATION ADVICE

It has previously been established that several smaller (affordable) houses would be inappropriate on this site largely due to the constraints offered by the trees and need to protect neighbouring amenity, The applicant has worked with officers during the course of previous applications and in preparing this application to achieve a design and location which protects the amenity of neighbours and fits into the grain of the immediately surrounding development.

HOUSING POLICY

Princetown is designated as a Local Centre in Core Strategy policy COR2. Policies COR15 and DMD21 require no less than 50% of new dwellings provided on sites within the Local Centres to be affordable housing to meet local need. The proposed 4 bedroom dwelling set in a substantial plot will clearly not be affordable.

The applicant suggests that where housing need is not justified, or the need has been met by allocations or other development then the requirement for affordable housing should not apply, referring to a recent appeal case elsewhere in Princetown. It is also stated that the benefit of the proposed development on this part of the Princetown Conservation Area is a key consideration.

The West Devon Housing Officer has confirmed that the 2015 Housing Needs Survey found that there is an identified local need for affordable rented accommodation.

In rescinding the Interim Statement in July 2017, Members have acknowledged the primacy of the Development Plan where the need for affordable housing has clearly been demonstrated. In this case, a housing needs survey was undertaken in 2015 which revealed a need for 16 dwellings in the parish. No affordable housing has been completed since 2015 in Princetown.

An assessment has to be made whether an open market house in this location would have a significant environmental or community benefit in line with policy COR15 of the Core Strategy. If not the development would be contrary to policies COR2, COR15 and DMD21 and unacceptable in principle. Critical to this assessment is whether the proposed development would harm the significance of the Conservation Area and whether that harm is clearly justified.

IMPACT ON THE CONSERVATION AREA

The need to conserve or enhance urban settings is set out in policy DMD7 where the importance of buildings, spaces, boundaries and street elements is highlighted.

The site is within the Princetown Conservation Area. Policy DMD12 requires development to conserve and enhance the Conservation Area and para 129 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal and avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Although the Princetown Conservation Area was designated in 1993, the Conservation Area Appraisal was not published until 2011. The Conservation Area Appraisal identifies that the trees growing in the Conservation Area are an important visual component of the village scene. The trees on this site were protected in 1990 (before the designation of the Conservation Area) following a proposal to develop the land.

The development would require the removal of a 4.8m section of stone wall to enable access from Burrator Avenue. It is proposed to remove the conifers across the frontage and plant a beech hedge inside the wall. The south east side elevation facing the road will be rendered with a hip roof with sliding sash windows at ground and first floors. On the front north-east elevation a flat roof extension will serve the kitchen which will face the main garden and to the rear will be a canopy over the main entrance door. On the north west elevation is a single storey element with no first floor windows facing Tyrwhitt House which is at a higher level.

Although finished in render rather than stone, the design reflects the character of Hisworthy House and will fit well on the site without being prominent in the streetscene, or affecting the amenity of the neighbours.

Para 132 of the National Planning Policy Framework (NPPF) states that the significance of a designated heritage asset can be harmed or lost through alteration or destruction of a heritage asset and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 137 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas, to enhance or better reveal their significance.

Para 138 of the NPPF states that not all elements of a Conservation Area will necessarily contribute to its significance.

It is contended by the applicant that the impact on the heritage asset is minimal and that because the development will follow the existing pattern of development in this part of Princetown, that no harm will arise as a result of the development and that it will enhance the area.

Officers contend that in this case the site formed part of a large garden associated with Tyrwhitt House. The significance of the Conservation Area lies in history of the development of the village which is closely associated with Thomas Tyrwhitt. Tyrwhitt House appears on the 1888 first edition of the Ordnance Survey Map. The garden (which was previously a tennis court) has aesthetic value and together with the trees is an important green space within the built up area of the Conservation Area. Although the design is a modern interpretation of the nearby properties and it will be relatively discrete in the long term, this private open space makes a positive contribution to the character and appearance of the Conservation Area.

It could be argued and the Parish Council has commented that there will be public benefit arising from the provision of a new family dwelling in the settlement, however there is no shortage of reasonably priced open market housing in Princetown and the benefit will predominantly be the raised value of the land for the applicant. It is not considered that it will enhance the Conservation Area or bring the significant environmental benefits which justify a departure from policy.

IMPACT ON TREES

The trees identified for removal are all in poor condition and their removal is considered to be acceptable due to issues with their condition, however their removal will inevitably have an impact on the character of the area.

Normally when a protected tree is removed replacement planting is required. Suitable trees should be planted in the garden but with due allowance for space for the future growth and maintenance of those trees. Guidance for building close to trees states that the potential incompatibilities between the proposed layout and trees proposed for retention should be taken into account in the design process. Although the house is positioned away from the majority of the protected trees, no plans have been submitted showing the canopies plotted and the proximity of the trees. It is essential to be clear regarding the impact of the development on the trees in terms of the shading of the buildings and the garden, direct damage, future apprehension to occupiers and seasonal nuisance such as leaf litter. No Tree

Protection Plan has been submitted in terms of the construction process. Without this information a proper assessment cannot be made.

CONCLUSION

In accordance with DMD1a an assessment has to be made as to whether the proposed development is sustainable development.

The development proposes one new dwelling which will not be affordable when there is proven need for affordable dwellings in the community and it is therefore considered to be contrary to policies COR2, COR15 and DMD21.

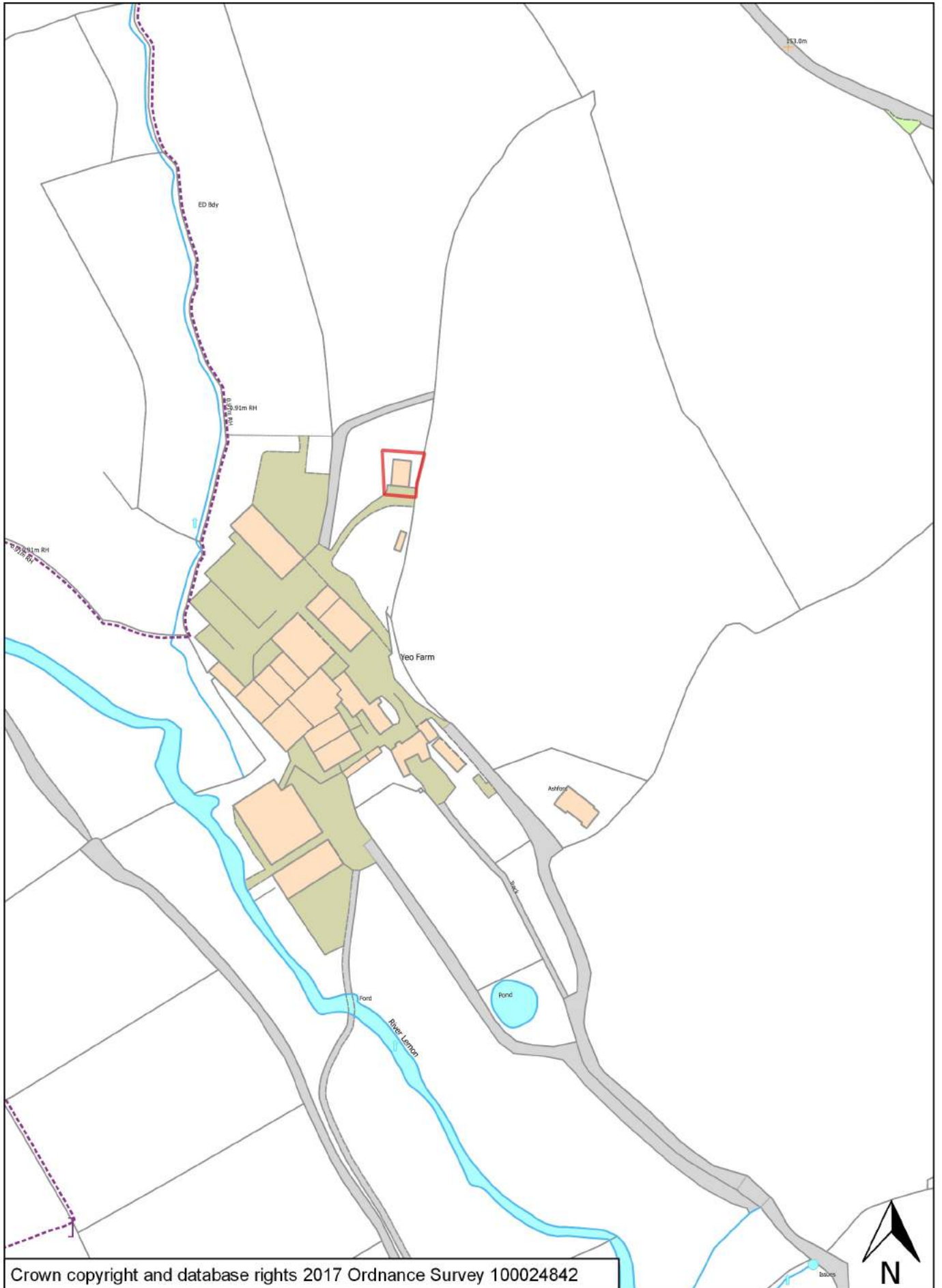
Although it is acknowledged that the applicant has worked with officers to achieve the least intrusive form of residential development on the site, on balance given the existing protected trees, lack of information regarding the full impact of the development on those trees and contribution the site makes to the character and appearance of the Conservation Area, it has been concluded that the proposal will not preserve or enhance the Conservation Area or the special qualities of the National Park. The development is therefore considered to be contrary to policy DMD12.

The proposed development does not address the environmental or social needs of the National Park, is not considered to be sustainable development and is therefore contrary to the Development Plan and the National Planning Policy Framework.

0058/18 - Yeo Farm, Bickington



Scale 1:2,500



Crown copyright and database rights 2017 Ordnance Survey 100024842

6. Application No: **0058/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Bickington**
Grid Ref: **SX791733** Officer: **Helen Maynard**

Proposal: **Agricultural worker's dwelling (retrospective)**

Location: **Yeo Farm, Bickington**

Applicant: **Mr C Wrayford**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by reason of its siting and relationship with the farmstead will have a detrimental impact on the character and visual amenity of this part of the Dartmoor National Park landscape. The development would therefore be contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD7 of the Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision 2012, and the National Planning Policy Framework 2012.
2. The proposed dwelling by virtue of its appearance, detailing and design would be detrimental to the character and appearance of the site and the wider landscape, contrary to policies COR4, DMD7, DMD23 and DMD26 of the Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
3. Insufficient information has been provided as to whether there is a satisfactory alternative existing building that could be converted to provide the required accommodation, contrary to criteria (i) of policy DMD23 of the Dartmoor National Park Development Plan.
4. The application is considered to be premature as the justification for an additional farm worker's dwelling is in part reliant on a number of unauthorised buildings at the farm.

