

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 October 2014

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

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Item No. **Description**

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2. 0388/14 - Two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window (Full Planning Permission - Householder), Lower Warmhill Farm, Hennock
3. 0351/14 - Extension of existing agricultural building to provide covered manure store and feed areas (Full Planning Permission), Blackdown Piper Farm, Widcombe-in-the Moor
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1. Application No: **0410/14** District/Borough: **South Hams District**
Application Type: **Full Planning Permission** Parish: **Cornwood**
Grid Ref: **SX634574** Officer: **Jo Burgess**

Proposal: **Erection of wooden store for storage of equipment to carry out maintenance of woodland and installation of 190m of stock fence and two gates**

Location: **land lying to the South of Pithill Quarry, Pitt Hill, Ivybridge**

Applicant: **Mr R Smith**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed building, by reason of its location and proposed use, constitutes an unjustified development in the open countryside that is detrimental to the character and appearance of this part of the Dartmoor National Park, contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR3, DMD5, DMD6 and DMD34 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

Pitt Hill Quarry is located north of Ivybridge. The site is accessed via a private road which also serves as a public footpath. The quarry is located in woodland.

It is proposed to erect a wooden store on the northern part of the site for storage of equipment to carry out maintenance of woodland and retrospective planning permission is also sought for the installation of a 190m stock fence and two gates along the boundary with the access road.

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

Planning History

0404/12	Erection of wooden store for storage of equipment to carry out maintenance of woodland and installation of 190m of stock fence and two gates	Full Planning Permission	Refused	09 October 2012
			Result: Dismissed	

Consultations

South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway comments received
South West Water:	No objections
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Trees & Landscape:	It is sensible to fence the woodland to prevent access to the site and prevent waste material being dumped in the old quarry so there is no objection to this element of the proposal.

The building will not require any trees to be removed and will not require foundations. It lies within a mixed broadleaved woodland designated as Woodland of Conservation Importance.

There appears to be no operational felling licence for this wood so the landowner is restricted to felling a maximum of 5 cubic metres of timber per calendar quarter. The applicant has not submitted a woodland management plan and if no works are carried out to the woodland in the next

PLANNING HISTORY

The applicant applied for a larger forestry storage building within the quarry in a location visible from the adjacent road.

Planning permission was refused in October 2012 on grounds that the proposed building, by reason of its scale, location and proposed use, constituted an unjustified development in the open countryside that would be detrimental to the character and appearance of this part of the National Park. A subsequent appeal was dismissed in October 2013.

POLICY CONSIDERATIONS

Members are referred to the full text of the report (see appendix) of a woodland/forestry consultant employed by the Authority to give an independent view on the need for a building to serve this small parcel of land.

Core Strategy policy COR2(iii) only allows for development outside local centres where it is necessary to meet the proven needs of farming, including forestry and other enterprises with an essential requirement to locate in the open countryside. COR1(h) requires development to respect and enhance the character, quality and tranquillity of local landscapes and the wider countryside. COR3 requires development to conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities with particular regard to woodlands.

Policy DMD34 allows for forestry related development where there is a demonstrable need and it is sited to reduce intrusive effects. DMD5 requires development proposals to conserve and/or enhance the character and special qualities of the Dartmoor landscape. DMD6 states the limited circumstances when development can be allowed in woodland of conservation importance.

USE OF BUILDING

The application was submitted for the storage of equipment to carry out maintenance of the woodland. Small scale woodland management activities to be carried out are listed and it is stated that without suitable storage on site they will have to let the woodland slide back into its former neglected state.

Local policies are very clear that new buildings should only be permitted in woodland where they are necessary for the proper management of the woodland. The Authority's consultant has confirmed that there is no need for a storage building on this site in association with the management of the woodland.

IMPACT ON WOODLAND AND CHARACTER OF THE AREA

This woodland is of conservation importance. Unjustified buildings in this context can have a damaging impact on landscape character. The quarry is within woodland and the Landscape Character mapping shows half of the quarry to be within the Upland River Valleys (3J) within the Landscape Character Assessment. However, the site itself is shown to be as being within Moorland Edge Slopes (2D). This appears to be a mapping anomaly. The application has to be dealt with in the context of Moorland Edge slopes but with a mind to the qualities of Upland River Valleys.

Within both landscapes there are few isolated buildings. One of the key characteristics for Moorland Edge slopes are a strong local vernacular of granite and slate and a settlement pattern that is characterised by small nucleated villages, hamlets and isolated farmsteads nestled in the folded rolling landform often surrounded by woodland. The key characteristics for Upland River Valleys include evidence of past woodland management and larger settlements along the lower reaches of the main rivers which include 20th century development displaying a mixture of vernacular styles and materials.

Although the site is close to Ivybridge the only other buildings within the woodland are associated with established dwellings. The proposed building is therefore contrary to the policies seeking to protect the landscape character of the woodland and the wider landscape of the National Park.

CONCLUSION

An independent expert has confirmed that the building is unjustified for forestry purposes and is therefore contrary to policies COR1, COR2, COR3, DMD5, DMD6 and DMD34. The recommendation is therefore to refuse permission.

The fencing that has been installed is not out of keeping and is acceptable in principle and, as a consequence, does not form part of the reason for refusal.

10 years very little change will occur within the woodland.

Woodland operations are cyclical and seasonal and there is no requirement to have a permanent store for forestry equipment within a woodland for the proper management of this small woodland. The building will be contrary to policy DMD6 which controls development in Woodland of Conservation Importance. In addition this will be an isolated building in the landscape and will not reflect development patterns found in this type of landscape contrary to policies COR1, COR3 and DMD5.

Woodland/Forestry Consultant: The tracks are un-necessary for woodland management. The clearance of deadwood and clearance of coppice understory carried out by the applicants is regrettable from a nature conservation point of view. There is little to suggest from a silviculture point of view that there is much harvesting work to be done other than general maintenance. If the owner wishes the wood to become more of a 'garden wood' then there will be an element of grass cutting and strimming but it is not recommended that any equipment be left in a building on site as it will only get broken into and the tools stolen. Even if the whole woodland were to be clear felled for such a small area and volume of timber there is little justification for expenditure on any forest machinery based on silviculture grounds, economic grounds, nature conservation grounds or landscape grounds. This is a very pleasant small area of un-remarkable broadleaves which has been lovingly restored but there is no reason to store tools on site.

