

NPA/DM/14/015

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

07 March 2014

**MONITORING AND ENFORCEMENT**

Report of the Director of Planning

INDEX

**Item No.** **Description**

1. ENF/0167/13 - Change of use of shop to a mixed use incorporating a café, 40 Fore Street, Buckfastleigh
2. ENF/0199/13 - Unauthorised residential use of a mobile home, Land at Great Rock Farm, Hennock

1 Enforcement Code: **ENF/0167/13**  
Grid Ref: **SX739661**

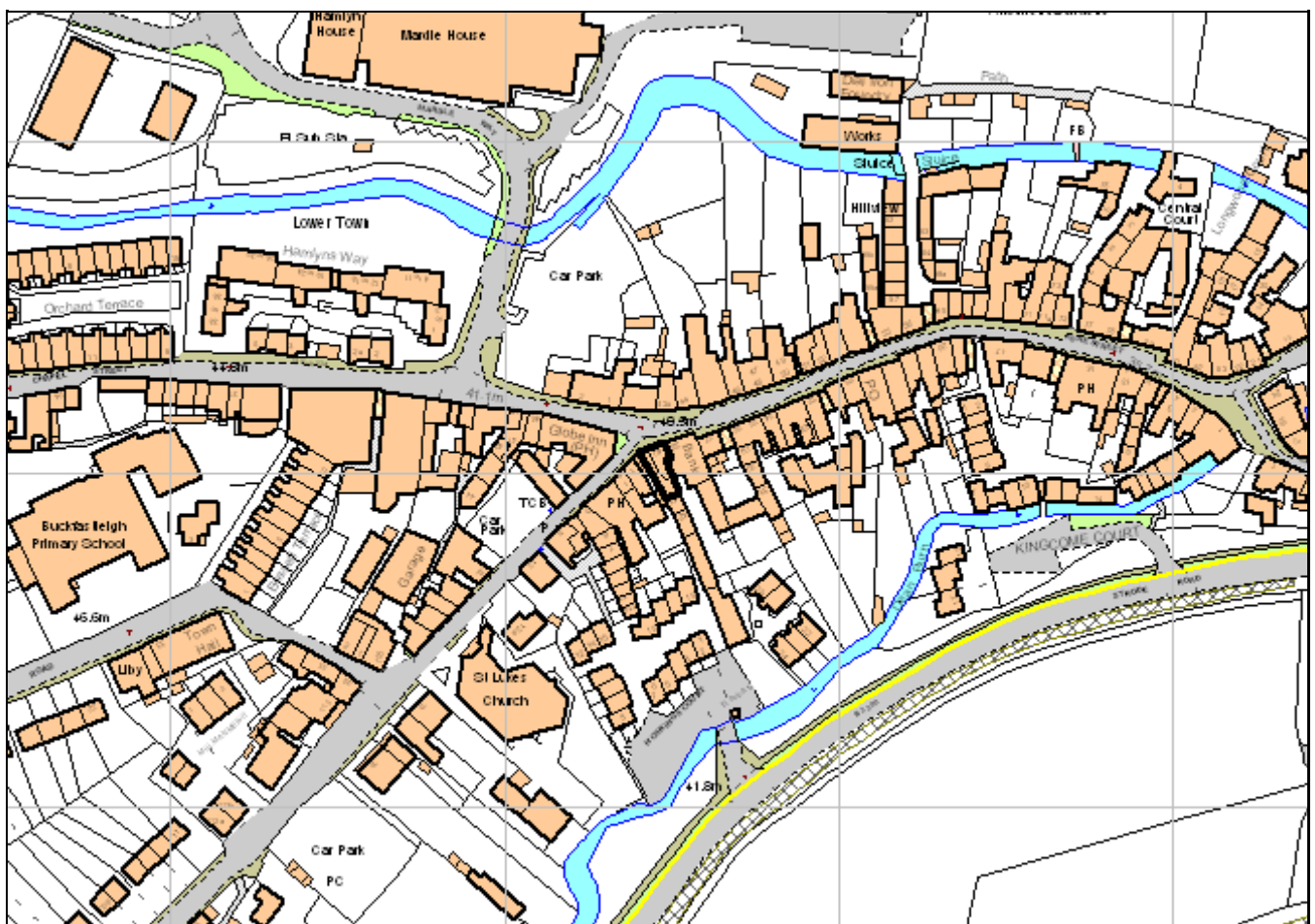
District/Borough: **Teignbridge District**  
Parish: **Buckfastleigh**  
Officer: **Andy West**

Description: **Change of use of shop to a mixed use incorporating a café**

Location: **40 Fore Street, Buckfastleigh**

Land owner:

Recommendation **That subject to the consideration of any comments from the Town Council, the appropriate legal action be authorised to;**  
**1. Secure the cessation of the A3 (Restaurant and Cafe) use within the building; and**  
**2. Secure the removal of all fixtures and fittings associated with this unauthorised use.**



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Scale 1:2500 @ A4

### Relevant Development Plan Policies

COR1 - Sustainable Development  
COR3 - Protection of Dartmoor's Special Environmental Qualities  
COR4 - Design and Sustainable Development Principles

DMD1a - Presumption in Favour of Sustainable Development  
DMD1b - Delivering National Park Purposes and Protecting Dartmoor's Special Qualities

DMD4 - Protecting Local Amenities  
DMD7 - Dartmoor's Built Environment  
DMD8 - Changes to Historic Buildings and Other Heritage Assets  
DMD19 - Local Services and Facilities

### **Representations & Parish/Town Council Comments**

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

### **Observations**

This matter was first brought to the Authority's attention in August 2013 when concerns were raised that partition walls had been removed from within a listed building and that a material change of use of the premises had occurred.

As a result of these complaints the premises were visited on 10 September 2013. During this visit, the Authority's Enforcement Planners met with the new leaseholders of the property, who advised that they would shortly be opening a shop (that is managed and run by members of a Community Interest Company) selling wholefoods.

In order to facilitate the use of the premises as a shop, a number of plasterboard partition walls that had been installed by the previous tenants (a hairdressers) in order to subdivide the floor space had been removed. It was clear that these walls were not original features, and that their removal had improved the internal appearance of the building, and as such it was not considered expedient or necessary to pursue this particular issue any further.

However, it was clear from this visit that a coffee machine had been installed near the till area and that a section of the shop's floorspace had been set aside as a seating area. On the basis of this it was considered that the use of the premises had been changed from an A1 (Shop) usage to a mixed use of both A1 and A3 (Restaurants and Cafes).