Introduction

Yeo Farm is a large dairy farming enterprise located to the north of Bickington.

This is a retrospective application for the erection of a third agricultural worker's dwelling at the farm.

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

Planning History

5/10/251/98/03	Erection of a steel framed building to cover existing cattle collecting area (307sqm)	Full Planning Permission	Grant Conditionally	19 November 1998
5/10/042/94/03	Extension to an agricultural lean-to building	Full Planning Permission	Grant Unconditionally	16 March 1994
05/10/3641/89	Demolition of existing bungalow for new farm house existing farm tie			

	Full Planning Permission	Grant Conditionally	02 January 1990
05/10/0992/88	Extension to provide additional accommodation ancillary to the main house		
	Full Planning Permission	Grant Conditionally	06 May 1988

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
Agricultural Consultant:	There is a satisfactory existing traditional building that could perhaps be converted, subject to further investigation.
	There is an existing functional need for three full time agricultural workers at Yeo Farm.
	The applicant's business has been established for well over three years and has been profitable for at least the last three years and has clear prospect of remaining financially sound.
	The significant acreage owned by the applicant is a key element of the future viability of the enterprise.
	There is no suitable alternative accommodation in the area to rent or purchase.

Parish/Town Council Comments

Bickington PC:	Support
----------------	---------

Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR15 - Providing for limited new housing to meet local needs
- COR2 - Settlement Strategies
- COR21 - Dealing with development and transport issues in a sustainable way
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
- DMD14 - Biodiversity and geological conservation
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD23 - Residential development outside Local Centres and Rural Settlements
- DMD3 - Sustaining the quality of places in Dartmoor National Park
- DMD4 - Protecting local amenity
- DMD5 - National Park Landscape
- DMD7 - Dartmoor's built environment

Representations

2 letters of support

Support

- Lack of alternative accommodation in Bickington
- Vital that staff are close to be called on at short notice
- Vital to attracting the right staff

Observations

PROPOSAL

This retrospective application proposes a third agricultural worker's dwelling (94sqm) at Yeo Farm, Bickington.

The key issues are the impact on the character and appearance of this part of the National Park landscape and whether there is a satisfactory existing building that could be converted to provide the accommodation.

There are three unauthorised large agricultural buildings at the farm and an unauthorised static caravan.

HOLDING

Yeo Farm comprises a milking herd of 320 cows. Calving takes place throughout the year with all calves being reared at the holding. The applicants have a total of 260 replacements on the holding, comprising 95 in calf heifers, 90 bulling heifers and 75 yearlings.

The farm holding extends to 340 acres with a further 355 acres rented in the vicinity. The majority of the land is down to grass to provide grazing and cutting for silage. The applicants grow 120 acres of maize that produces around 1800 tonnes of maize silages which is stored at Yeo Farm.

The labour on the holding comprises Mr Colin Wrayford, his son Matthew, a farm worker Sam and his family and two additional farm workers.

There is an existing dwelling 'Ashford' at the entrance to the farm where Mr & Mrs C Wrayford reside. Sam and his family live in the traditional farmhouse at the centre of the farm and Matthew and his family live in the chalet, subject of this application. There is a static caravan on site in which the two additional farm worker's reside. The applicant has stated that the chalet will provide accommodation for three workers that are required to live on site and manage the holding and the static caravan will be removed following approval of this application.

POLICY

Housing development in open countryside is limited to a very narrow set of circumstances. Policy DMD23 (Residential development outside Local Centres and Rural Settlements) sets out the criteria for which planning permission will be granted for residential development in the open countryside. Where a dwelling is required for an agricultural holding, forestry enterprise or rural based business and there is no satisfactory existing building that could be converted to

provide the accommodation, the applicant must provide evidence that there is a functional and financial need for a full time worker to be available on site. The dwelling “must be on a scale appropriate to the functional requirement of the holding or rural based business”. It goes on to state that “a site adjacent to existing buildings will generally be regarded as the most appropriate”, each case must be considered on its merit as National Parks are afforded the highest degree of landscape protection and careful consideration must be given to each proposal.

Policy DMD23 requires agricultural dwellings to be “sited such that it does not cause harm to the character and appearance of the site or the landscape character of the area”. Policies COR1, COR3, COR4, DMD1b and DMD5 establish the requirement for new development to conserve and enhance the character and special qualities of the Dartmoor National Park landscape. The Dartmoor National Park Design Guide provides further advice.

The NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people (para. 56).

Planning Practice Guidance advises that Local Planning Authorities are required to take design into consideration and should refuse permission for development of poor design.

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

The National Park Affordable Housing SPD provides guidance on considerations of privately built affordable housing. It states that the finish of the property must be carefully considered. Paragraph 3.9 states that guidance on property size within the SPD is a helpful benchmark for agricultural worker’s dwellings in the National Park.

ASSESSMENT

HOLDING

The independent land agent’s conclusion is that the proposal satisfies the stringent functional and financial tests set out in policy DMD23 for agricultural/rural worker housing in the countryside and that the principle of a third dwelling should be supported. However, he has also advised that if the unauthorised farm buildings are excluded from the assessment, it would be reasonable to assume that there would be a reduction in stock held at Yeo Farm, which would subsequently reduce the essential labour requirement of the current farm business.

It is accepted by Officer’s that based on the way the farm is currently being run, there is a need for a third full time worker at the site, however this application is considered premature as planning permission has not yet been sought to regularise the unlawful farm buildings.

In addition to this, it is considered that the proposed design and location of the farm worker’s dwelling are inappropriate and there is scope to explore alternative sites on the holding with lesser landscape and visual impact to meet the requisite need. Policy also requires an assessment of whether there are alternative ways of providing for the need within existing buildings that could be readily converted within the farmstead.

LOCATION

The proposed site will clearly affect the landscape character of the area. Policy DMD23 requires agricultural dwellings to be sited such that they do not cause harm to the character and appearance of the site or the landscape character of the area; a site adjacent to existing buildings within the farmstead will generally be regarded as the most appropriate.

The proposed dwelling is located on a significantly elevated area of land and will not be seen in conjunction with the existing buildings and the backdrop of the farmstead. A new dwelling or any new farm building (including a dwelling) should be sufficiently far from livestock buildings to avoid intrusive smells but the buildings should be visible and readily accessible from any dwelling. The next consideration is the form of the building that will be most appropriate in the landscape.

The proposed dwelling encroaches into the adjacent field and extends beyond the enclosed parameters of the developed farmstead yard and existing building and will spread development into this undeveloped pastoral field. It is poorly related to the existing agricultural buildings and has limited relationship with the farmstead.

It is considered that there are more appropriate locations for a new dwelling within the farmstead that would be less prominent and better grouped with the existing dwelling(s) and farm buildings. It is also noted that there is a barn building that may be suitable for conversion.

The proposal is therefore contrary to policy DMD23.

DESIGN

No pre-application advice was sought on this proposal prior to the erection of the building or the submission of the planning application.

The proposed building is a 12 x 7.5m timber chalet (with small lean to extension to provide a WC) the building design resembles a chalet with overhanging eaves and squat proportions. The proposed building does not appear as a traditional building with simple distinctive features.

The proposal has little reference to Dartmoor's vernacular buildings and fails to meet the objectives of planning policy COR3 and DMD7 and the Design Guide for locally distinctive, high quality design which reinforces Dartmoor's sense of place. The proposed dwelling would have a harmful impact on the character and appearance of this part of the Dartmoor National Park.

The proposal therefore fails to meet the stringent design tests under policies COR1, COR4, DMD7 and the advice set out in the DNPA Design Guide.

ALTERNATIVE OPTIONS

Policy DMD23 sets out the tests that must be met when considering an agricultural worker's dwelling. Criteria (i) states that there must be no satisfactory existing building that could be converted to provide accommodation.

There is a traditional building north west of the traditional farmhouse which appears to be in good condition and is assumed to be mainly wind and water tight. This building contains a log

burner and basic facilities. Agriculturally, it appears underutilised and not fit for current modern agricultural practices. The lower level of the building was being used for general storage, however a suitable alternative location could be found on the holding for the storage of this equipment if necessary. The approximate floorspace of this building is 95sqm. Due to the height of the building a conversion could include a mezzanine area to increase the useable floorspace.

The building is centrally located to the existing farm buildings and is considered to be a better location for an agricultural worker's dwelling compared to the chalet site.

No information as to whether this building has been investigated or why this building cannot be converted has been submitted with this application. The proposal therefore fails to meet criteria (i) of policy DMD23.

CONCLUSION

This application seeks permission for the permanent retention of the unauthorised chalet. While it is accepted that there is a functional need for this additional accommodation, this is not the right solution at this time. It would be premature to approve this application before the issues relating to the unauthorised barns have been resolved as these have a direct bearing on the identified need. It may be that once resolved, they contribute to the overall need. Policy also requires that there is a thorough exploration of any other suitable alternatives - that assessment has not yet been undertaken.