Parish/Town Council Comments

Cornwood PC: Qualified support. The Parish Council supports the need for storage on site, however the new location appears to be in-accessible for larger equipment making access possibly hazardous. No extension of the shed should be allowed in the future.

Representations

1 letter of support

The adjacent property owner has raised no objections to the development stating that the quarry has been sympathetically restored to create a wildlife haven.

Observations

INTRODUCTION

The applicant owns 4 hectares of woodland north of Ivybridge. It is proposed to erect a 13sqm wooden shed adjacent to the western boundary of the site. The site has also recently been fenced from the adjacent private road, which is also a public footpath.

Pithill Quarry – Ivybridge

Report on Site Visit 1st September 2014

Terms of Reference: To comment on the Woodland at Pithill Quarry, stocking of timber and the future silvicultural management options.

1. Access to the site is via a narrow lane and is very restricted both in Ivybridge and from the lane into the wood. I understand that there is an alternative route, but in general, access is not ideal to aid active woodland management.
2. About 1/3 of the site is the old quarry which has been cleared of 'scrub' and sown many to a grassy lawn area rather than being re-planted with trees and shrubs.
3. There are 2 new gates and a new stock fencing around the whole site and in places a laurel hedge has been planted. I am not sure why the woodland needs a stock fence, there is no farm stock or horses near by.
4. A network of tracks have been 'cut in' in the wood creating a small serious of paths, which is great from woodland walk but un-necessary for woodland management operations.
5. The tree crop is Natural Regeneration and consists of a mix of maturing broadleaves, some Ash, Beech, Sycamore and a few Oak over almost no understory. There is almost no coppice, and only a few Holly bushes. There is one very small area of young natural regeneration of Beech along the lane side.
6. I understand from the owner that they have carried out a program of clearing any deadwood from the site, which is regrettable from a nature conservation point of view. There is also little coppice understory left as this too has been cleared, again this is regrettable. Forestry Commission guidelines (UK Forestry Standard) now encourage woodland owners to leave at least 10% of the crop as either fallen or standing deadwood for the benefit of biodiversity.
7. Stocking density of the trees is below the Forestry Commission's recommendation for a planted crop but as the woodland show signs of 'ancient woodland' characteristic, the stocking density is adequate. However the lack of structure in the woodland canopy, gives cause for concern because without a multi layered canopy, the woodland become a monoculture which is not the best for nature conservation.
8. According to the Forestry Commission land search maps, the woodland to east of the quarry is all designated as Ancient Woodland (ASNW) in green, or Ancient Woodland (PAWS) in yellow. Both these designations are nationally important and this particular woodland corridor forms an important woodland habitat along the River Erme, which is vital for the survival for the spawning of salmonids (salmon and sea trout) according to The West Country Rivers Trust.

9. Future Silviculture work

Little could be gained by thinning the woodland for silviculture reasons, however at some stage some of the bigger trees could be felled. This could be done under the existing thinning licence from the Forestry Commission but it may require a new 'selective felling' licence. A suggestion for future management would be to create more light around the edge of the woodland and to plant shade bearing trees and shrub were ever possible. The trees along the edge of the quarry may well become unstable from time to time and could be felled to form a wind firm edge, however I would recommend that the trees are left to firm up naturally. If they had not been exposed, then they would not now be the subject of concern. As there is no building currently in the quarry, then any windblown tree that falls down, will not harm anything. The planting of grass in open areas is very present to see, however if the owner wishes to enhance local native wildlife and biodiversity, I would prefer to see the planting a range of local mixed woody shrubs such as Spindleberry, Hazel, Holly, Hawthorne, Wayfaring tree, Rowan, Whitebeam.

10. There has been considerable thinning/felling work in and around the quarry; I imagine a thinning/felling licence has been obtained from the Forestry Commission?

11. Tree Sizes and Volume

It is difficult to estimate the overall volume of standing timber, because all timber tables assume full stocking and this site does not carry a fully stocked crop of timber. However, the understory crop has a DBH range of 12-18 cm and a top height of 3-4.5m. Average size being 0.08m³. The over canopy average 48cm DBH with a top height of 16.5m and an average size of 1.2m³/tree.

Total volume of timber might be approx. 89m³. The standard volume per ha should be 210m³/ha.

There is little to suggest from a silviculture view point that there is much harvesting work to be done other than general maintenance. However, the level of maintenance in the wood is very subjective and if the owner wishes the wood to become more of a 'garden wood' then there will need to be an element of grass cutting and strimming, but I would not recommend leaving any equipment of site in an isolated shed and it will only get broken into and the tools stolen.

12. Future Timber Harvesting

It is difficult to think of any major timber harvesting on this site because of the restricted access to the site both via the lane and turning off the lane. However there would not be sufficient quantity or quality of wood to warrant a timber merchant to purchase the timber on a commercial basis. Therefore the only value for the timber and the wood would be for firewood and nature conservation. However, the whole site could be clear-felled, given full FC approval. The site could then be restocked with native broadleaves and given proper grey squirrel control; an above average crop of trees could be established. If this course of action was taken, a standing sale for the timber would be the most cost effective method of harvesting.

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13. For such a small area and volume of timber, there is little justification for expenditure on any forest machinery based on 1) silviculture grounds 2) economic grounds 3) nature conservation grounds nor 4) landscape grounds. In my view, this is a very pleasant small area of un-remarkable broadleaves which has been lovingly restored and hopefully cherished. I see no reason to store tools on site, and certainly not in a stable, as apposed to a timber store.