The Community Interest Company that operates the business was contacted in late October 2013 and advised that a breach of planning control was occurring at the premises with regard to its usage and were requested to either carry out works to ensure that the unauthorised café/refreshment area was removed from the premises or to apply retrospectively for permission to change the use.

Following this initial letter, detailed and extensive correspondence has been entered into with the Community Interest Company/current leaseholders to try and draw this matter to a conclusion. The current way in which the premises are used is considered to be acceptable to the Authority in planning terms, provided that the situation can be properly controlled and/or conditioned, through either a planning permission or the signing of a legal agreement limiting the area of the premises that can be put to an A3 use, thereby preventing the business from increasing to a size that would be unacceptable. However, the leaseholders have not been able to either apply for permission or sign any form of legal agreement as this approach is not supported by the landowner.

In view of this, the Authority finds itself at somewhat of an impasse, where the current use of the premises is deemed to be acceptable but the Authority is unable to secure the necessary controls to prevent the level of use increasing to the extent that it has a detrimental impact on the surrounding area.

With this in mind, it is considered necessary to take legal action to ensure that the unauthorised use of the premises as a café/refreshment area ceases. The Community Interest Company's lease is understood to expire in November 2014 and so any legal action taken could provide a

compliance period that coincides with this date.

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2 Enforcement Code: **ENF/0199/13**  
Grid Ref: **SX826813**

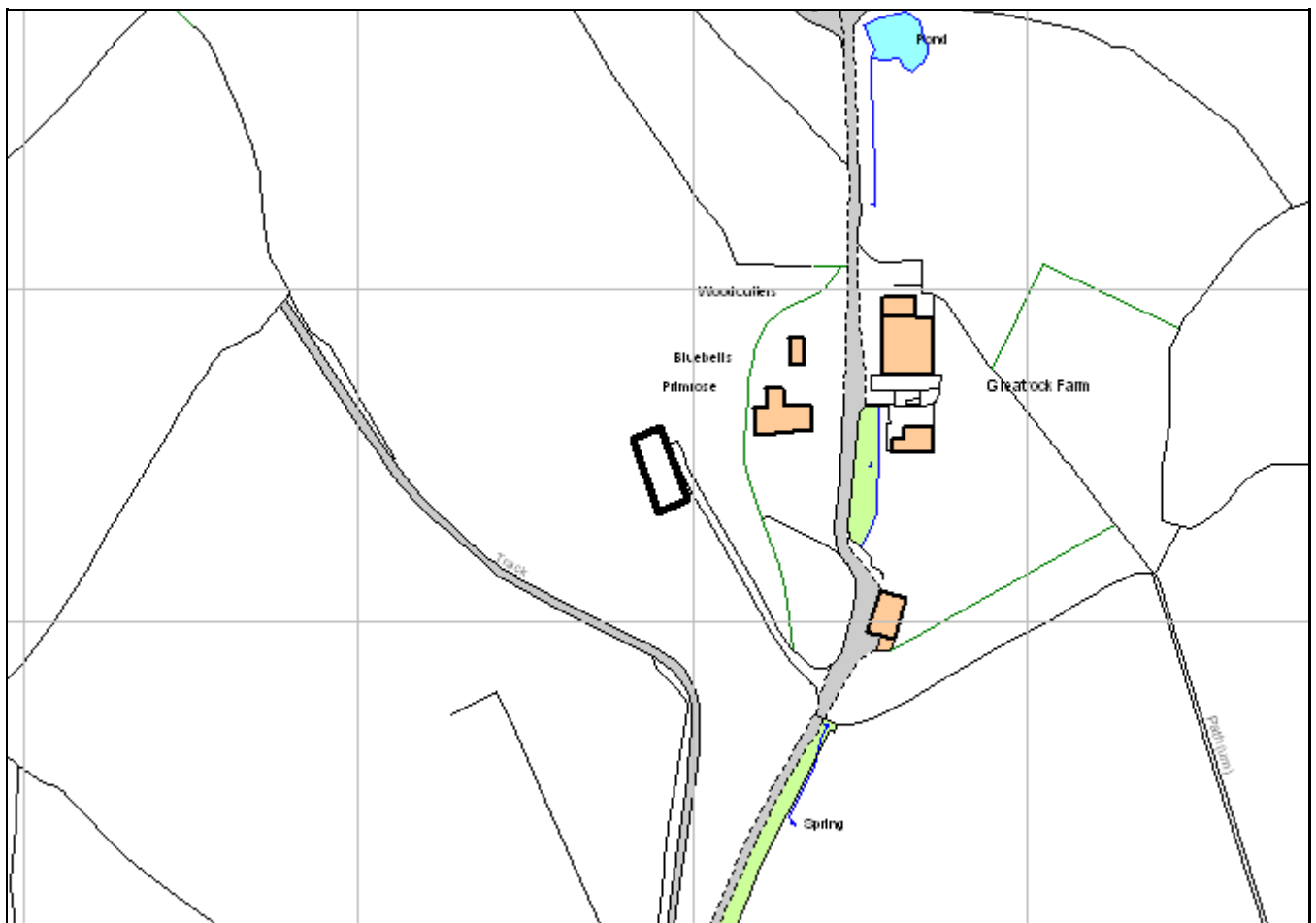
District/Borough: **Teignbridge District**  
Parish: **Hennock**  
Officer: **Nick Savin**

Description: **Unauthorised residential use of a mobile home**

Location: **Land at Great Rock Farm, Hennock**

Land owner:

Recommendation **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to;**  
**1. Secure the removal of the mobile home, exterior decking and associated summerhouse from the land and;**  
**2. Secure the cessation of the residential use of the land**



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### Relevant Development Plan Policies

COR1 - Sustainable Development  
COR2 - Settlement Pattern  
COR3 - Landscape Character  
COR15 - Housing

DMD1b - Dartmoor National Park Special Qualities  
DMD3 - Quality of places

DMD5 - Landscape Character  
DMD7 - Built Environment  
DMD23 - Residential Development outside Local Centres  
DMD28 - Residential Caravans

### **Representations & Parish/Town Council Comments**

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

### **Observations**

Great Rock Farm is situated some 800m north west of the village of Hennock. It comprises of a number of self-catering holiday cottages as well as owners accommodation in the main farmhouse.

In October 2013 officers noted two large mobile homes on land at Great Rock Farm. One unit was situated due west of the farmhouse on a raised area some 40m or so from the farmhouse. The mobile home had substantial exterior decking down the length of one side and around the front of the unit and a canopy had been provided over part of the decked area. Next to the mobile home is sited a small summerhouse which is believed to be used for domestic storage and is also unauthorised. The unit and summerhouse are accessed by a tarmac track from the main driveway to the farmhouse.