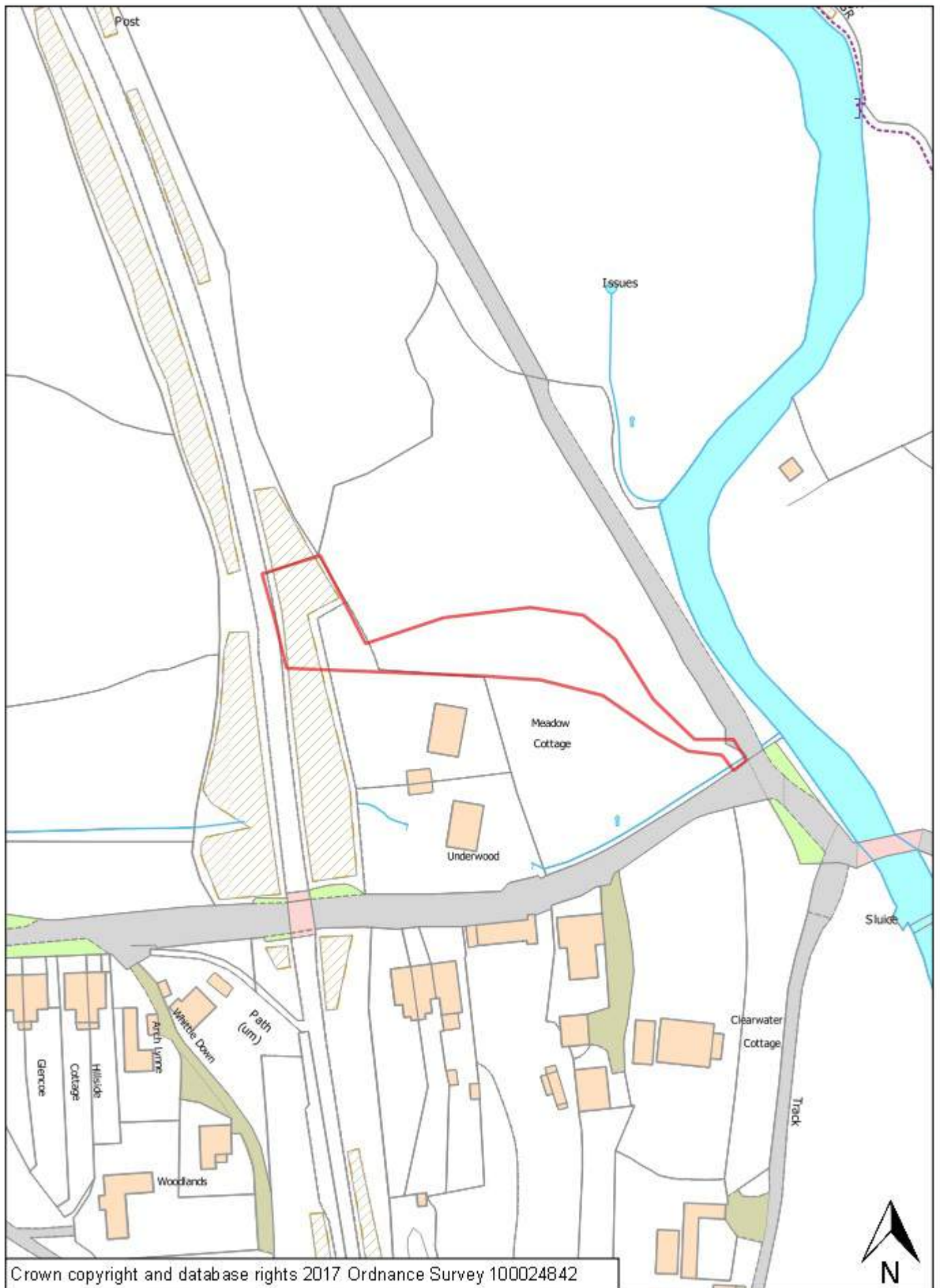
No adverse impact is considered on highway, ecological or neighbour amenity grounds for this application.

Based on the above assessment, the proposal fails to meet the requirements of the Development Plan and is recommended for refusal.

0215/18 Land at Clearbrook



Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

7. Application No: **0215/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Buckland Monachorum**
Grid Ref: **SX525657** Officer: **Helen Maynard**

Proposal: **Change of use of barn to dwelling**

Location: **Land at Clearbrook, Yelverton**

Applicant: **Mr & Mrs J Fry**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed conversion by virtue of modern construction fails to meet the requirements of policy DMD9 for the conversion of traditional buildings. The proposed development would result in the creation of an unjustified open-market dwelling in the countryside contrary to policies COR2, COR15, DMD1a, DMD9 and DMD23 of the Dartmoor National Park Development Plan and the advice contained in the Affordable Housing SPD, Dartmoor National Park Design Guide, English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.
2. The proposed conversion of this barn, together with the associated new access, driveway and domestic curtilage, would have a harmful impact on the character and appearance of the building, its setting and the local landscape, contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD9 of the Dartmoor National Park Authority Development Plan and to advice contained in the National Planning Policy Framework 2012.
3. The proposal constitutes a more 'vulnerable development' in flood risk zone 3. The applicant has not supplied evidence to meet the requirements of the Sequential Test and the Local Planning Authority considers that there are reasonable opportunities for alternative sites in areas of lesser risk to accommodate the proposed development of a single dwelling. The proposal is therefore contrary to policy COR9 of the Dartmoor National Park Development Plan and to the advice contained within the National Planning Policy Framework 2012.

Introduction

This application proposes the change of use of an existing barn on the edge of Clearbrook to a dwelling. The proposed dwelling is to have four bedrooms at 140sqm.

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

Planning History

0385/15	Agricultural workshop/store (70sqm)		
	Prior Notification	Prior Approval not required	19 August 2015

Consultations

Environment Agency: Flood zone 2 and 3. Standing advice applies.
West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications
DNP - Trees & Landscape: Awaiting comments
DNP - Ecology & Wildlife Conservation: Works to proceed in strict accordance with the recommendations in the ecological assessment report (Brookside Ecology, Sept 2017).

Parish/Town Council Comments

Buckland Monachorum PC: Support as it will assist with the sustainability of the village

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR9 - Protection from and prevention of flooding
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

4 letters of objection 7 letters of support

Support

- Design acceptable
- Location not prominent
- No overlooking of neighbours
- No affordable properties available in Clearbrook
- Family are part of the Clearbrook community

Object

- Building not currently in agricultural use
- Track will have a landscape impact
- Access is dangerous
- Sewerage/drainage concerns.

Observations

PROPOSAL

This application proposes the change of use of an existing barn on the edge of Clearbrook to a dwelling. The proposed dwelling is to be a four bedroom dwelling comprising 140sqm.

The agricultural barn was erected in approximately 2015 following a prior notification application (ref: 0385/18).

The barn is a modern building with vertical timber boarded walls and a profile metal sheet roof. The proposed building is 10m x 7m; 3.2m to eaves and 4.7m to the ridge. It is located within an agricultural field. Despite the submitted plans, there is no existing track to the building, although there is evidence that vehicles have been driving to and from the barn as there is a muddy two wheel trail from the gateway to the building.

It is Officers understanding that the barn is not currently being used for agricultural purposes. The applicant's agent has been advised that if no planning permission is granted for an alternative use within 3 year from the date on which the use of the building ceased for the purposes of agriculture, they are required to remove the building and restore the land to its former condition.

POLICY

Policy DMD1b states that within the Dartmoor National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. The National Planning Policy Framework (NPPF) attributes great weight to these considerations within National Parks, emphasising the conservation of cultural heritage as an important consideration.

Policy COR2 states that development will be acceptable in principle in the countryside where it would sustain buildings or structures that contribute to the distinctive landscape or special qualities of the Dartmoor National Park, where those assets would otherwise be at risk and where development can be accomplished without adversely affecting the qualities of those buildings or structures.

Policy COR9 states that through application of the sequential test, development will not be located where it would be at risk of flooding or where it would lead to increased flood risk in other places. In exceptional circumstances, development which does not satisfy the sequential test will be permitted in flood risk areas when:

- (i) there is sufficient benefit, and there are no suitable locations of lower flood risk; and
- (ii) it can be shown that appropriate flood protection and resistance measures can be incorporated; and
- (iii) a sustainable drainage system, designed to a high standard, can be secured through conditions.

Policy COR15 states that outside Local Centres and Rural Settlements, housing development will be restricted to that serving the proven needs of agriculture or other essential rural businesses or through the appropriate conversion of rural buildings to meet identified local needs for affordable housing.

Policy DMD9 supports the principle of conversion of appropriate traditional buildings in the countryside into affordable housing for local persons in cases where a business or community use has been shown to be not viable or feasible. This is subject to the building demonstrating a form, structure or history that is traditional to Dartmoor, being capable of conversion without need for substantial alteration/extension or significant changes in the relationship with existing ground levels, conversion works being in-keeping with local building styles and materials and not adversely impacting rural character, retaining significant historic or architectural elements

and sustaining the setting of the building. The building should also be sited where there is reasonable access to local services.

Policy DMD23 supports the principle of dwellings where they are required for an agriculture holding or rural based business or conversion of an existing building to an affordable dwelling if the conversion is compliant with Policy DMD9.

PRINCIPLE OF USE

The site is in the countryside outside any classified settlement.

Housing development in the open countryside of Dartmoor is limited to a narrow set of circumstances set out in DMD23. Criteria set out in policy DMD23 relates to a dwelling for a rural worker; the conversion of an existing building to an affordable dwelling (compliant with policy DMD9) or a “low impact” residential development.

Policy DMD9 of the Local Plan is explicit that the conversion or re-use of non-residential buildings outside classified settlements will only be permitted where it relates to traditional buildings within the context of Dartmoor’s built heritage. This is to secure a new sensitive use and sustain those buildings which contribute to the intrinsic special qualities of the National Park.

This accords with the spatial strategy for development within Dartmoor set out in policy COR2 where new development in the countryside is restrained in the interests of conserving this nationally protected landscape.

The barn building in question does not meet the criteria for a traditional Dartmoor building set out in paragraph 2.10.18. The building is a 70sqm modern vertical timber clad building with metal profile roof and large metal double doors on the front (east elevation).

A basic level viability assessment has been submitted with this application. This has however, not been interrogated further as the principle of either an open market or affordable dwelling in this buildings is contrary to policy.

The proposal is clearly not a traditional building; the proposal fails to meet the policy criteria and amounts to the construction of an unjustified new build open market dwelling in the countryside, contrary to policies DMD9 and DMD23.

DESIGN AND IMPACT ON LANDSCAPE CHARACTER

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

Policies DMD1b, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor’s built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

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

The proposal offers little enhancement to the external aesthetics of the building, it also introduces an unnecessary external staircase which is at odds with the agricultural building.

The proposed hardcore driveway will cross the middle of the field, having a detrimental impact on what is currently agricultural land. As a new access it would be visually intrusive and have a detrimental impact on the character of the area and is therefore unacceptable. The Landscape Character Type in this area is 3D: Upland River Valleys.

The proposed driveway is to service the new dwelling and will be very visible from the highway. The driveway does not conserve or enhance the pastoral character of the field and present as a stark feature cutting across a gently sloping agricultural field, unrelated to existing landscape and topographical features.

The proposed driveway and hardstanding would have a detrimental impact on the character and appearance of this part of the National Park contrary to policy DMD5.

Policy DMD4 requires that residential amenity is protected. The nearest neighbours are 20m away and set back from the proposed building. It is considered that there will be no detrimental impact on neighbouring amenity as a result of the proposed development.