Charles Dutton
Senior Forest Manager NDF FIC for
Pryor and Rickett Silviculture

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Forestry Commission

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Key - Select Data Layers(s)/Scaled (Click Refresh button to view on)

- Scaled Grid
- Basemap and Borders
- Forestry Commission
- Forestry Commission Woodland
- Community Forests
- Woodland Grant Scheme Mk3
- Felling Licence Applications
- Forest Plans
- National Forest Inventory
- Walkers Welcome
- Woods for People
- Priority Places for England
- Northumberland and Durham Pe
- Habitat Networks in SW England
- Woodland Bird Targeting
- WM Ancient Woodland Landscat
- WM Woodland Creation Grant O
- JIGSAW Planting Zones IoW
- Grow With Wyre WIG
- Butterfly Conservation Area
- Forest Services Areas
- Woodland for Water Project Area
- Woodland for Water
- Ward Forester Project Areas
- Department for Environment Food and
- Environmentally Sensitive Areas

Scale 1 : 10,000

Scale 1 : 10,000

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IVYBRIDGE

*Pithill Quarry
Ivybridge*



Forestry Commission

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Rithill Wood

Pitt Hill Farm

Reservoir (disused)

Quarries (disused)

Quarry (disused)

Herlake Down

Earthwork

Spreads

Subway

Viaduct

River Erme

King's Gutter

Path

Tract

Stone

Issues W

211m

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Pitt Hill Quarry

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2. Application No: **0388/14** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -
Householder** Parish: **Henock**
Grid Ref: **SX834804** Officer: **Louise Barattini**
Proposal: **Two-storey porch extension, replace two dormer windows with one
new rear dormer and additional first floor window**
Location: **Lower Warmhill Farm, Henock**
Applicant: **Mr R Tomlinson**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed two-storey porch extension, by reason of its design, scale and detailing, would have an unacceptable impact on the character and appearance of the existing building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of the Dartmoor National Park Authority 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 and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Lower Warmhill Farm relates to a historic farmstead on the outskirts of Hennock. The building in question relates to a former barn which has been much altered and rebuilt during works to bring it into residential use.

The application proposes the erection of a two-storey front porch extension and alterations to dormer windows.

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

Planning History

5/21/052/93/03	Removal of an agricultural condition relating to 5/21/098/92/03	Full Planning Permission	Grant Unconditionally	05 July 1993
5/21/098/92/03	Removal of agricultural condition	Full Planning Permission	Refused	05 October 1992
05/21/0061/81	Conversion of barn to agricultural workers dwelling	Full Planning Permission	Grant Conditionally	03 April 1981
05/21/1821/79	Proposed restoration of barn to agricultural workers dwelling	Change of Use	Grant Conditionally	07 December 1979

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection - flood risk zone 1 standing advice
DNP - Ecology & Wildlife Conservation:	No wildlife survey required and no likely impact on protected species

Parish/Town Council Comments

Hennock PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD1a - Presumption in favour of sustainable development

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

1 letter of support

The letter of support comments on the poor quality and character of the existing building and the visual improvements that would result from the proposed developments.

Observations

POLICY CONSIDERATIONS

The National Planning Policy Framework 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.

The Dartmoor Design Guide requires high quality locally distinctive design and recognises the distinctive design for Dartmoor being a simple, uncluttered and robust form. It states that scale is a major issue with all and advises that new extensions should not overwhelm the existing property and should be set back from the main elevation.

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

PROPOSED DEVELOPMENT, PLANNING HISTORY & PRE-APPLICATION ADVICE

The planning history is set out earlier in the report.

The application proposes to introduce a two-storey gable ended porch addition on the principal

elevation of the dwelling. It would be finished in render with a slate roof and contemporary glazing details. The existing dormer window on this elevation is proposed to be removed and a larger replacement dormer window inserted on the rear elevation.

Pre-application advice was sought on a similar proposal and at this stage Officers advised of the difficulties supporting the design put forward.

FLOORSPACE INCREASE AND IMPACT ON CHARACTER AND APPEARANCE

The existing floor space of the dwelling amounts to 248sqm and the proposal seeks to increase this by 13sqm (a 5% increase in floor space). The proposal is well within the floor space tolerances set out in policy DMD24.

It is acknowledged that much of the character and presentation of this former barn has been eroded during reconstruction works and that the building now has a domestic appearance.

The Design Guide discourages extensions on the principal elevation of a building as extensions on this elevation have the greatest potential to affect the character of a building. The proposed two-storey porch extension with a gable end, will contrast with the hipped roof character of the building. Its dominant height and projection on this principal elevation visible from the highway, would detract from the character and appearance of the existing building. The exterior render finish proposed would draw attention to the uneasy presentation of this element on the principal elevation of the building. Fenestration detailing is also considered to be poor. The proposed scheme fails to adhere to the design principles set out in policy and the Design Guide. It is considered that the front extension would be damaging to the character and appearance of the building when viewed from the side as well as straight on.

The Design Guide specifies that dormer windows should be no wider than a double side hung casement. The proposed replacement dormer on the rear elevation, whilst the width of a 4-light casement window, would not appear dominant or out of proportion in this large roofline and broad dwelling.

IMPACT ON NEIGHBOUR AMENITY

Given the intervening distance with neighbouring dwellings and the relationship presented, there would be no adverse impact on residential amenity.

IMPACT ON PROTECTED WILDLIFE SPECIES

The roof void of the building is already converted and the proposed development is unlikely to have an adverse impact on protected species.

CONCLUSIONS

Prior to submitting this scheme the applicants were made aware of the difficulties supporting the proposal in design terms. The proposed scheme fails to adhere to the design principles set out in policy and the Design Guide and as such officers are unable to give their support to the proposal.

The agent was asked to consider withdrawing the application and explore what could be undertaken as an extension to the front of the building under permitted development rights. The applicant has, however, respectfully requested that a decision be taken on the application.

3. Application No: **0351/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX690784**

District/Borough: **Teignbridge District**
Parish: **Widcombe-in-the-Moor**
Officer: **Louise Barattini**

Proposal: **Extension of existing agricultural building to provide covered manure store and feed areas**

Location: **Blackdown Piper Farm,
Widcombe-in-the Moor**

Applicant: **Mr & Mrs C A W Godfrey**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
3. The materials to be used in the finishing of the external walls of the development hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, match those used on the existing building.
4. The roof of the development hereby approved shall be covered in a dark grey coloured material. Prior to the commencement of any roofing works on the development hereby approved, samples of the proposed external roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved external roofing materials shall be used in the development.
5. No development shall take place until a detailed specification of the proposed surface water disposal arrangement has been submitted to the Local Planning Authority for approval. The approved surface water disposal arrangement shall be fully implemented prior to the substantial completion of the development hereby approved and permanently retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Introduction

The site is located within a rolling agricultural landscape on the fringe of the moor to the south of Challacombe Down, 3.2 km to the northwest of Widecombe-in-the-Moor. The historic field enclosures are a dominant feature in this landscape, defined by Devon banks with hedgerows growing on top; a small number of individual and linear groups of trees are growing on many of the hedge banks.