The other mobile home which is situated to the east of the farmhouse is unoccupied and subject to separate enforcement action under the scheme of delegation.

The two units were brought onto the land in 2010 and were initially intended for occasional accommodation for family and friends. Due to unforeseen circumstances, the unit to the west of the farmhouse is now occupied by an elderly relative of the owners of the farm who requires a degree of care. Any enforcement action that affects an individual's home cannot be dealt with under the scheme of delegation which is why this report has come before members.

The owners have recently confirmed that it is their intention to make a planning application to retain the two mobile homes as additional self-catering units of accommodation and include the residential use of the western unit for the elderly relative on a personal need basis in the interim and an application is expected shortly.

The Authority understands that the units were delivered in April 2010 and that the additions, decking, porch etc, fixed to them almost immediately they arrived. There is an argument that when a mobile home is added to in this way it stops being mobile, acquires a degree of permanence and therefore should be treated as a building rather than a mobile home. This being the case the units will become lawful after a 4 year period (April 2014) rather than a 10 year period which is the case for free standing mobile homes.

To protect the position of the Authority therefore and to "stop the clock", it is deemed appropriate to issue an enforcement notice to require the removal of the residential unit and summerhouse while allowing an appropriate compliance period which will take into account the personal circumstances of the resident of the mobile home and also allow any planning application to be considered.

### **Welfare Considerations**

The mobile home is occupied by an elderly relative of the land owners as her home. As such it is important to be clear about the impact of enforcement action upon her and the availability of suitable alternative accommodation.

In addition to the principal dwelling at Great Rock Farm, there are three self-contained dwellings known as Bluebells Cottage, Primrose Cottage and Woodcutters Cottage which benefit from a Certificate of Lawfulness for use as self-contained residential accommodation for holiday letting purposes granted in October 2006. Woodcutters Cottage is a small (34m<sup>2</sup>) 2 bed cottage in a detached building a short distance from the rear of the principal dwelling and is laid out on a single floor without steps or stairs. It would appear very suitable for use as a self-contained annexe to the principal dwelling

If it is not possible to accommodate the elderly relative within the principal dwelling, the Authority would be sympathetic to an application for a personal permission to enable the elderly relative to occupy one of these three holiday letting units (the use reverting to a holiday letting use when no longer required for the relative).

#### The Human Rights Act 1998

The occupiers have said that the development is their relative's home. 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.

Given the availability of suitable alternative accommodation on site, there are not believed to be any overriding welfare considerations. 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  
Provided that Members are satisfied that it is expedient to take enforcement action and that the impact of such action will not be disproportionate to the harm caused by the unauthorised development, such action will not be incompatible with the Human Rights Act.

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

7 March 2014

**CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES**

Report of the Director of Planning & Sustainable Development

**Recommendation** : **That the Committee notes the response(s) made under delegated powers**

1	Grid Ref: Officer:	<b>SX420 801</b> <b>Jo Burgess</b>	District/Borough: Parish:	<b>West Devon</b> <b>Milton Abbott</b>
	Proposal	<b>Installation of 45kw wind turbine, hub height 24m and blade height 34m</b>		
	Location	<b>Land at NGR NGR42098 80894, Beckwell Farm</b>		
	Response:	<b>OBJECT</b>		

The consultation is in respect of an application for a 34m high wind turbine 5km west of the National Park boundary and Brentor Church. It would be visible from Brentor Church, the National Park and public rights of way to the east.

The proximity of the proposed wind turbine to the boundary of the National Park means that it will be very visible from Brentor Church in particular, but also the western part of the National Park, including Blackdown and elevated moorland north and west of Lydford. It is considered that the turbine would be a vertical structure in an open landscape which would have a detrimental impact on its setting and would fail to conserve or enhance the natural beauty of the National Park.

In particular the Landscape Character Assessment for Dartmoor National Park has been highlighted. Officers have stated the opinion that from Landscape Character Area 1L (Upland Moorland with Tors) the proposed wind turbine will be visible in long views from a number of locations impacting on the valued attribute of wide open spaces, panoramic views and a strong sense of tranquillity. This will not just impact on the character of the landscape itself but on those seeking to enjoy its special qualities. From Landscape Character Area 2D (Moorland Edge Slopes) including Brent Tor, although it is acknowledged that movement on the adjacent road is visible, the proposed wind turbine will impact on the valued attribute of spectacular views to the countryside outside the National Park. From Landscape Character Area 1D (Inland Elevated Undulating Land), although the tranquillity is broken to a degree



by the road, the impact on views for residents of the National Park in the nearby settlements such as Mary Tavy, North Brentor and Lydford and isolated dwellings will be substantially significant.

In addition, Brentor Church (St Michael de Rupe Church) is a Grade I listed building; an important heritage asset and the most prominent landmark on the western edge of the National Park. The proximity of the proposed wind turbine and its height (approx. 298m to tip) in comparison with the height of Brentor (334m) will mean that it will be very dominant when viewed from the Church. The significance of a heritage asset can be harmed or lost by development within its setting and it is considered that in this case the impact on the setting of the Grade I church will be substantial and for this reason permission should be refused.

The purposes of the National Park are 'to conserve and enhance the natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities (of the National Park) by the public'.

This Authority considers that the size and location of the proposed wind turbine at such close proximity to the National Park and an important heritage asset will have a significant impact on the National Park, in particular the Grade I Listed Brent Tor Church, and will not conserve and enhance the natural beauty and cultural heritage of the National Park, contrary to the first statutory purpose of National Park designation and impact on the ability of the public to enjoy its special qualities contrary to the second purpose. Consequently an objection has been raised to this proposal.

In the response by Officers the requirements of Section 62 of the Environment Act 1995 making it a duty for all relevant authorities to have regard to National Park purposes when coming to their decisions has been highlighted and those purposes set out.

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STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

07 March 2014

**APPEALS**

Report of the Director of Planning

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

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

- |                   |  |                   |                    |
|-------------------|--|-------------------|--------------------|
| 1 Application No: | A/13/2206094   | District/Borough: | West Devon Borough |
| Appeal Type:      | Non Determination within 8 weeks   | Parish:           | Lydford            |
| Proposal:         | Removal of condition (9) of permission 0855/05 relating to a holiday let |                   |                    |
| Location:         | <b>Swallow Barn, Lydford</b>   |                   |                    |
| Appellant:        | <b>Ms J Lawrence</b>   |                   |                    |
| Decision:         | <b>DISMISSED</b>   |                   |                    |



In dismissing the appeal, the Inspector considered the principal issue to be whether the holiday occupancy condition was necessary and reasonable, having regard to national policy and the Dartmoor National Park Development Plan in relation to sustainable development.