FLOODING

Part of the application site is within Flood Risk Zones 2 and 3.

It is established that when there are differing zones of probability and therefore vulnerability across the site, the highest vulnerability category should be used in the application of the Sequential test.

Notwithstanding the fact that the applicant has not provided evidence to support a development under the Sequential Test or a Flood Risk Assessment to support the application, the LPA considers that there are reasonable opportunities for available sites in areas of lesser risk and that the proposed development of a single dwelling could reasonably be located in zones with lower flooding probability. As the development fails the Sequential Test there is no requirement to evaluate under the exception test.

REPRESENTATIONS

Objections have been raised in relation to the landscape impact of the track and the highway access. The highways authority has no objection to the application. It is considered that a refusal on highways safety grounds would therefore not be appropriate and difficult to sustain a successful argument for such a refusal reason at appeal.

Two objectors have noted that the building is not in agricultural use.

Supporting comments consider the design and relationship with neighbouring properties to be appropriate. Some letters of support have been received which relate to the personal circumstances of the applicant. This is not a material consideration in determining this application.

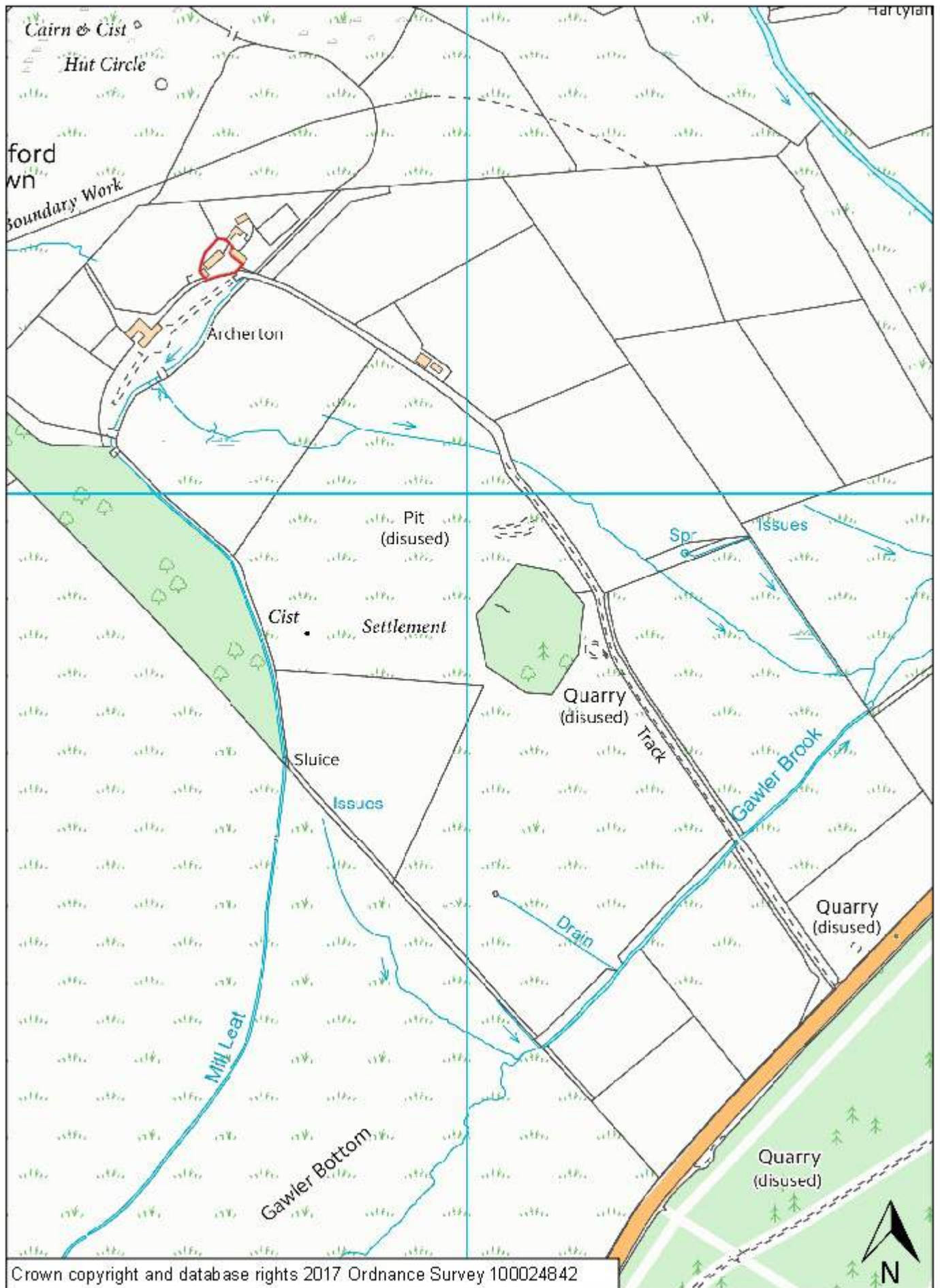
CONCLUSION

This application is clearly contrary to a number of policies which seek to restrain unjustified development in the open countryside. There are no overriding reasons to set aside these concerns and in view of the above, the application is recommended for refusal.

0136/18 Archerton Cottage Postbridge



Scale 1:5,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

8. Application No: **0136/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission - Householder** Parish: **Dartmoor Forest**
Grid Ref: **SX637792** Officer: **Helen Maynard**

Proposal: **Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights**

Location: **Archerton Cottage, Postbridge**

Applicant: **Duchy of Cornwall**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. In the absence of any overriding need or clear design considerations, the proposed extension, by reason of its size, would be contrary to policies COR1, DMD1b and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in 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.
2. Insufficient information has been submitted to assess whether the proposed alterations to the building and the conversion scheme of the attached barn, would substantially harm the significance of the undesignated heritage asset and there are no substantial public benefits which would outweigh such harm. The proposal is therefore contrary to policies COR1, COR2, COR3 and COR4 and policies DMD1b and DMD8 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012.

Introduction

Archerton Cottage is a stone cottage with an attached barn building.

This application proposes the replacement of the cottage roof, and windows and the conversion of the attached barn into living accommodation.

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

Planning History

0186/99	Replacement stables and sand ring		
	Full Planning Permission	Grant Conditionally	07 May 1999

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	Works shall not proceed until a European Protected Species Licence (EPSL) for the development has been

obtained from Natural England.

Works to proceed in strict accordance with the recommendations in Section 5.3 and Figure 1 of the ecological report (Results of further survey work on Archerton Farm Cottage, Spalding Associates, updated April 2018), subject to any variation required by Natural England under any license issued.

DNP - Archaeology:

No archaeological concerns

DNP - Building Conservation Officer:

Archerton Cottage is included in the DNPA Historic Farmstead Survey as at least nineteenth century in date with possibly earlier origins. It should be regarded as a non-designated heritage asset.

The main concern is that given that the farmstead could be earlier in date than the nineteenth century, the removal of the existing roof structure could potentially result in the loss of important historic fabric. Although the applicant has provided some photographs of the roof space, these are not of a standard to assess the importance of the roof and the impact that its loss could have on the significance of this non-designated heritage asset.

Parish/Town Council Comments

Dartmoor Forest PC:

Support - much needed refurbishment of the cottage.
No additional comments on amended drawings.

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

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

DMD14 - Biodiversity and geological conservation

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

DMD24 - Extensions and alterations to dwellings

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

PROPOSAL

This application proposes the refurbishment of Archerton Cottage, comprising:

The replacement of the roof
Creation of new door openings
Alterations to windows, and
The conversion of adjoining barn

The corrugated metal roof is to be replaced with a slate roof. The eaves and ridge height for the main dwelling are to be raised by 200mm. The adjacent barn ridge will be raised by 200mm but the eaves will remain at the same level to reduce the impact. The change of height of the store building will increase the pitch from 43 degrees to 45 degrees. The dormer windows of the dwelling are to be widened by 0.3m and slate hung however the windows are to remain the same size.

The metal wall cladding above the entrance porch is to be removed and replaced with lime render. The eaves will have a thin fascia board flush to the wall and a thick line slate edging on the verges.

Two new door openings are proposed on the rear elevation – it is not clear how this will work in practice without significant excavation as these doors will exit the building on to a steeply sloping bank. No excavation or ground works have been proposed as part of the application. The barn doors are to be replaced with aluminium triple glazed trifold doors with wooden externally hinged shutters (to remain open most of the time).

The existing timber windows are to be replaced with triple glazed timber framed windows with aluminium skin exteriors and fewer glazing bars than the existing cottage style windows. The bay window on the south east elevation is to be replaced with two casement windows (as described above). Three rooflights are to be placed in the barn roof on the north west elevation. The chimney between the barn and dwelling is to be removed.

The barn is to be converted into an open plan living area with a master bedroom (and en-suite) at first floor level. A large portion of the barn wall is to be removed at ground floor level to create an internal access into the dwelling. The rubble stone walls of the barn are to be rendered and white washed to match the dwelling.

POLICY CONSIDERATIONS

Policy DMD8 of the Local Plan is concerned with the conservation and enhancement of designated and undesignated heritage assets. It requires an assessment of the impact of development proposals on the significance (special heritage interest) of heritage assets to be made, taking into account to what extent the works will detract from the original scale, significance, form, quality and setting of the building and impact on its architectural; or historic interest. The policy requires a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset.

The National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

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

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

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

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

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

HERITAGE ASSET

No Heritage Statement has been submitted with the application. There are clearly a number of changes to the building that cumulatively may have an impact on this heritage asset. The Building Conservation Officer has advised that there is insufficient information submitted with the application to assess the impact of the alterations on the undesignated heritage asset.

FLOORSPACE

The extension is not considered to be subservient to the existing dwelling and overwhelms the existing building. The cottage building is a modest size and the barn building is clearly an outbuilding and of a different finish to the main dwelling. Although it is acknowledged that this application is for the conversion of the existing building, the DNPA Design Guide states that extensions should be set back from the main elevation and any side extension should not have a width greater than half the width of the original house. The proposed barn is wider than half the original house and will more than double the habitable floorspace available within this dwelling and compromise its future affordability.

The proposed extension would present a 63% increase in habitable floor space; a significant increase in accommodation which would take the property from a modest and affordable 3 bedroom dwelling of approximately 92sqm to one with a floor area of approximately 150sqm.