There is an established agricultural building with associated small yard, approved under planning reference 0039/10. This application proposes the extension of this building to provide covered manure store and feed areas.

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

Planning History

0334/14	Construction of a new stock manager's dwellinghouse		
	Full Planning Permission	Refused	15 August 2014
0491/11	Construction of permanent agricultural dwelling and related outbuildings		
	Full Planning Permission	Refused	20 December 2011
	Appeal lodged: 11 June 12	Result: Dismissed	
0499/10	Change of use of the land for the siting of a temporary agricultural worker's dwelling with associated levelling works		

	Full Planning Permission	Refused	25 November 2010
0039/10	Construction of an agricultural building (18.3m x 12.2m) and hardstanding		
	Full Planning Permission	Grant Conditionally	11 March 2010
0371/09	Construction of an agricultural building (18.3m x 12.2m) and hardstanding		
	Full Planning Permission	Withdrawn	06 October 2009

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection - flood risk zone 1 standing advice only
DNP - Trees & Landscape:	No objection - The impact of the proposed extensions will be relatively modest.
DNP - Ecology & Wildlife Conservation:	The proposal is unlikely to impact on protected species and therefore a survey is not required.
DNP - Archaeology:	No archaeological objection
Natural England Consultation Service:	The proposal arises from the Catchment Sensitive Farming project. Natural England recommends the covering of the livestock gathering and feeding yard to stop run-off of polluted water.

Parish/Town Council Comments

Widecombe PC:	The Parish Council considers that the site is the cause of much water and gravel run-off from the farm gate causing icing problems in the winter and consequent danger to vehicles on the public highway. It is concerned that extending the barn without tackling this issue might exacerbate the problem and comment that no information was provided with the application on how run-off was to be dealt with. This should all be addressed before the building is extended.
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Representations

13 letters of objection

The objectors comment that the extensions are unjustified, that the existing building detracts from the landscape qualities of the area and the scale and cumulative impact of the proposal will harm the character and appearance of this historic landscape. They state that slurry pollution would not be solved by further development and that farming activities should be reduced or concentrated on the existing brownfield site owned by the applicant.

Dartmoor Forest Parish Council (neighbouring Parish):

A significant problem with the development has been the surface water run-off, particularly where it carries gravel onto the county road and causes icing in winter. There is nothing in the current application to address this current problem, nor about how the

applicant proposes to deal with the increased run-off from a massively increased roof area. The development site is poorly chosen; an eyesore and clearly unsuited to deal with environmental contamination and surface water run-off created by the development. It is inappropriate to increase the size of development on this site. The applicant should focus on meeting the original planning consent conditions by putting in place effective measures to control surface water run-off or the operation should be moved to a site which allows for this.

Observations

POLICY CONSIDERATIONS

Policies COR1, DMD1b, COR3 and DMD5 establish the requirement for new development to respect and enhance the character, quality and tranquillity of local landscapes and the wider countryside.

Policy DMD34 is specifically concerned with new agricultural development. It permits such development where it is proportionate to the use of the land and its function, relates well to landscape features and building groups, is orientated to respect topography, will not cause unacceptable environmental or archaeological harm and makes efficient use of buildings.

Policies COR6 and DMD13 establish the principle of protecting the archaeological interests on the Moor and policies COR7 and DMD14 deal with biodiversity interests.

THE PROPOSAL

Two additional bays are proposed to be added to the north end to provide a covered manure store to reduce the amount of dirty water created by excluding rainfall, thus reducing the risk potential for polluting watercourses and groundwater.

A single bay is proposed on the southern end to provide further cover for calf feeding area and a canopy over the feed passage is proposed to reduce the amount of dirty water being generated. Materials and finishes will match the existing building.

IMPACT ON LANDSCAPE CHARACTER AND VISUAL AMENITY

The field enclosures on this moorland edge are part of an intact medieval field system which is an important part of this historic and archaeological landscape within this part of the National Park.

The Inspector, in dismissing the recent appeal for the farm dwelling (ref: 0491/11), made reference to this agricultural building stating that its small size, sheltered location and excavation into sloping ground presented a limited visual impact in the landscape.

Whilst the proposed extensions will increase the footprint and visual mass of this agricultural building, it would be situated within the existing excavated and hard standing areas in the yard, and therefore the visual impact would be relatively contained in the wider landscape. The yard is nestled down in the bottom corner of the field parcel and a hedge bank with planting atop has been developed to the rear of the building. As this landscaping matures it will continue to soften the visual impact of the proposed building in the surrounding landscape. Therefore, whilst the proposal will have some landscape impact, there would not be sufficient harm to justify a reason for refusal.

The proposed developments are considered to comply with the requirements of policy DMD34 and the strategic objectives for landscape conservation under policies COR1, COR3 and DMD5.

ARCHAEOLOGY & ECOLOGY

The proposal will have no adverse impact on protected species or archaeological interests and will not conflict with policies COR6, COR7, DMD13 and DMD14.

CONCERNS RAISED BY THE PARISH COUNCIL

The Parish Council considers that the site is the cause of much water and gravel run-off from the farm gate causing icing problems in the winter and consequent danger to vehicles on the public highway. It is concerned that extending the barn without tackling this issue might exacerbate the problem and comment that no information was provided with the application on how run-off was to be dealt with, feeling that this should all be addressed before the building is extended.

These comments were relayed to the agent who responded to advise that the surface water issue is a historic one, emanating from the natural spring on the track on higher ground to the south east of the site which crosses the existing entrance to the yard. The proposals to cover more of the yard will intercept clean water and pipe it to the existing clean water drain in the field to the north of the application site, where it eventually discharges to a watercourse. A plan has been submitted to show the arrangement.

The key issue in the determination of this application is the impact of the proposed development itself. It would be unreasonable to seek to resolve all historic problems with the site through a planning permission. The surface water-runoff from the development will feed into an existing drain and will therefore not increase existing surface run-off from the site on the highway. Dirty water is to be contained within the building in the form of farm manure and taken out for spreading when conditions allow. The scheme is part of the Catchment sensitive farming project and is supported by a letter from Natural England which requires the covering of the livestock gathering and feeding yard to stop run-off of polluted water. A condition is recommended to require a more details plan/specification of any drainage works and for this work to be completed and maintained.