He assessed the proposal against policy DMD26. This policy requires applicants to demonstrate that the demand for holiday accommodation no longer applies and that the dwelling has been offered for sale, rent or lease for a period of at least 12 months, together with a willingness to enter into a legal agreement to reserve the property for occupation by local persons as an affordable dwelling.

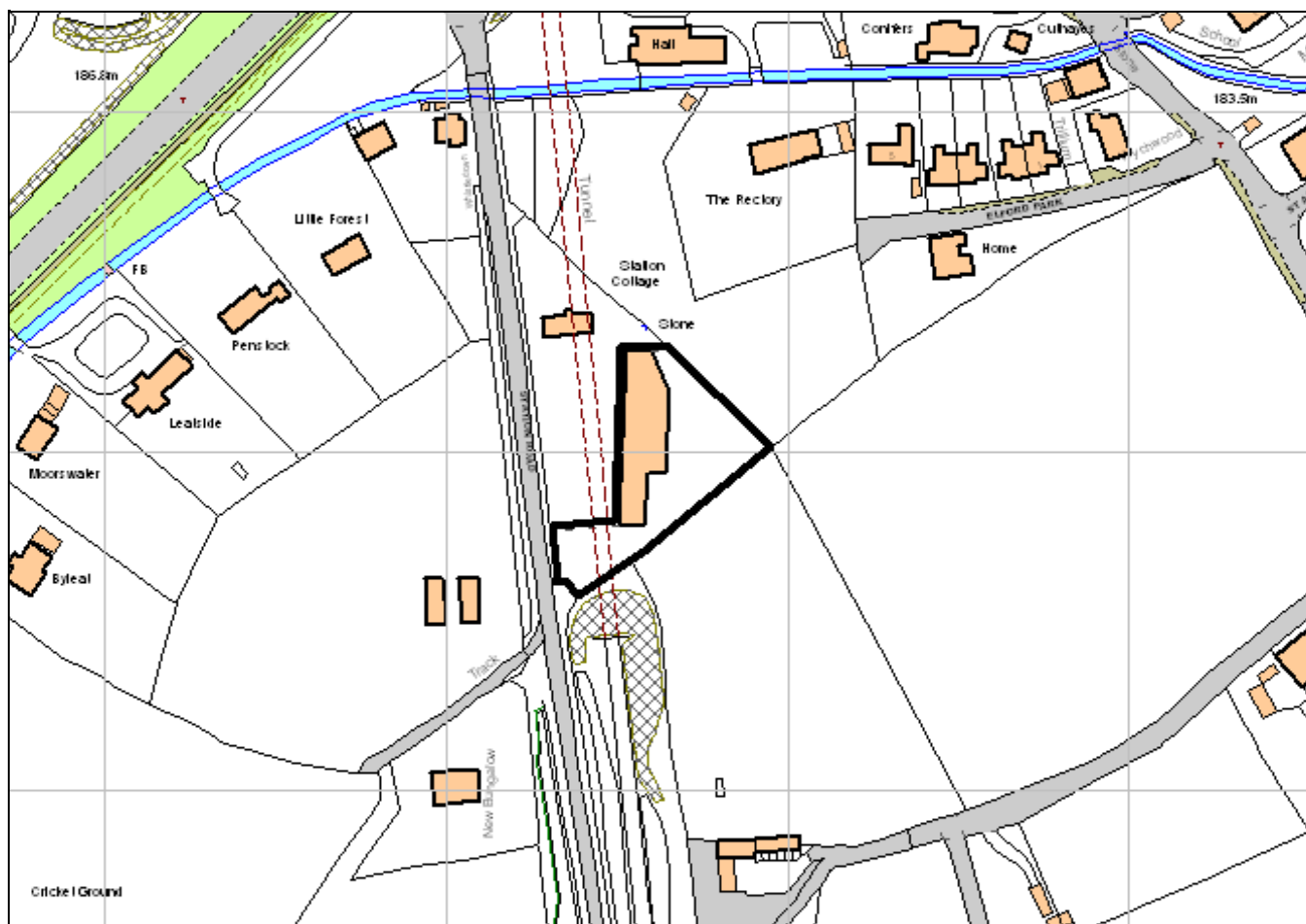
He found that whilst the appellant's holiday business was operating at a loss, the evidence put forward to demonstrate a lack of demand for holiday accommodation in the area was not compelling. He noted that the Authority had approved 10 proposals for tourist accommodation within the last 12 months and that other high end holiday accommodation rates are lower than those set by the appellants. Furthermore, he found that the appellant had not undertaken the requisite 12 month marketing period and appeared unwilling to so do.

He agreed with the appellant and the Authority that given the size, location and running costs of the dwelling it would not be economically viable as an affordable dwelling. He also expressed concerns regarding the use of the property as a permanent dwelling with regard to impact on tranquillity by increased traffic and its unsustainable location in relation to facilities and services.

The Inspector concluded that the holiday occupancy condition was necessary and reasonable and therefore would not vary the permission by deleting the condition.

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2 Application No: A/13/2208105 District/Borough: West Devon Borough  
Appeal Type: Refusal of Full Planning Permission Parish: Buckland Monachorum  
Proposal: Single dwelling to replace 500sqm metal swimming pool building (Contemporary Design)  
Location: **Station Cottage, Station Road, Yelverton**  
Appellant: **Mrs J Perryman**  
Decision: **ALLOWED**



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Members will recall that this application was presented to the October 2013 DM Committee with a recommendation of refusal on the basis of it being an open market dwelling contrary to policy, and the impact on nearby trees. In the event Members refused the application on design grounds.

The Inspector considered that the main issues were the effect of the proposal on the character and appearance of the area.

The appeal arose from the Authority's consideration of two concurrent schemes for a new dwelling following demolition of an existing building (swimming pool) on the site.