This is clearly in excess of the 30% allowance set out in policy DMD24. The proposal conflicts with this policy and there are no clear material planning considerations that support this application. Additionally, it is not clear from the information provided whether the proposed changes will harm the undesignated heritage asset.

IMPACT ON NEIGHBOUR AMENITY

Having regard to the scale, design, orientation and layout of the proposed development,

relative to neighbours and adjacent site levels, it is not considered that the proposed development would harm the residential amenity of neighbouring occupiers. No representations have been received to date.

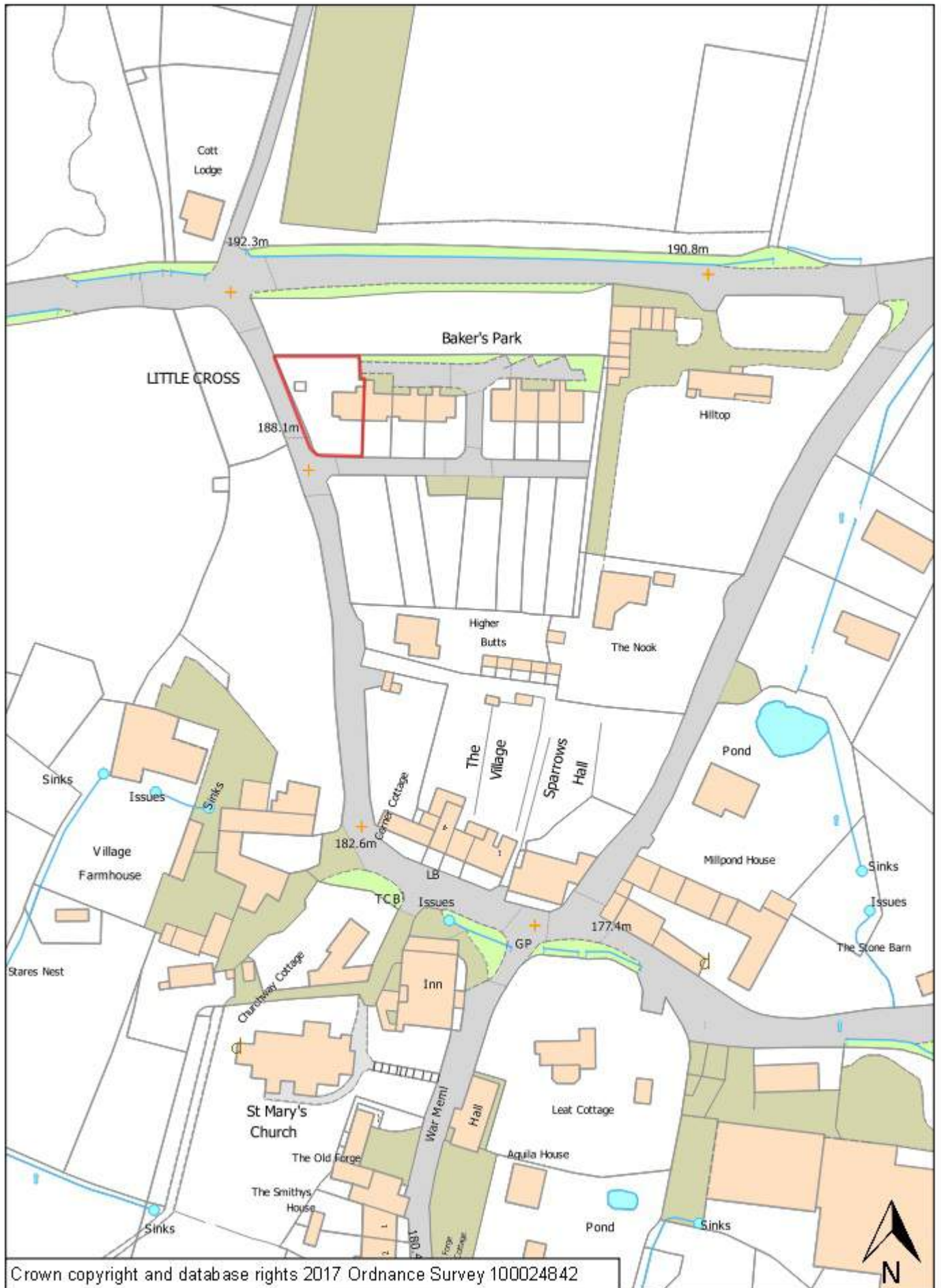
CONCLUSION

While it is acknowledged that the design approach has sought to reuse an existing outbuilding, there is a fundamental conflict with the application of policies intended to restrict the size of extensions relative to the existing property. Additionally the impact of the development proposals on the significance of this undesignated heritage asset are currently unknown.

0161/18 - 1 Bakers Place Holne



Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

9. Application No: **0161/18** District/Borough: **South Hams District**
Application Type: **Full Planning Permission -** Parish: **Holne**
Householder
Grid Ref: **SX705696** Officer: **Helen Maynard**
Proposal: **Demolition of existing outbuildings and erection of a detached double garage with room in roof**
Location: **1 Bakers Park, Holne**
Applicant: **Mr T Crook**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed garage, by virtue of its size and design, would fail to preserve the character and appearance of the host dwelling and surrounding area. The development would therefore be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of the Dartmoor National Park Authority Development Plan, the advice of the Dartmoor National Park Design Guide and statements of Government advice contained in English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

1 Bakers Park is an end of terrace property of four dwellinghouses (there are two matching terraces of a total of eight properties). The two-storey dwellings date to the 1950's/1960's. The property is accessed by a service track to the rear.

To the rear and side of the dwelling there are currently five existing outbuildings (a garage, two timber sheds, a greenhouse and a summerhouse).

This application proposes the removal of the existing outbuildings and their replacement with a two-storey double garage.

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

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Ecology & Wildlife Conservation:	If works take place within the bird breeding season (which lasts between 1 March-15 September in any year) then those parts of the building directly affected should be checked for the presence of nesting birds no more than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.

Parish/Town Council Comments

Holne PC:

Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes to demolish the five existing outbuildings and replace them with a single 7.5m x 7m two-storey double garage and log store. The height to ridge is 5m. This is 0.3m above the eaves level of the existing dwelling; in addition the garage is set on ground 0.5m higher than the main dwelling.

The existing flat roof garage is approximately 2.4m in height and only the higher portions i.e. roof of the building can be seen from the road.

The primary concern is the scale of the building. The proposed outbuilding will overwhelm the terrace and is not subservient to the dwellinghouse.

PRE APPLICATION ADVICE

Pre-application advice was sought in January 2018 prior to the submission of this application. The principal of a domestic outbuilding in this location was considered to be acceptable and the site would benefit from being less cluttered with outbuildings. However, it was advised that the building should be reduced in size to ensure it remains domestic in scale.

Any forthcoming application would need to demonstrate that the building would relate positively to the house and wouldn't result in a cramped appearance on this corner of the site. The dwelling, 1 Bakers Park, is a modest semi-detached dwelling on a corner plot and the scale and height of the building proposed appeared excessive in bulk and height.

It was suggested that a more modest building with a lean to side extension for the office/work shop which carefully considered the scale and proportions of the existing dwelling should be pursued.

No significant changes have been made to the scheme since this advice was given.

POLICY

The National Planning Policy Framework (NPPF) attaches great importance to the Cultural Heritage of National Parks. This is reiterated in policy DMD1b which emphasises that the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. The NPPF states that account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. It expressly states that Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Development plan policies COR4 and DMD7 require new development to conserve the character and appearance of the locality by demonstrating a scale and design which is appropriate to the site.

DNPA design guidance for domestic extensions and outbuildings states that scale is often a major issue and that development proposals should identify and work with the best features of the existing building and site.

Policy DMD7 requires development proposals affecting built environment to have particular regard to the character and settings of heritage assets.

Policy DMD24 states that extensions to dwellings should not adversely affect the appearance of the dwelling, even if not generally visible from public viewpoints.

ASSESSMENT

From the front elevation of the dwelling, approaching from Holne Village, the proposed garage will appear out of proportion with the key features of the main house, primarily the narrow, linear form of the terrace.

The increased height of the building of 2.6m (compared to the existing flat roof garage - the tallest of the existing outbuildings) and the increased width would be most evident from the Hexworthy road and access track at the front of the site where the land is at a lower level.

Given the size and location of the garage there is clear potential for a significant impact on the appearance of the building. The proposed outbuilding will adversely affect the appearance of the dwelling and is visible from public viewpoints. The footprint of the outbuilding appears to be at least as large as the dwelling (as shown on the Block Plan received 28 March 2018) and it is considered that the proposal would unacceptably harm the character and appearance of the host dwelling.

The building is excessively tall and the pitch of the roof is very shallow. It is likely that the shallow pitch has been provided to reduce the height of the building but it leads to a poorly proportioned design particularly when viewed from the gable end. The DNPA Design Guide states that traditionally, pitched roofs on Dartmoor have a relatively steep pitch. The materials and roof pitch should match those of the parent building i.e. the dwelling.

The garage would not present as a subservient outbuilding in the elevated garden of the property and would detract from the simple character of the terrace. The proposed structure would appear imposing and dominant in the context of the plot and the terrace as a whole. The proposed building will have a significantly larger bulk than the five small existing outbuildings

on the site and the inappropriate scale of this building would have a detrimental impact on the appearance of the lane.

The proposed works are therefore considered to be in conflict with Policies DMD1b, DMD7 and DMD24 and with advice contained in the Authority's Design Guide, and for these reasons cannot be supported in its current form.