CONCLUSIONS

The proposed extension of the existing agricultural building is within the footprint of the excavated yard area, nestled in the bottom corner of this field, and will have a limited impact on landscape character and appearance and no adverse impact on archaeological interests. It is part of the round of catchment sensitive farming projects supported by Natural England to reduce pollution of watercourses.

The proposal is considered to comply with policy and is therefore recommended for approval.

4. Application No: **0456/14** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission - Householder** Parish: **Christow**
Grid Ref: **SX829858** Officer: **Louise Barattini**
Proposal: **Alterations and raised roof to provide first floor accommodation and annexe for dependant relative**
Location: **Denver, Bridford Road, Christow**
Applicant: **Mr P Cary**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extensions by reason of the percentage increase in habitable floor space, the associated increase in the scale and massing of the dwelling and the design proposed, would have an unacceptable impact on the character and appearance of the existing building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 the Dartmoor National Park Authority 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 and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Denver is a 1930's square plan bungalow with hipped roofline and small ridgeline which has been considerably extended. It is positioned within an outlying cluster of dwellings to the north of Christow, prominently positioned facing the highway with distant views across the countryside to the north east.

The application proposes a raised roofline to provide first floor accommodation and annexe for dependant relative.

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

Planning History

0529/03	Single storey extensions incorporating utility, bathroom, cloakroom and conservatory, and replacement garage	Full Planning Permission	Grant Conditionally	28 August 2003
05/37/1208/83	Extension to form lounge and bedroom	Full Planning Permission	Grant Conditionally	01 July 1983
5/1/1264/37/3D	Bedroom extension	Full Planning Permission	Refused	14 March 1975

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection - flood risk zone 1 standing advice
DNP - Ecology & Wildlife Conservation:	Works to proceed in accordance with the recommendations of the bat survey report

Parish/Town Council Comments

Christow PC:	The Parish Council supports the application and considers it to be in keeping with other properties in the area and enables the family to stay in the village.
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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
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
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

2 letters of objection

The neighbouring residents object to the scale of extensions proposed which will present an overdevelopment of this small site, out of keeping with the surrounding properties. They express concerns about parking provision and any windows overlooking their property.

Observations

POLICY CONSIDERATIONS

The National Planning Policy Framework 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 restriction is reiterated in the Design Guide.

The Dartmoor Design Guide requires high quality locally distinctive design and stipulates that scale is a major issue with all extensions to existing properties. It advises that new extensions should not overwhelm the existing property and should be set back from the main elevation. It states that buildings that have been extended previously can reach a point where further extensions dominate the original dwelling to the point of being inappropriate to the site and building.

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

PROPOSED DEVELOPMENT, PLANNING HISTORY & PRE-APPLICATION ADVICE

The planning history is set out earlier in the report. The previous extensions have extended the footprint of the dwelling and approximately doubled the original floor space. They have elongated the form of the dwelling across the width of the plot but have been set back from the principal building line and ridgeline to enable the proportions and form of the original square plan bungalow to be appreciated.

The application proposes to raise the roof of the existing dwelling by 2.7metres and provide accommodation within the roof with dormer windows in the front and rear elevations and two-storey gable ends in the side elevations. Alterations to the external appearance are proposed and the layout includes provision for annex accommodation for a dependant relative.

Pre-application advice was sought for a sketch scheme to raise the roofline and officers advised that the proposals would exceed the floor space allowance in policy and that the scale and design was inappropriate to the existing building.

FLOORSPACE INCREASE AND IMPACT ON CHARACTER AND APPEARANCE

The proposal seeks to increase the existing habitable floor space of the dwelling by 103% (from 148sqm to 301sqm); this is substantially over the 30% allowance set out in policy DMD24 and doubles the size of the property. The property has already been extended considerably and when viewed cumulatively, presents a 343% increase on the floor space of the dwelling in 1948 (approximately 68sqm to 301sqm).

The proposal clearly conflicts with this policy and there are no over-riding material planning considerations to depart from this policy requirement.

Local planning policy requires householder extensions to be subservient in scale so that the form and proportions of the original property can still be appreciated. New extensions should not overwhelm the existing property. This advice is also set out clearly in the Dartmoor Design Guide, which states that scale is a major consideration and that buildings that have been extended previously can reach a point where further extensions dominate the original dwelling to the point of being inappropriate to the site and building.

The proposed scheme fails to adhere to the design principles set out in policy and the design guide and the proposed extensions would subsume the original building, undermining the scale, proportions and character of the original square plan hipped roof bungalow. It will also present a dominant building mass across the width of the plot and highway frontage. The rear elevation, with the proposed two-storey gabled elements, would appear dominating in the roofline, presenting as bulky dormers in conflict with the Design Guide advice for simple double casement proportioned dormers and presents an awkward relationship with the smaller rear dormers. The proportions of the building are rather uneasy with the high eaves level but it is noted that a similar design approach has been adopted at Little Lillies, the adjacent property.

IMPACT ON NEIGHBOUR AMENITY

Despite the proposed increase in massing and height of the building, given the intervening

distance to the nearest neighbouring dwelling (Little Lillies), it is considered that the proposal would not have an adverse impact on the residential amenities of these neighbouring occupiers. No windows are proposed at first floor level facing this neighbouring dwelling.

IMPACT ON HIGHWAY SAFETY

The neighbouring occupiers have raised concerns about parking provision on the site. Parking for two vehicles would be maintained on the site and no objection is raised by the Highway Authority. The proposal would not conflict with policy COR21.

IMPACT ON PROTECTED WILDLIFE SPECIES

The wildlife survey report makes a series of recommendations to avoid disturbance to protected species (specifically bats) in line with policy COR7 and DMD14.

CONCLUSIONS

Prior to submitting this scheme the applicants were aware of the policy restriction and the difficulty officers would have in supporting the proposal.

The proposal seeks to increase the existing habitable floor space of the dwelling by 103% (from 148sqm to 301sqm); this is substantially in excess of the 30% Policy DMD24 allowance. The original building has already been substantially extended.

The proposal clearly conflicts with this policy and there are no clear material planning considerations to justify departing from this policy requirement. The proposed scheme also fails to adhere to the design principles set out in policy and the design guide and the proposed extensions would subsume the original building, undermining the scale, proportions and character of the original square plan hipped roof bungalow.