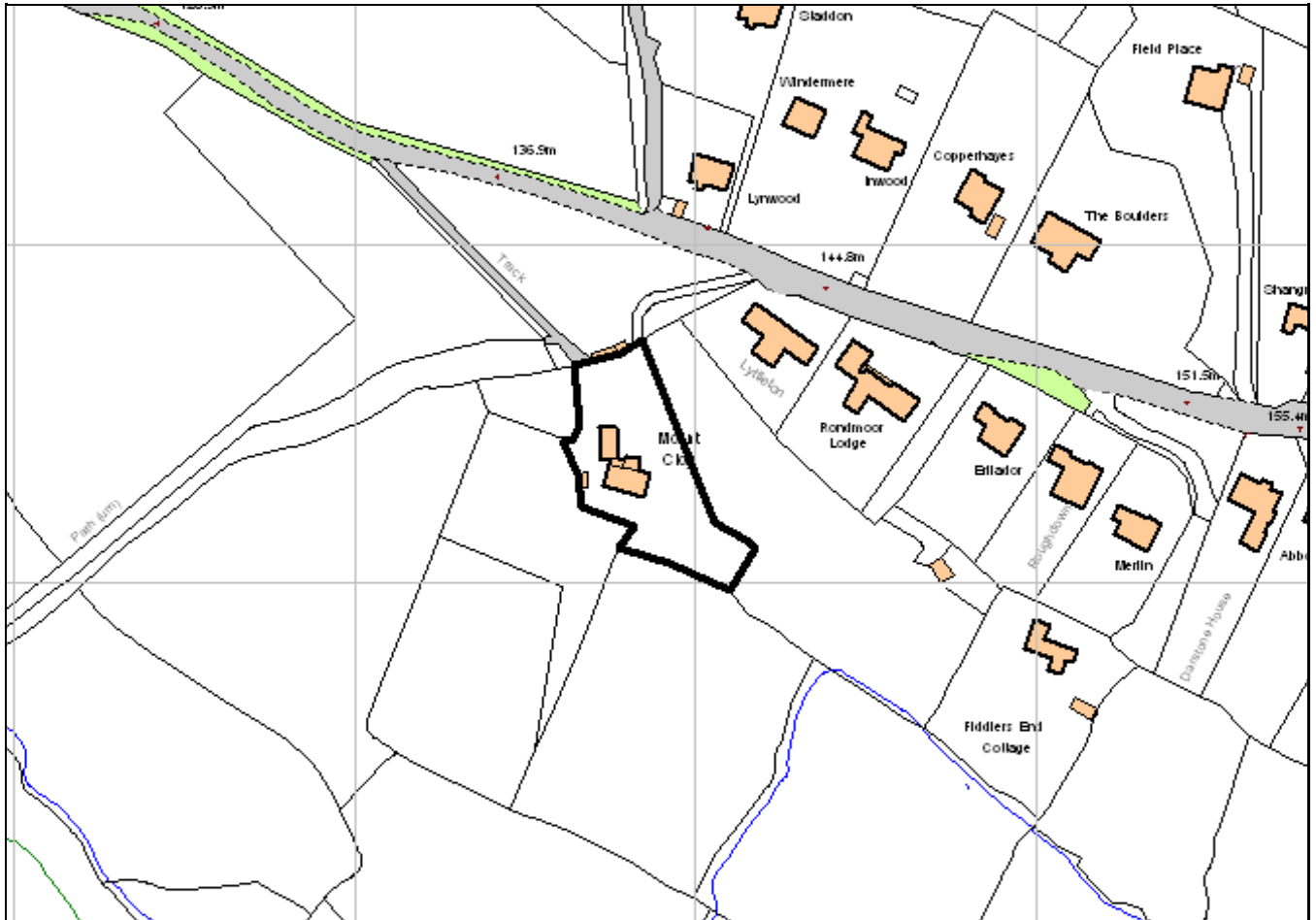
The Inspector acknowledged that the unashamedly modern design may not be to everyone's taste, however he considered that the site represents an opportunity to building something

different, especially given the nature of the existing building and the fact that the adjoining Station Cottage is set at a much higher level.

In making reference to the Design Guide and the sustainability and ecological credentials of the proposed dwelling, the Inspector concluded that the proposal would not harm the character or appearance of the site or its surroundings and he could find no material conflict with policies COR4 or DMD7. Planning permission was granted subject to a number of conditions.

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3 Application No: D/13/2209202 District/Borough: South Hams District  
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Shaugh Prior  
Proposal: Single storey rear extension to provide garden room and enlarged ground floor WC and shower room  
Location: **Mount Clogg, Shaugh Prior**  
Appellant: **Mr & Mrs P Burkill**  
Decision: **DISMISSED**