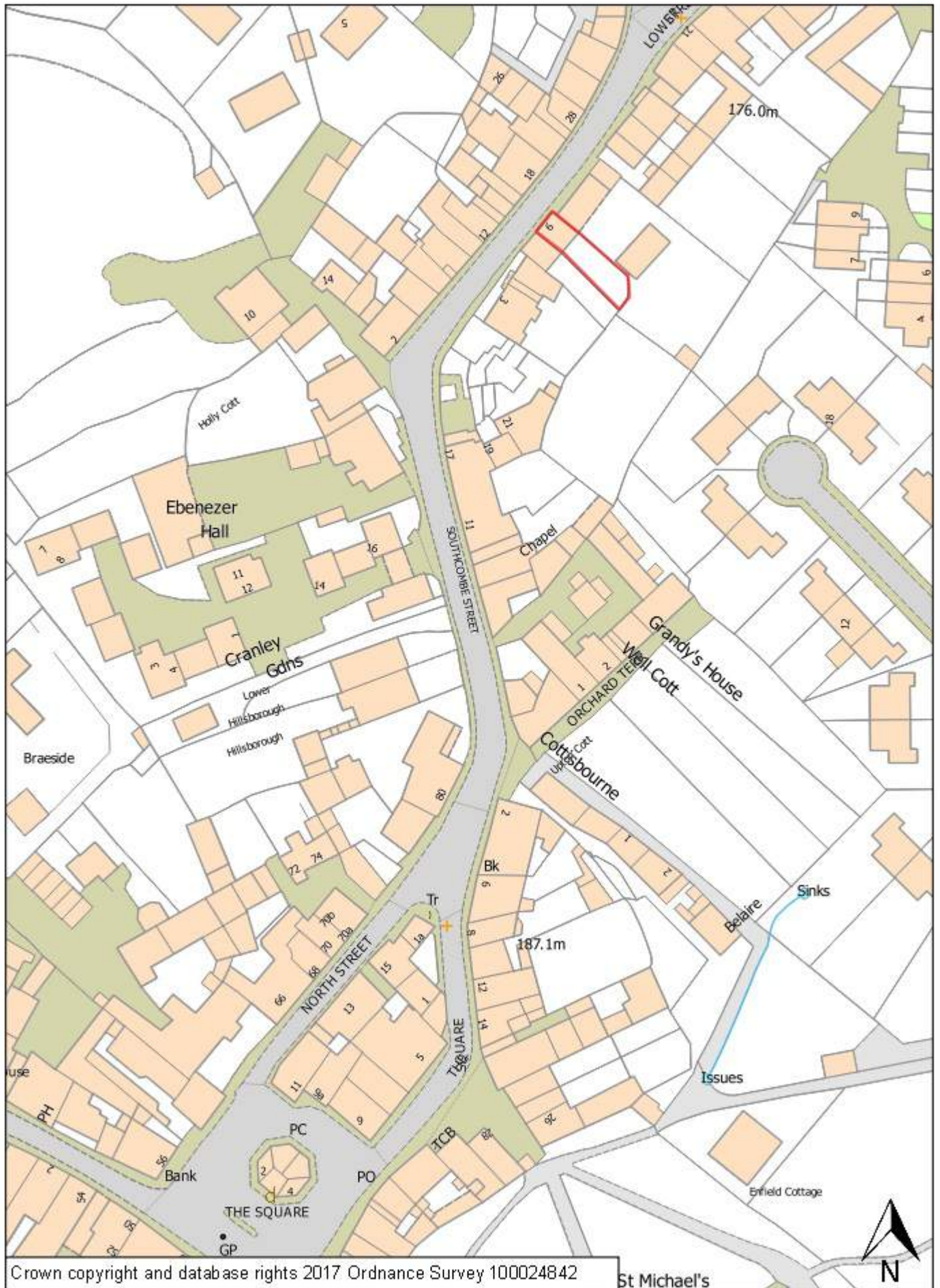
CONCLUSION

Officers consider that the proposed development will overwhelm the dwelling and therefore have a detrimental impact on the character and appearance of this simple cottage, which is visible from the road and surrounding public and private vantage points. The size of the garage is also considered to be excessive given the size of the current cottage.

Bluebell Cottage, Chagford 0107/18



Scale 1:1,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

St Michael's

10. Application No: **0107/18** District/Borough: **West Devon Borough**
Application Type: **Listed Building Consent** Parish: **Chagford**
Grid Ref: **SX701877** Officer: **Nigel Pratt**

Proposal: **Replacement windows and door**

Location: **Bluebell Cottage, 9 Lower Street, Chagford**

Applicant: **Mrs D Richardson**

Recommendation **That consent be refused**

Reason(s) for Refusal

1. The proposed replacement windows, due to the detailing of their glazing bars would harm the significance of this grade II listed building and no public benefits would outweigh this harm. The proposal is therefore contrary to policies COR1, COR3, COR5, DMD1b, DMD7 and DMD8 of the Dartmoor National Park Authority Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

Bluebell Cottage is a semi-detached, thatched cottage built on to the street near the centre of Chagford. Its 20th century casement windows are contemporary with and match those of No. 7.

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

Planning History

0796/03 Demolition and reconstruction of enlarged rear extension
Listed Building Consent Grant Conditionally 22 December 2003

Consultations

Environment Agency: Flood Risk Zone 1
West Devon Borough Council: Do not wish to comment.
County EEC Directorate: No highway implications.

Parish/Town Council Comments

Chagford PC: Supports application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR3 - Protection of Dartmoor's special environmental qualities
COR5 - Protecting the historic built environment
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

CHARACTER AND SIGNIFICANCE OF COTTAGE

Numbers 7 and 9 Lower Street comprise a pair of simple cottages, listed Grade II and near the northern edge of the Chagford Conservation Area. In form, they are typical of the local vernacular, with rendered walls and a thatched roof. The list entry mentions that each cottage is a mirror plan of the other, and describes the exterior as 2-window front of 19th century casements with glazing bars flanked by plank doors.

The cottages are significant as a good example of the simple cottages that became more common in Devon through the 18th century. They make an important contribution to the character of Lower Street and form part of the setting of the Grade II* listed Bishop's House attached to the SW end of Number 7.

EXISTING DOOR AND WINDOWS

The windows of the two cottages are identical, each having one three-light single-glazed casement on the ground floor and a two-light single-glazed casement on the first floor. These windows date from the late 20th century, but appear to have been made as exact replicas of the previous windows, as the detailing is broadly authentic and accurate. The form and relationship of the windows are an important element of the buildings historic and architectural character.

The doors also appear to date from the late 20th century and are plain, plank units, that of number 7 has a pane of glass in its upper half.

PROPOSED REPLACEMENT DOOR AND WINDOWS

It is proposed to replace the existing windows of number 9 with double glazed casements. These would consist of a single double-glazed unit in each light, with fake glazing bars planted on both sides in an attempt to give the appearance of multi-paned windows.

It is proposed to replace the existing door with a plank-effect unit with a glazed panel.

THE NEED FOR CORRECT DETAILING

Much of the character of traditional windows derives from the delicacy of their mouldings and the construction of their joinery. With conventional double glazing, it is impossible to achieve this delicacy – either the glazing bars need to be much thicker in order to have a sufficient rebate to receive the sealed units, or as is the case in this proposal, pretend glazing bars are planted over the sealed unit. Either of these solutions results in a window that looks wrong in an historic context and lacks the finesse of a traditional window, and for this reason are rejected for listed buildings in accordance with written guidance from Historic England.

In recent years, slim-profile glazing has become available, which can be installed using traditional, narrow glazing bars. Accordingly, its use on listed buildings is allowed in some

cases where the windows to be replaced are not of historic significance in themselves.

OBJECTIONS TO THIS APPLICATION

There is no objection in principle to replacing the existing windows, which are modern and in poor condition, and the use of slim-profile double-glazing in this instance would be supported if used with true glazing bars. However, the current application is opposed due to the proposed inappropriate detailing.

At 24mm wide, the proposed glazing bars would be excessively thick. The proposed windows are a standardised product, not manufactured locally, and consequently there is apparently very little flexibility with regard to their form and narrower true glazing bars are not offered as part of their range. The agent has offered the possibility of having fake, planted-on glazing bars that could be narrower, but these would not be acceptable either, for the reasons described above. Either of these options would cause harm to the significance of the listed building and would be contrary to DNPA policies DMD8 and COR5.

If the new windows were installed in number 9, they would be noticeably different in dimensions and proportions to those of number 7, and as a result, the unity of the façade would be lost.

In addition to the inappropriate proposed windows, the submitted entrance door details show a fully-glazed unit, which would be quite out of character with the cottage. There is inconsistency between this drawing and other submitted details which have not been clarified by the agents.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

15 June 2018

MONITORING AND ENFORCEMENT

Report of the Head of Development Management

INDEX

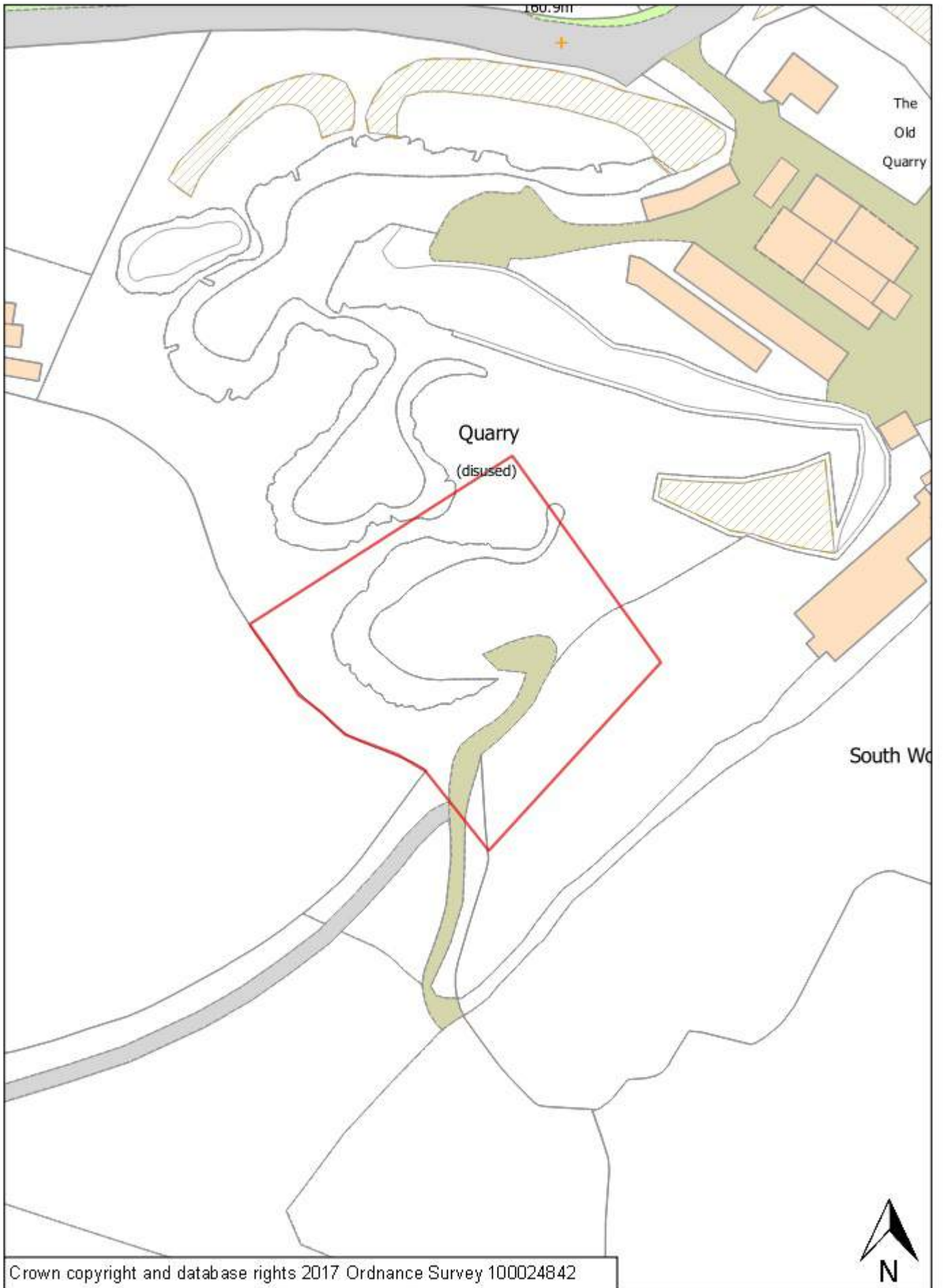
Item No. **Description**

1. ENF/0237/17 - Construction and residential use of wooden building, Land near to the Old Quarry, Southwood, Bridford
2. ENF/0046/17 - Unauthorised residential use of two holiday lets, Downton Farm, Lydford