The applicants, in their Design and Access Statement, refer to other large properties in the immediate vicinity. These properties were extended well before the current Local Plan Framework was adopted and do not therefore support what it is a clearly fundamental policy objection, as well as an objection regarding the design and the impact on the existing building's character and appearance.

Officers are therefore unable to support this application.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 October 2014

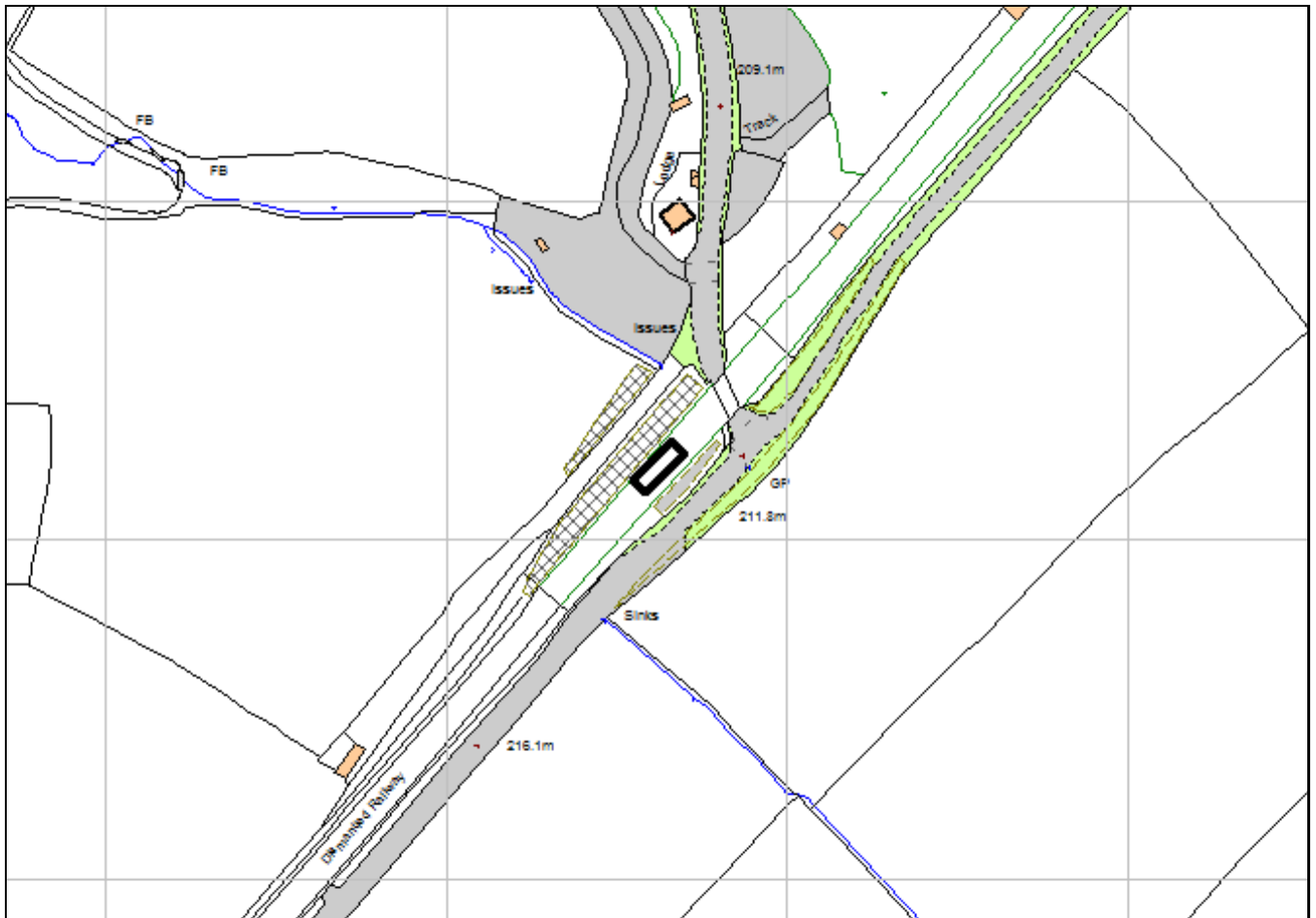
APPEALS

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/14/2217320 | District/Borough: | West Devon Borough |
| Appeal Type: | Refusal of Full Planning Permission | Parish: | Lydford |
| Proposal: | Erection of a ground mounted 4 KW solar photovoltaic array for domestic use | | |
| Location: | Land adjacent to Bridge House Lodge, Lydford | | |
| Appellant: | Miss J Gannon | | |
| Decision: | ALLOWED | | |