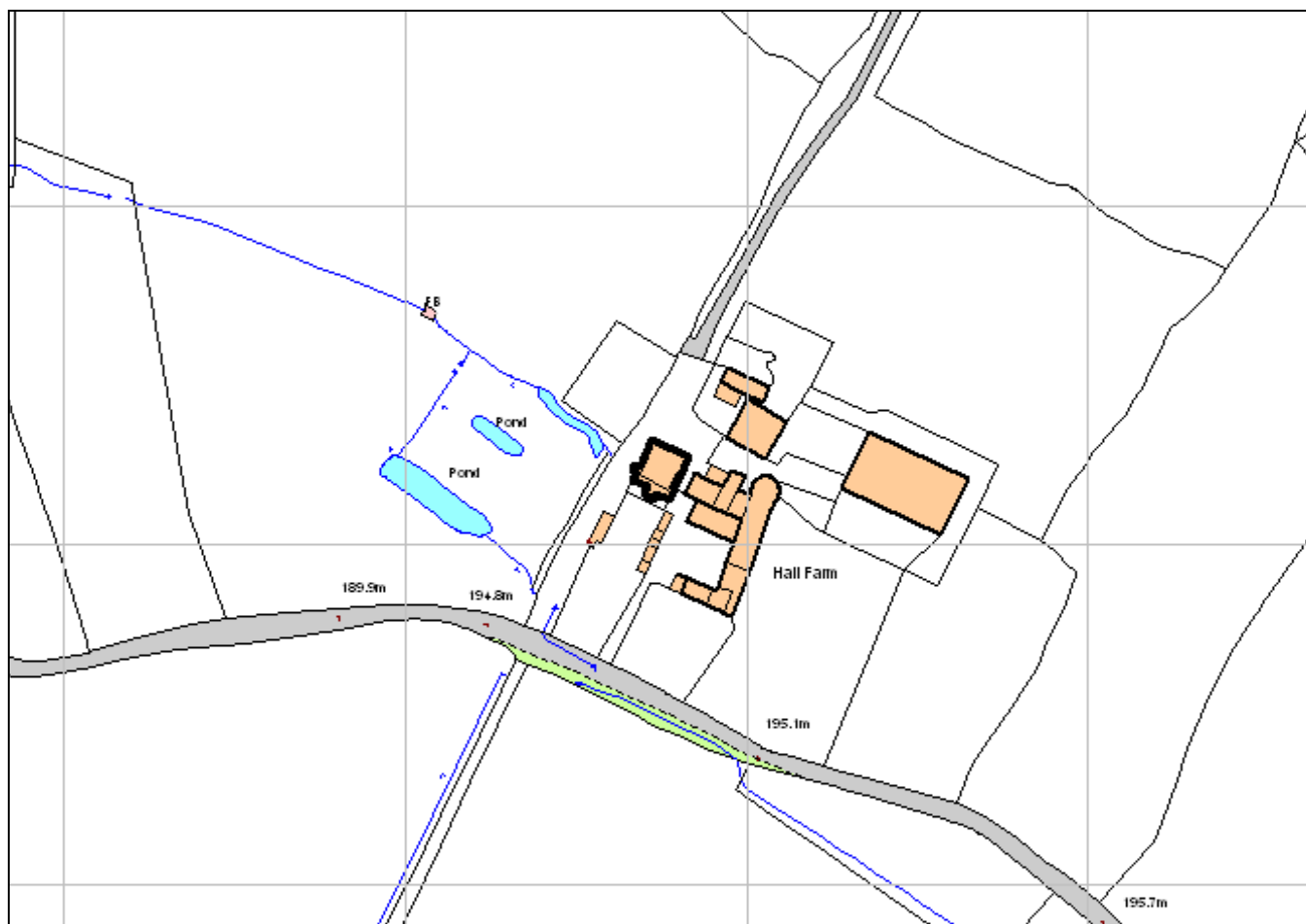


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The Inspector considered that the main issue was the effect of the proposed development on the character and appearance of the building.  
In reaching his conclusion to dismiss the appeal, he considered that the proposed forward projection of the extension would have a significant adverse impact on the fine elevation of the original house. While mindful of the benefits of passive solar gain and light space he concluded that this did not outweigh the potential harm.

4 Application No: F/12/2185949 District/Borough: South Hams District  
Appeal Type: Enforcement Notice Parish: Harford  
Proposal: Without Listed Building Consent, the execution of alterations and works to the building namely; the removal from the building of single glazed window units and the insertion of double glazed window units  
Location: **Hall Farm, Harford, Ivybridge**  
Appellant: **Mr C Venables**  
Decision: **ALLOWED AND NOTICE QUASHED**



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Scale 1:2500 @ A4

This appeal was made against a listed building enforcement notice that alleged; (a) the removal of single-glazed window units from a grade II listed building and (b) the insertion of replacement double-glazed units. The requirements of the notice were; (a) removal of the new windows from the building and (b) installation of windows to match the former windows.

The Inspector considered that there was one main issue in the appeal: the effect of the replacement windows on the special architectural and historic character of the listed building.

This enforcement notice was a re-issue of an earlier notice that also went to appeal and was found to be a nullity by the first Inspector.

Hall Farm dates from the 17/18th Century with possibly earlier origins. The windows that were

replaced by the appellant probably dated from the 1950s although they may have replicated earlier 19th Century versions.

The replacement windows are made of painted hardwood but differed in detail to those they replaced in that, among other things, they are double glazed and had integral projecting cills, trickle ventilation grilles and heavier glazing bars.

The appeal was made on the following grounds:

(c) that the matters alleged do not constitute a contravention;

(d) that the works were urgently necessary in the interests of safety or health or for the preservation of the building and that the works carried out were limited to the minimum measures immediately necessary;

(e) that listed building consent ought to be granted for the works; and

(j) that the steps required to be taken in the notice exceed what is necessary to alleviate the effect of the works executed to the building.

The appellant argued that listed building consent for the windows was not needed but the Inspector found that the new windows are different to those they replaced and had consequently affected the listed buildings appearance. He held that listed building consent was therefore required for the alterations and the appeal on ground (c) consequently failed.

The Inspector appreciated that there were good reasons for replacing the windows, but also that it was not necessary to change the design of the windows to achieve the aim of making the building wind and weather tight. He considered that the building was in no immediate danger and that the same result could have been achieved by replacing the windows in a like-for-like fashion. The appeal on ground (d) therefore also failed.

Since the first appeal was determined, the appellant had made a number of modifications to the windows in an attempt to satisfy the concerns raised. He had removed the projecting drip beads, narrowed some of the glazing bars, inserted timber to make the glazing symmetrical and attached timber strips to mask the trickle vents.

The Inspector considered that, as first installed, the new windows appeared somewhat clumsy and out of character but also that the modifications had improved the situation to a considerable degree and that further modifications would further lessen any harmful impact.

She noted that the windows still had a different appearance to those that they replaced, but these differences were now more subtle and were not causing the 'great harm' that was previously identified. The Inspector stated that although, in an ideal world, it might have been preferable if closer replicas had been used, those that have been inserted are not now so different or out of character that the historic and architectural interest of the building has been unacceptably damaged.

The Inspector also noted that the replacement windows have brought considerable benefits in terms of sustainability by improving the thermal efficiency of the building and that the benefits now outweigh the limited harm that the modified windows cause to the appearance of the listed building.

The appeal was allowed and the listed building enforcement notice quashed. Listed building consent was also granted for the retention of the double-glazed window units subject to the following conditions:

1. All the windows shall be modified to remove the drip mouldings, mask the trickle vents and balance the size of the glazed panels; and



2. Windows 6, 7, 8 and 9 are to have glazing bars inserted.

Members are informed that agreement has since been reached with the appellant, clarifying what modification works are required in order to comply with the Inspectors conditions.

## COSTS APPLICATION

A costs application was made by the appellant following the issue of a second listed building enforcement notice after the first was found to be a nullity. The terms of this notice were, the appellant complained, more onerous than that of the first and he believed that the Authority could not introduce such a requirement in the new notice.

The Inspector advised that because the first notice was a nullity, this means that, in law, it did not exist. The Authority was therefore quite within its rights to issue the second notice requiring the removal of the replacement windows and to specify their replacement with those that matched the ones that were removed. Furthermore, the Inspector noted that it was open to the appellant to submit an application for listed building consent for a modified scheme, but relied instead on the appeal process to determine whether listed building consent should be granted. In such circumstances, it was not unreasonable for the Authority to re-issue a listed building enforcement notice.

The Inspector agreed that the original windows were unacceptable, but was satisfied that they could be made acceptable by modifications secured through conditions. She noted that the Authority took a different view but confirmed that this was not an unreasonable stance for it to have taken. She found nothing in the way the Authority had conducted the appeal that was unreasonable and consequently lead to unnecessary or wasted expense for the appellant.

The application for an award of costs was subsequently refused.