Land near the Old Quarry, Bridford, ENF/0237/17



Scale 1:1,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

1 Enforcement Code: **ENF/0237/17** District/Borough: **Teignbridge District**
Grid Ref: **SX826863** Parish: **Bridford**
Officer: **Nick Savin**

Description: **Construction and residential use of wooden building**
Location: **Land near to the Old Quarry, Southwood, Bridford**
Land owner: **Mr B Darke**
Recommendation **That, subject to consideration of any comments from the Parish Council, the appropriate legal action be authorised to:**
1. Secure the cessation of the residential use of the land, and
2. Secure the removal of the 'building', including the removal of all fixtures and fittings within the building that facilitate the use and the restoration of the land.

Relevant Development Plan Policies

COR1 - Sustainable Development
COR2 - Settlement Pattern
COR3 - Environment & Heritage
COR4 - Built Environment
COR15 - Housing

DMD1a - Sustainable Development
DMD1b - National Park Purposes
DMD3 - Sustaining the quality of places
DMD5 - Landscape Character
DMD23 - Residential Development

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

THE SITE

The land in question is situated above The Old Quarry off Pound Lane, Bridford, west of South Wood. It is accessed from a track that runs 150m south of Pound Lane, then 250m east. The land forms part of the former quarry.

THE INVESTIGATION

In October 2017 the Authority received a report concerning the construction and residential use of a large single storey wooden building.

A subsequent site visit confirmed that a single storey wooden clad building, akin to a railway carriage measuring about 3m x 7m with a curved roof, was sited in the corner of the site. The building appeared to be resting on a frame rather than built with foundations and was supplied with gas, water and electricity. A domestic style uPVC window was installed in the south (gable) elevation and the east elevation had the front door and some double or French doors. The west elevation included one uPVC window while the rear north elevation had no opening but did have a large stainless steel flue serving a solid fuel stove.

Behind the building to the north officers noted a lean-to type structure divided into four bays, one fronted by a garage door and another covered with a tarpaulin. Inside there was much cut wood and various tools, etc.

Around the buildings officers noted some children's swings and a small trampoline. There was also evidence that some waste material has been deposited on the land.

Letters to the landowner went unanswered and so, prior to initiating enforcement action, welfare forms were hand delivered to the site as there was believed to be an unauthorised residential use of the building. This prompted the occupier of the land (not the landowner) to contact the Authority.

At a subsequent meeting the occupier stated that he had been working for the landowner for some 18 years and that the site where the building was had been populated by two caravans, subsequently replaced by a lorry body, and the current building is essentially the lorry body that had been clad in wood. He said he uses the land to farm and has sheep and pigs and that he also cuts timber to sell. He also said that he did not live in the building but used it as a welfare unit, although admitting to stay overnight now and again.

The building was fully equipped with a fitted kitchen including a cooker, microwave, fridge freezer, toaster, cupboards and fitted units, etc. There was a bathroom with shower and toilet, a lounge with solid fuel burner, TV and two leather sofas. There was no bedroom although it is possible that the lounge could double as this.

Officers requested that the occupier of the land provide evidence to substantiate the history of the building, caravans, etc. and was asked that he provide a home address for future correspondence. Despite a number of reminders in the form of a hand delivered letter and message left on his mobile phone, no further communication has been made with the Authority.

NEXT STEPS

The Authority hold no evidence that there were caravans or a lorry body on the land. There is no planning or enforcement history that deal with such developments and the evidence from the aerial photographs show no buildings, caravans or lorry bodies until 2015 when there is a glimpse of the wood store. The 2017 Google satellite image clearly shows the new building and the wood store.

The Authority remains concerned that despite the statement of the occupier to the contrary, the building is in full time residential use as suggested by two separate individuals.

Accordingly it is now considered appropriate to seek authorisation from Members to initiate the appropriate legal action to secure the removal of the building from the land and the cessation of any residential use of the land.

POLICY CONSIDERATIONS

Development Plan Policy COR1 seeks to ensure that all development in the National Park is undertaken in a sustainable manner with consideration given to, amongst other things, the need to make efficient use of land and respect for and enhancement of the character, quality and tranquillity of local landscapes and the wider countryside. The development is contrary to policy COR1 as the development is not of a high quality design nor does it respect or enhance the character, quality and tranquillity of local landscapes and the wider countryside.

Policy COR4 states that proposals should conform to a number of design principles, which include

the need to demonstrate a scale and layout appropriate to the site and its surroundings. Development must also use external materials appropriate to the local environment. The development is not appropriate to the local environment, and has a detrimental visual impact on this site and its surroundings and does not therefore accord with this policy.

Policy DMD1b seeks to protect the special qualities of the National Park. The wooden building and its use does not accord with this policy as it fails to protect those special qualities.

Policy DMD3 states that development proposals should help to sustain good quality places in the National Park by reflecting the principles set out in the Design Guide. Furthermore the development should conserve and enhance the character and special qualities of the Dartmoor landscape by ensuring that location, site layout, scale and design conserves and enhances what is special or locally distinctive about landscape character. The development is considered contrary to this policy.

Policy DMD5 seeks to conserve and/or enhance the character and special landscape and qualities that contribute to Dartmoor's distinctiveness. The visual impact of the wooden building and its use is considered detrimental to the characteristic landscape features that contribute to Dartmoor's special qualities.

Policy DMD23 seeks to restrict the erection of new dwellings outside Local Centres or Rural Settlements, except where a proven need for an essential rural worker has been established. There is no proven functional requirement for a new dwelling on this land.

The HUMAN RIGHTS ACT 1998

It is believed that the building is in residential use. As such, the courts will view any decision to take enforcement action as engaging the occupiers' rights under Article 8 ECHR (right to respect for private and family life and home) and Protocol 1 Article 1 (peaceful enjoyment of possessions). The service of an Enforcement Notice requiring the unauthorised residential use to cease would represent a serious interference with these rights. However, it is permissible to do so "insofar as is in accordance with the law and necessary in a democratic society for the protection of rights and freedoms of others".

The courts have held that provided a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular matter, the UK planning system (including the enforcement process) is not incompatible with the Human Rights Act.

Tackling breaches of planning control and upholding Local Plan policies is clearly in accordance with the law, protects the National Park from inappropriate development and enshrines the rights and freedoms of everyone to enjoy the natural beauty and special qualities of the National Park.

There are not believed to be any overriding welfare considerations at this time:

- There are not understood to be any current education issues
- There are not understood to be any physical health or welfare concerns.
- * There are not understood to be any current social services involvement

Members are therefore advised that enforcement action would be:

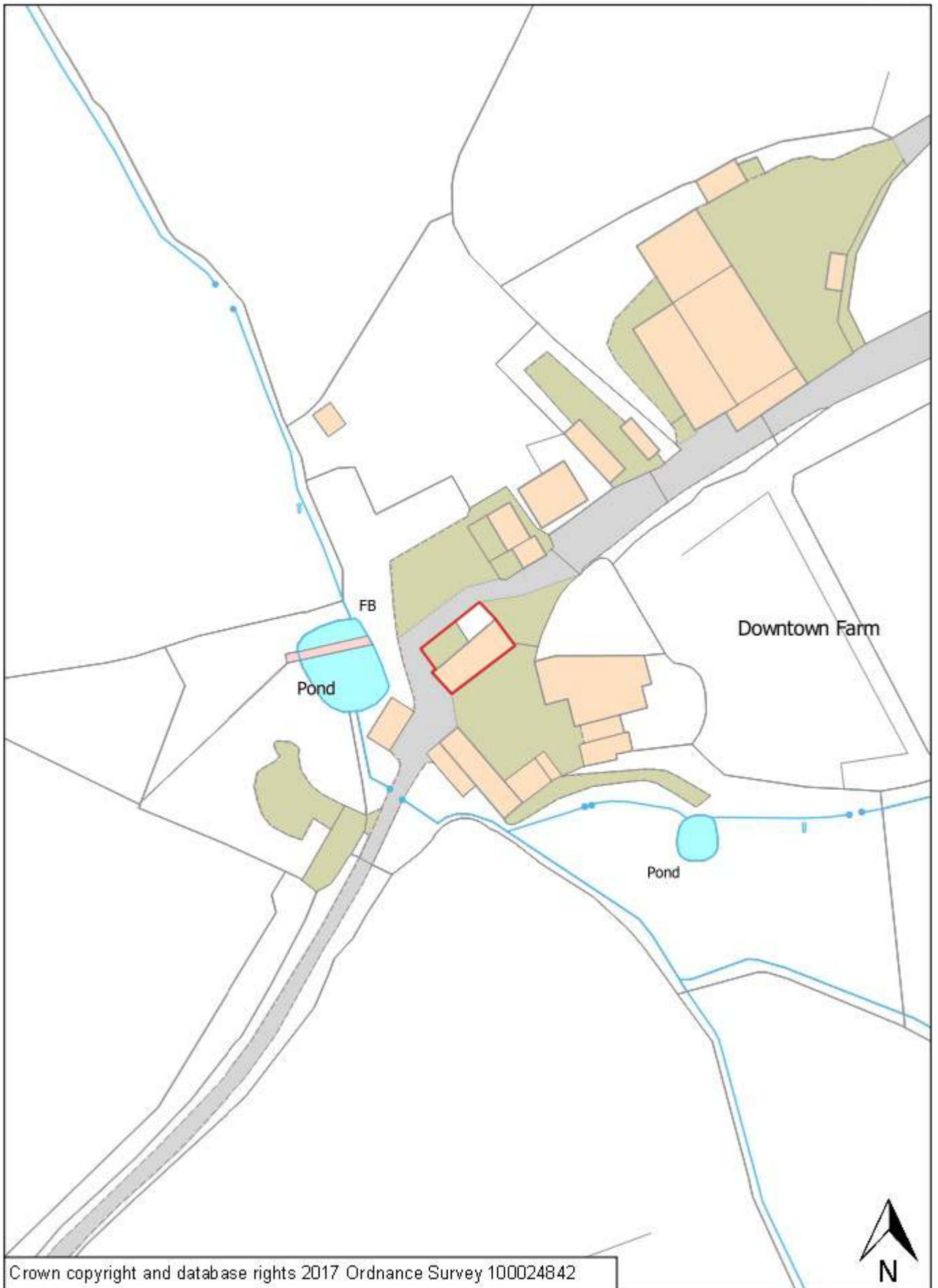
- (i) in accordance with law – s.178(1) T&CPA 1990
- (ii) in pursuance of a legitimate aim – the upholding of planning law and in particular the