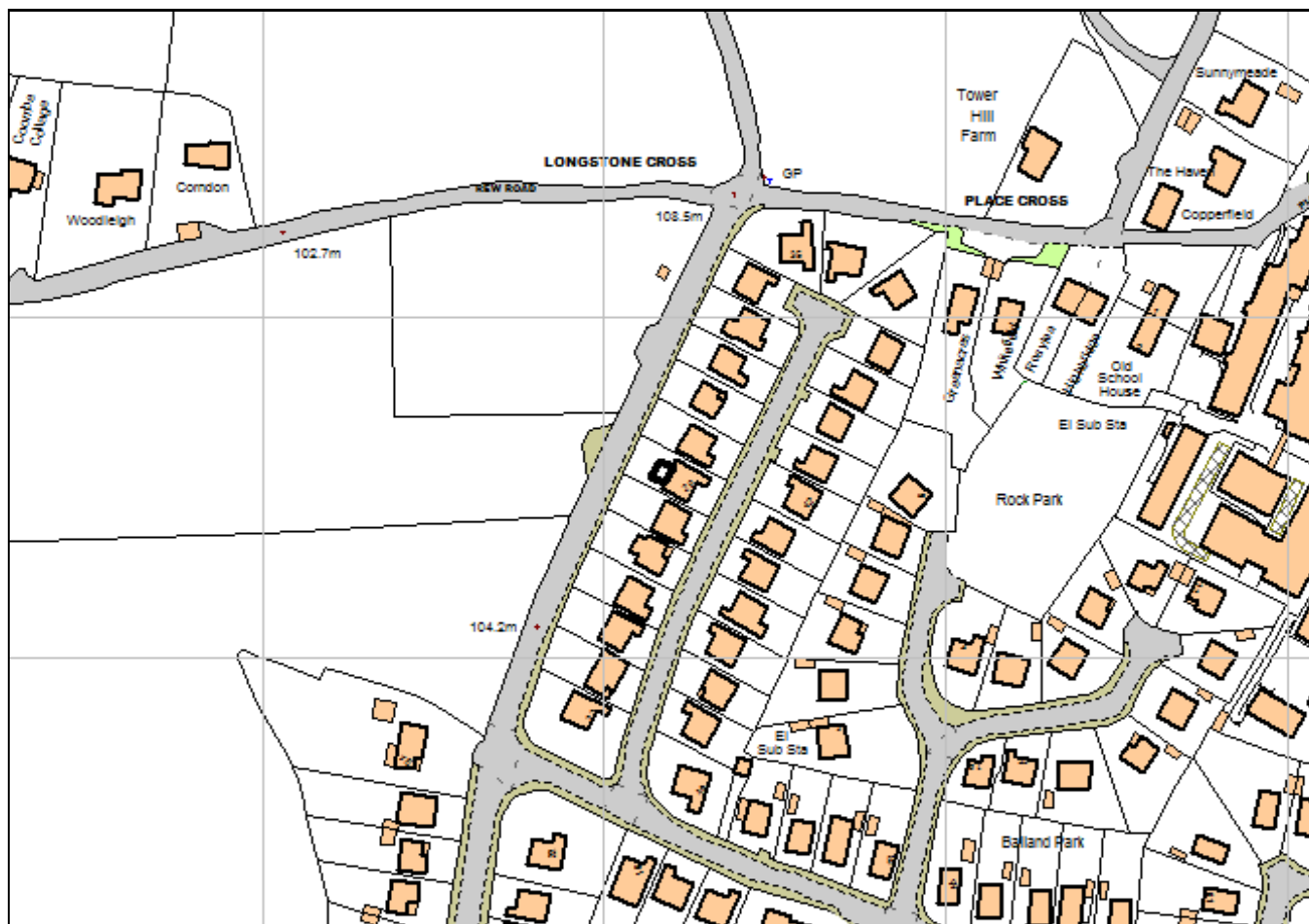
The appeal was made in respect of the installation of a ground mounted solar array on a disused railway embankment to the south of Lydford. The Inspector acknowledged that although the embankment and adjacent bridge were not part of the original landscape of the National Park they had been subsumed within it through the passage of time.

During his summer site visit he observed that the embankment was densely vegetated and that the array would be elevated above the road. He noted that some thinning had occurred close to the application site however considered there would be limited viewpoints from where the array would be seen and even after defoliation had occurred during winter months the array would not be conspicuous.

While the array would be more apparent to cyclists and pedestrians than passing motorists, owing to the slower speeds, he concluded that views of the array would be so restricted and localised that no adverse visual impact would arise.

The Inspector acknowledged the concerns of the Authority regarding the impact of an isolated man-made structure on the rural character however considered the effect on local character would be minimal, and certainly not such as to amount to over-riding in terms of policy COR10.

2 Application No:	D/14/2220769	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Ashburton
Proposal:	Two-storey rear extension		
Location:	29 Balland Park, Ashburton		
Appellant:	Ms C Tilley		
Decision:	ALLOWED		



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100m
Scale 1:2500 @ A4

This application was refused by the Development Management Committee in June 2014.

29 Balland Park, Ashburton is a bungalow facing Balland Park with a rear garden at a significantly higher level than Roborough Lane at the rear. The proposed extension would make use of the sloping garden to create a two storey rear extension.

The Inspector concluded that because the ground floor windows would be set relatively low behind the boundary wall and hedge, when viewed from Roborough Lane, they would be relatively inconspicuous and that the extension would not appear markedly different from the other extensions visible within Roborough Lane. From longer views the extension would be seen against the background of built development within Ashburton therefore it would not be unduly prominent from elsewhere within the National Park.

The Inspector also concluded that in terms of the visual impact of the proposed roof alterations

the extension would be in keeping with others in Balland Park. Although he acknowledged that the proportions of the extension would be different to those nearby, it would not raise the overall height of the bungalow or cause it to appear particularly more prominent in longer views from the west.

Referring to the 30% floor space requirement the Inspector concluded that although the proposed floor space increase was more than 30%, he considered that the scale of the extension would result in a development that would not be out of proportion to the host dwelling or those in the vicinity and would not result in harm to the character or appearance of the area.

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

1 Application No: A/14/2222434 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Chagford
Proposal: Change of use of farm track and farmyard to mixed use together with alterations to and change of use of agricultural building to use as training room/office
Location: **Greenbank, Chagford**
Appellant: **Mr & Mrs P Goudge**

2 Application No: A/14/2224030 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Bovey Tracey
Proposal: Provide access to disused Trendlebere Reservoir, 16 parking spaces, bird hide and associated works
Location: **Trendlebere Reservoir, opposite car park on Lower Manaton Road, Bovey Tracey**
Appellant: **Natural England**

3 Application No: C/14/2222835 District/Borough: West Devon Borough
Appeal Type: Enforcement Notice Parish: Drewsteignton
Proposal: Change of use of land to domestic curtilage
Location: **Middle Venton Farm, Drewsteignton**
Appellant: **Mrs L Sowrey**

4 Application No: C/14/2224557 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ilsington
Proposal: Conversion and use of former agricultural building as residential accommodation
Location: **Building at Little Sigford Farm, Sigford**
Appellant: **Mr J Prior**

5 Application No: C/14/2224558 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ilsington
Proposal: Conversion and use of former agricultural building as residential accommodation
Location: **Building at Little Sigford Farm, Sigford**
Appellant: **Mrs J Prior**

6 Application No: C/14/2224559 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ilsington
Proposal: Conversion and use of former agricultural building as residential accommodation
Location: **Building at Little Sigford Farm, Sigford**
Appellant: **Mr P Prior**