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

1 Application No:	C/14/2211926	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Burrator
Proposal:	Unauthorised pole barns		
Location:	<b>Stone Park, Walkhampton Church Lane, Yelverton</b>		
Appellant:	<b>Ms J Glanville</b>		

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2 Application No:	E/14/2210237	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Listed Building Consent	Parish:	Widcombe-in-the-Moor
Proposal:	Installation of rooflight on rear of converted barn linked to house (retrospective)		
Location:	<b>Southway Farm, Widcombe-in-the-Moor</b>		
Appellant:	<b>Mr T Wilding-White</b>		

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3 Application No: F/13/2210174 District/Borough: Teignbridge District  
Appeal Type: Enforcement Notice Parish: Widecombe-in-the-Moor  
Proposal: Unauthorised rooflight in curtilage listed building  
Location: **Southway Farm, Widecombe-in-the-Moor**  
Appellant: **Mr TM Wilding-White**

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

07 March 2014

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS  
AND APPLICATIONS WITHDRAWN**

Report of the Director of Planning

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

**(For further information please contact Stephen Belli)**

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

1	<b>Application No:</b> 0001/14 <b>Application Type:</b> Prior Notification <b>Proposal:</b> Open-fronted agricultural machinery store (13.8m x 4.6m) <b>Location:</b> The Field, Foxhole Hill, Christow <b>Decision:</b> No objection	<b>District/Borough:</b> Teignbridge District <b>Parish:</b> Christow
2	<b>Application No:</b> 0002/14 <b>Application Type:</b> Full Planning Permission - Householder <b>Proposal:</b> Construction of external stairway from living room to rear garden with associated works <b>Location:</b> The Old Garage, Lydford <b>Decision:</b> Grant Unconditionally	<b>District/Borough:</b> West Devon Borough <b>Parish:</b> Lydford
3	<b>Application No:</b> 0018/14 <b>Application Type:</b> Prior Approval <b>Proposal:</b> Erection of livestock unit and covered yard <b>Location:</b> Lower Lowton Farm, Bridford <b>Decision:</b> Withdrawn	<b>District/Borough:</b> Teignbridge District <b>Parish:</b> Bridford
4	<b>Application No:</b> 0021/14 <b>Application Type:</b> Full Planning Permission <b>Proposal:</b> Alterations to provide disabled access including door to replace windows and widening of door all in the east elevation <b>Location:</b> Glazebrook House Hotel, South Brent <b>Decision:</b> Grant Conditionally	<b>District/Borough:</b> South Hams District <b>Parish:</b> South Brent

5 **Application No:** 0034/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Bovey Tracey  
**Proposal:** Single storey extension incorporating conservatory, glazed lantern and porch  
**Location:** Colehayes Bungalow, Colehayes, Bovey Tracey  
**Decision:** Withdrawn

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6 **Application No:** 0554/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckland Monachorum  
**Proposal:** Garage extension and alterations to dwelling  
**Location:** Tanglin, Meavy Lane, Yelverton  
**Decision:** Grant Conditionally

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7 **Application No:** 0632/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Horrabridge  
**Proposal:** Erection of detached garage and store  
**Location:** Glentor, Old Station Road, Horrabridge  
**Decision:** Grant Conditionally

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8 **Application No:** 0634/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Mary Tavy  
**Proposal:** Conversion of barns to form two holiday lets and one unit of staff accommodation, with new access drive and parking  
**Location:** Wringworthy Farm, Tavistock  
**Decision:** Withdrawn

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9 **Application No:** 0635/13 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Mary Tavy  
**Proposal:** Conversion of barns to form two holiday lets and one unit of staff accommodation, with new access drive and parking  
**Location:** Wringworthy Farm, Tavistock  
**Decision:** Withdrawn

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10 **Application No:** 0636/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Chagford  
**Proposal:** Erection of timber framed agricultural barn (5m x 14m)  
**Location:** Rushford Mill Farm, Chagford  
**Decision:** Refused

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11 **Application No:** 0641/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Lustleigh  
**Proposal:** Re-instatement of flue from front of dwelling to rear  
**Location:** Valley View, Moretonhampstead Road, Lustleigh  
**Decision:** Grant Conditionally

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12 **Application No:** 0643/13 **District/Borough:** Teignbridge District  
**Application Type:** Advertisement Consent **Parish:** Moretonhampstead  
**Proposal:** Projected hand painted hanging sign and fascia sign advertising business and retail outlet  
**Location:** 26 Cross Street, Moretonhampstead  
**Decision:** Grant Unconditionally

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13 **Application No:** 0644/13 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Moretonhampstead  
**Proposal:** Projected hand painted hanging sign and fascia sign advertising business and retail outlet  
**Location:** 26 Cross Street, Moretonhampstead  
**Decision:** Grant Conditionally

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14 **Application No:** 0647/13 **District/Borough:** West Devon Borough  
**Application Type:** Prior Approval **Parish:** Dartmoor Forest  
**Proposal:** Extension (222sqm) to existing agricultural building  
**Location:** Brimpts Farm, Dartmeet, Princetown  
**Decision:** No objection

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15 **Application No:** 0649/13 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ashburton  
**Proposal:** Replace existing roofing with slate  
**Location:** 17 East Street, Ashburton  
**Decision:** Grant Conditionally

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16 **Application No:** 0650/13 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** Shaugh Prior  
**Proposal:** Installation of wood burner and flue and Velux roof window, extend granite path around property and construction of dry wall in garden  
**Location:** 1 Dunstone Farm Barns, Plympton  
**Decision:** Grant Conditionally

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- 17 **Application No:** 0651/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Burrator  
**Proposal:** Demolish inside of septic tank and replace with Klargester BC biodisc treatment plant  
**Location:** Dewerstone Cottage, Goodameavy  
**Decision:** Grant Unconditionally
- 
- 18 **Application No:** 0654/13 **District/Borough:** Teignbridge District  
**Application Type:** Certificate of Lawfulness **Parish:** Ashburton  
for a proposed development  
**Proposal:** Mixed use of the premises as a ground floor shop(A1) with a single flat (C3) above  
**Location:** 2 Kingsbridge Lane, Ashburton  
**Decision:** Certificate issued
- 
- 19 **Application No:** 0655/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Throwleigh  
**Proposal:** Erection of livestock building (15m x 18m)  
**Location:** Mount Pleasant Farm, Murchington  
**Decision:** Grant Conditionally
- 
- 20 **Application No:** 0656/13 **District/Borough:** West Devon Borough  
**Application Type:** Certificate of Lawfulness **Parish:** Dartmoor Forest  
for a proposed development  
**Proposal:** Removal of chimneys  
**Location:** 1, 2, 8, 9, 15, 16 and 17 Burrator Avenue, Princetown  
**Decision:** Certificate issued
- 
- 21 **Application No:** 0657/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Ashburton  
Permission - Householder  
**Proposal:** Conservatory to rear of barn  
**Location:** Sparnham Barn, West Street, Ashburton  
**Decision:** Grant Conditionally
- 
- 22 **Application No:** 0658/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning **Parish:** Chagford  
Permission - Householder  
**Proposal:** Alterations to dwelling  
**Location:** Percy's, Chagford  
**Decision:** Withdrawn
-