Development Plan policies restricting development in the open countryside of the National Park
(iii) proportionate to the harm and therefore not incompatible with the Human Rights Act.

ENF/0046/17, Downtown Farm, Lydford



Scale 1:1,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

2 Enforcement Code: **ENF/0046/17** District/Borough: **West Devon Borough**
Grid Ref: **SX521855** Parish: **Lydford**
Officer: **Nick Savin**

Description: **Unauthorised residential use of two holiday lets**
Location: **Downtown Farm, Lydford**
Land owner: **Ms J Leigh-Tyrer**
Recommendation **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to secure the cessation of the unauthorised full time residential use of the former holiday lets known as Ash Cottage and Elm Cottage.**

Relevant Development Plan Policies

COR1 - Sustainable Development
COR15 - Local needs housing
COR2 - Settlement strategies
COR4 - Design & sustainability
COR5 - Protecting the historic built environment
DMD1a - Sustainable development
DMD1b - National Park special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD26 - Holiday use conditions
DMD3 - Quality of places
DMD4 - Local amenity
DMD8 - Changes to Historic Buildings

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

SITE AND PLANNING HISTORY

Downtown Farm is situated some 1km east of the centre of Lydford just west of the A386. The site consists of a farmhouse and two adjacent barns in a courtyard arrangement.

In 1999 an application for the conversion of two barns to three holiday units was approved with a condition limiting the use of the barn conversions (0357/99). The condition reads:

"The holiday units hereby permitted shall only be used as such and no family, group or individual shall occupy any of the units for more than three weeks in any three month period."

A further application was submitted in 2010 by the current owners (0329/10) to lift this condition to allow for permanent occupation of one of the barns, Barn A (two of the three holiday lets granted by the original permission). This application was withdrawn as it was facing refusal because of the strong policy objection to the creation of new dwellings in the countryside unless there is a proven need for an agricultural, forestry or other rural worker.

In February 2017 the Authority were informed that two cottages at Downtown Farm, Elm Cottage and Ash Cottage, were being occupied on a full time basis. These two cottages related to Barn A

referenced above. Subsequently a Planning Contravention Notice was issued to establish how the units were being used and for how long. The owners claimed that Elm Cottage was let out on a full time basis from June 2013 and that Ash Cottage was let from April 2012. The use of these holiday units as full time residential dwellings only becomes immune from enforcement action after 10 years as there is a condition limiting their use.

CURRENT SITUATION AND RECENT PLANNING APPLICATION

Officers have been consistent in their advice in that any application to retain the units as full time open market dwellings could not be encouraged because of the existing policy objection to new dwellings in the countryside as referenced earlier in this report.

Despite this advice, a retrospective planning application was made, reference 0001/18, and subsequently refused by Members at the Development Management Committee's meeting in April 2018 for the following reason:

"The proposal would result in the creation of two unjustified open market dwellings outside a recognised settlement which do not meet an identified need for affordable housing to meet local needs or a need relating to an agricultural worker or other essential rural business, contrary to policies COR2, COR15, DMD1a, DMD1b, DMD9, DMD23 and DMD26 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks & The Broads UK Government Circular 2010 and the National Planning Policy Framework 2012."

It is now considered appropriate to to seek authorisation from Members to initiate the appropriate legal action to secure the cessation of the unauthorised occupation of Ash Cottage and Elm Cottage.

The HUMAN RIGHTS ACT 1998

The Authority have some knowledge of the occupants of the Cottages and understand that Elm Cottage and Ash Cottage are currently their full time homes. As such, the courts will view any decision to take enforcement action as engaging the occupiers' rights under Article 8 ECHR (right to respect for private and family life and home) and Protocol 1 Article 1 (peaceful enjoyment of possessions). The service of an Enforcement Notice requiring the unauthorised residential use to cease would represent a serious interference with these rights. However, it is permissible to do so "insofar as is in accordance with the law and necessary in a democratic society for the protection of rights and freedoms of others".

The courts have held that provided a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular matter, the UK planning system (including the enforcement process) is not incompatible with the Human Rights Act.

Tackling breaches of planning control and upholding Local Plan policies is clearly in accordance with the law, protects the National Park from inappropriate development and enshrines the rights and freedoms of everyone to enjoy the natural beauty and special qualities of the National Park.

There are not believed to be any overriding welfare considerations at this time:

- The personal circumstances of the occupiers are known and have been taken into account.
- There are not understood to be any current education issues
- There are not understood to be any physical health or welfare concerns.
- * There is no current social services involvement

Members are therefore advised that enforcement action would be:

(i) in accordance with law – s.178(1) T&CPA 1990

(ii) in pursuance of a legitimate aim – the upholding of planning law and in particular the Development Plan policies restricting development in the open countryside of the National Park

(iii) proportionate to the harm and therefore not incompatible with the Human Rights Act.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

15 June 2018

APPEALS

Report of the Head of Development Management

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

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

1 Application No: W/15/3140928 District/Borough: South Hams District
 Appeal Type: Refusal of Prior Approval Parish: Dean Prior
 Proposal: Erection of two barns (14.3m x 13.6m and 24.6m x 7.9m)
 Location: **Hillyfield Plantation & Tom's Brake, Harbourneford, South Brent**
 Appellant: **Mr D King-Smith**
 Decision: **ALLOWED**

2 Application No: W/17/3168180 District/Borough: South Hams District
 Appeal Type: Refusal of Prior Approval Parish: South Brent
 Proposal: Erection of barn
 Location: **The Hillyfield, Harbourneford**
 Appellant: **Mr D King-Smith**
 Decision: **ALLOWED**

3 Application No: W/18/3194058 District/Borough: West Devon Borough
 Appeal Type: Refusal of Full Planning Permission - Householder Parish: Buckland Monachorum
 Proposal: Conversion of store to form ancillary accommodation
 Location: **Greenway, Harrowbeer Lane, Yelverton**
 Appellant: **Mr K Keegan**
 Decision: **ALLOWED**

4 Application No: W/18/3195125 District/Borough: West Devon Borough
 Appeal Type: Refusal of Full Planning Permission - Householder Parish: Whitchurch
 Proposal: Construction of first floor extension above staff accommodation block to form hobby room
 Location: **Birch Cleave, Horrabridge**

Appellant: **Mr F Phillips**

Decision: **ALLOWED**

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

1 Application No: Y/17/3190543 District/Borough: West Devon Borough
Appeal Type: Refusal of Listed Building Consent Parish: Drewsteignton
Proposal: Hinging of shippon door to allow inward opening
Location: **Middle Venton Farmhouse, Drewsteignton**
Appellant: **Mrs L Sowery**

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

1 Application No: C/16/3146596 District/Borough: South Hams District
Appeal Type: Enforcement Notice Parish: Dean Prior
Proposal: Timber & tented buildings, Yurt, caravans and non-forestry vehicles and trailers
Location: **The Hillyfield, Harbourneford**
Appellant: **Mr D King-Smith**

2 Application No: C/16/3146597 District/Borough: South Hams District
Appeal Type: Enforcement Notice Parish: Dean Prior
Proposal: Timber & tented buildings, Yurt, caravans and non-forestry vehicles and trailers
Location: **The Hillyfield, Harbourneford**
Appellant: **Mr D King-Smith**

3 Application No: W/17/3191100 District/Borough: South Hams District
Appeal Type: Refusal of Full Planning Permission Parish: South Brent
Proposal: Ancillary forestry building (21m x 9.27m)
Location: **The Hillyfield, land lying South of Harbourneford, South Brent**
Appellant: **Mr D King-Smith**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

15 June 2018

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head of Development Management

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

(For further information please contact James Aven)

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

1 Enforcement Code: ENF/0018/17	District/Borough: Teignbridge District
Grid Ref : SX740838	Parish : North Bovey
Breach : Unauthorised porch	
Location : Cherrywood Cottage, The Village, North Bovey	
Action taken / Notice served	LB Enforcement Notice

2 Enforcement Code: ENF/0074/18	District/Borough: Teignbridge District
Grid Ref : SX769754	Parish : Ilminster
Breach : Unauthorised building works/COU of building	
Location : Lemon Cottage, Ilminster	
Action taken / Notice served	No further action taken

3 Enforcement Code: ENF/0085/18	District/Borough: South Hams District
Grid Ref : SX664575	Parish : Ugborough
Breach : Studio building to the side of dwelling	
Location : Anthony House, Moorhaven	
Action taken / Notice served	No further action taken

4 Enforcement Code: **ENF/0098/18** District/Borough: **South Hams District**
Grid Ref : **SX687620** Parish : **South Brent**
Breach : **Reprofiling of land, enclosing open verandah, erection of goose shed**
Location : **Hill House, Didworthy, South Brent**
Action taken / **No further action taken**
Notice served
.

CHRISTOPHER HART

enfdelcommrpt