23 **Application No:** 0659/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** South Tawton  
**Proposal:** Erection of agricultural livestock building (18m x 6m)  
**Location:** Great Head, South Zeal  
**Decision:** Withdrawn

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24 **Application No:** 0660/13 **District/Borough:** Teignbridge District  
**Application Type:** Change of Use **Parish:** Hennock  
**Proposal:** Change of use from allotment orchard to communtiy orchard/park (retrospective)  
**Location:** Jubilee Orchard, Teign Village Allotments, Teign Village  
**Decision:** Grant Unconditionally

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25 **Application No:** 0661/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Buckfastleigh  
**Proposal:** Construction of outdoor manege (50m x 30m)  
**Location:** land at Pearroc Vean, Grange Road, Buckfastleigh  
**Decision:** Withdrawn

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26 **Application No:** 0662/13 **District/Borough:** South Hams District  
**Application Type:** Outline Planning Permission **Parish:** Holne  
**Proposal:** Agricultural worker's dwelling  
**Location:** land at Mill Leat, Holne  
**Decision:** Grant Outline Conditionally

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27 **Application No:** 0663/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Peter Tavy  
**Proposal:** Extension to existing agricultural building for the housing of livestock (28m x 11m)  
**Location:** Coxtor Farm, Peter Tavy  
**Decision:** Grant Conditionally

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28 **Application No:** 0664/13 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** Holne  
**Proposal:** Refurbishment and alterations to existing farmhouse  
**Location:** Shuttaford Farm, Holne  
**Decision:** Grant Conditionally

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- 29 **Application No:** 0665/13 **District/Borough:** South Hams District  
**Application Type:** Listed Building Consent **Parish:** Holne  
**Proposal:** Refurbishment and alterations to existing farmhouse  
**Location:** Shuttaford Farm, Holne  
**Decision:** Grant Conditionally
- 
- 30 **Application No:** 0666/13 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckland Monachorum  
**Proposal:** Installation of external insulation to part of house  
**Location:** Ferncote, Tavistock Road, Yelverton  
**Decision:** Grant Unconditionally
- 
- 31 **Application No:** 0668/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckfastleigh  
**Proposal:** Extension to existing outhouse to form living accommodation, replacement of roof and insertion of rooflight  
**Location:** 77 Barn Park, Buckfastleigh  
**Decision:** Grant Unconditionally
- 
- 32 **Application No:** 0669/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Christow  
**Proposal:** Extension to existing Engine House to provide further accommodation  
**Location:** Wheal Exmouth, Christow  
**Decision:** Withdrawn
- 
- 33 **Application No:** 0670/13 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Christow  
**Proposal:** Extension to existing Engine House to provide further accommodation  
**Location:** Wheal Exmouth, Christow  
**Decision:** Grant Conditionally
- 
- 34 **Application No:** 0671/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Manaton  
**Proposal:** Construction of agricultural livestock building (8.7m x 18.3m)  
**Location:** Holwell Bungalow, Widecombe-in-the-Moor  
**Decision:** Refused
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35	<b>Application No:</b> 0672/13	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Drewsteignton
	<b>Proposal:</b> Further repairs to part of first floor structure (retrospective)	
	<b>Location:</b> Primrose Cottage, Drewsteignton	
	<b>Decision:</b> Grant Unconditionally	
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36	<b>Application No:</b> 0673/13	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Ugborough
	<b>Proposal:</b> Dining room extension	
	<b>Location:</b> Wildacres, Bittaford	
	<b>Decision:</b> Grant Unconditionally	
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37	<b>Application No:</b> 0674/13	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Certificate of Lawfulness for a proposed development	<b>Parish:</b> Throwleigh
	<b>Proposal:</b> Extensions to existing dwellinghouse	
	<b>Location:</b> Wyndhurst, Throwleigh	
	<b>Decision:</b> Certificate issued	
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38	<b>Application No:</b> 0675/13	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Certificate of Lawfulness for a proposed development	<b>Parish:</b> Ashburton
	<b>Proposal:</b> First floor as dwelling (C3) and ground floor retained as shop (A1)	
	<b>Location:</b> 19 North Street, Ashburton	
	<b>Decision:</b> Certificate issued	
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39	<b>Application No:</b> 0676/13	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> South Brent
	<b>Proposal:</b> Single storey extension	
	<b>Location:</b> 7 Woodhay Terrace, Plymouth Road, South Brent	
	<b>Decision:</b> Grant Conditionally	
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40	<b>Application No:</b> 0678/13	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> South Tawton
	<b>Proposal:</b> Installation of LPG fuel tank with timber fencing surround (retrospective)	
	<b>Location:</b> Park Cottage, South Tawton	
	<b>Decision:</b> Grant Unconditionally	
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41 **Application No:** 0679/13 **District/Borough:** South Hams District  
**Application Type:** Prior Approval (Classes J and M) **Parish:** South Brent  
**Proposal:** Change of use of office (B1) to use as a dwelling (under Class J of the GPDO)  
**Location:** 15 Station Road, South Brent  
**Decision:** Planning Permission Required

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42 **Application No:** 0680/13 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Bovey Tracey  
**Proposal:** Change of use from workshop to teaching facility  
**Location:** Yarner Wood, Bovey Tracey  
**Decision:** Grant Conditionally

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

07 March 2014

**ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS**

Report of the Director of Planning

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

**(For further information please contact James Aven)**

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

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1 Enforcement Code:	<b>ENF/0009/13</b>	District/Borough:	<b>West Devon Borough</b>
Grid Ref :	<b>SX503795</b>	Parish :	<b>Mary Tavy</b>
Breach :	<b>Unauthorised outbuilding</b>		
Location :	<b>3 Bal Lane, Mary Tavy</b>		
Action taken / Notice served	<b>No further action taken</b>		
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2 Enforcement Code:	<b>ENF/0127/13</b>	District/Borough:	<b>West Devon Borough</b>
Grid Ref :	<b>SX700875</b>	Parish :	<b>Chagford</b>
Breach :	<b>Acupuncture business operating from former office above shop.</b>		
Location :	<b>Flat above 'Best Cellars', 42 The Square, Chagford</b>		
Action taken / Notice served	<b>No further action taken</b>		
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**STEPHEN BELLI**