7 Application No: C/14/2224560 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ilsington
Proposal: Conversion and use of former agricultural building as residential accommodation
Location: **Building at Little Sigford Farm, Sigford**
Appellant: **Mrs K Prior**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 October 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	Application No: 0293/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Bridford
	Proposal: Agricultural worker's dwelling	
	Location: Poole Farm, Bridford	
	Decision: Refused	
2	Application No: 0374/14	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: South Brent
	Proposal: Construction of garage and workshop building	
	Location: Lydia Mill, South Brent	
	Decision: Grant Conditionally	
3	Application No: 0340/14	District/Borough: West Devon Borough
	Application Type: Outline Planning Permission	Parish: Buckland Monachorum
	Proposal: Erection of two new dwellings; plot one market dwelling and plot two local affordable dwelling	
	Location: Rowan House, Harrowbeer Lane, Yelverton	
	Decision: Refused	
4	Application No: 0213/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Lustleigh
	Proposal: Revised garage design (incorporating accommodation for disabled dependent relatives) and drive layout	
	Location: Hayle, Lower Knowle Road, Lustleigh	
	Decision: Grant Conditionally	

5 **Application No:** 0248/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Installation of two replacement windows at rear of property
Location: 70 East Street, Ashburton
Decision: Withdrawn

6 **Application No:** 0408/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Create link between house and ancillary annex
Location: Stinhall Farm, Chagford
Decision: Grant Conditionally

7 **Application No:** 0394/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Construction of ground-mounted air source heat pump and addition of solar hot water tubes on roof of replacement dwellinghouse approved under permission ref. 0583/13
Location: Highbury, Lustleigh
Decision: Grant Conditionally

8 **Application No:** 0383/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Drewsteignton
Proposal: New signage
Location: The Drewe Arms, Drewsteignton
Decision: Refused

9 **Application No:** 0363/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ilsington
Proposal: Erection of agricultural/forestry storage shed (8.5m x 3m) with access track
Location: land to west of Liverton at Lounston
Decision: Refused

10 **Application No:** 0398/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Mary Tavy
Proposal: Installation of free-standing waterless toilet
Location: School Field to the rear of Warren Road, Mary Tavy
Decision: Grant Conditionally

11 **Application No:** 0341/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Widecombe-in-the-Moor
Proposal: Extension and alterations
Location: Bonehill House, Widecombe-in-the-Moor
Decision: Refused

12 **Application No:** 0371/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** South Tawton
Proposal: Erection of two-storey side extension plus detached single garage
Location: 6 Hillcrest, South Tawton
Decision: Grant Conditionally

13 **Application No:** 0375/14 **District/Borough:** South Hams District
Application Type: Listed Building Consent **Parish:** South Brent
Proposal: Construction of garage and workshop building
Location: Lydia Mill, South Brent
Decision: Grant Conditionally

14 **Application No:** 0385/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Sticklepath
Proposal: Demolition of existing garage and two sheds to construct timber-framed garage
Location: Silverlake, Sticklepath
Decision: Grant Conditionally

15 **Application No:** 0346/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Buckland Monachorum
Proposal: Extension to existing store
Location: Rideout Farm, Lake Lane, Dousland
Decision: Withdrawn

16 **Application No:** 0372/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Buckfastleigh West
Proposal: Stable block extension to existing building
Location: Hill Farm, Coombe, Buckfastleigh
Decision: Grant Conditionally

17	Application No: 0358/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Bridford
	Proposal: Temporary agricultural dwelling for use in connection with livestock enterprises on adjacent land and building, plus provision of new track	
	Location: land at Middle Westcott Farm, Moretonhampstead	
	Decision: Refused	
<hr/>		
18	Application No: 0183/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: South Tawton
	Proposal: Change of use and renovation of agricultural building to provide ancillary accommodation	
	Location: Hare Path Cottage, South Tawton	
	Decision: Grant Conditionally	
<hr/>		
19	Application No: 0348/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Buckfastleigh West
	Proposal: Demolition of existing buildings; replacement dwelling and garage plus change of use of agricultural land to create new residential curtilage	
	Location: Hockmoor Farm, Buckfastleigh	
	Decision: Refused	
<hr/>		
20	Application No: 0367/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bridford
	Proposal: Repair and alteration of an existing garden building	
	Location: Green Barn, Bridford	
	Decision: Grant Conditionally	
<hr/>		
21	Application No: 0368/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Bridford
	Proposal: Repair and alteration of an existing garden building	
	Location: Green Barn, Bridford	
	Decision: Grant Conditionally	
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22	Application No: 0356/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Throwleigh
	Proposal: Construction of side extension	
	Location: The Hollies, Throwleigh	
	Decision: Grant Conditionally	
<hr/>		

23	Application No: 0376/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Mary Tavy
	Proposal: Insertion of new windows and dormer	
	Location: Holly Cottage, Horndon, Mary Tavy	
	Decision: Grant Conditionally	
<hr/>		
24	Application No: 0389/14	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for an existing use	Parish: North Bovey
	Proposal: Use of the building as an unrestricted single dwellinghouse (Use Class C3).	
	Location: Building known as 'Piglet Cottage', Lower Hookner Farm, North Bovey as shown edged red on the plan a	
	Decision: Certificate not issued	
<hr/>		
25	Application No: 0384/14	District/Borough: West Devon Borough
	Application Type: Advertisement Consent	Parish: Drewsteignton
	Proposal: New signage	
	Location: The Drewe Arms, Drewsteignton	
	Decision: Refused	
<hr/>		
26	Application No: 0360/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Chagford
	Proposal: Loft conversion with former window and alterations to single storey extension	
	Location: Haymoor, Westcott Lane, Chagford	
	Decision: Grant Conditionally	
<hr/>		
27	Application No: 0391/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Replace existing conservatory with single storey extension	
	Location: 7 Church View, Walkhampton	
	Decision: Grant Conditionally	
<hr/>		
28	Application No: 0387/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ashburton
	Proposal: Removal of existing garage and erection of single storey side extension and porch	
	Location: 46 Long Park, Ashburton	
	Decision: Grant Conditionally	

29	Application No: 0377/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Christow
	Proposal: Creation of access into new garden area from existing house	
	Location: The Old Chapel, Dry Lane, Christow	
	Decision: Withdrawn	
30	Application No: 0366/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Tavistock
	Proposal: Installation of a 2000 litre LPG storage tank and 1.8m mesh fenced compound with an "Armco" crash barrier on car park side only	
	Location: Tavy Business Centre, Rowden Wood Road, Tavistock	
	Decision: Grant Unconditionally	
31	Application No: 0352/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Lustleigh
	Proposal: Conversion of remaining part of a redundant barn to two dwellings, to supersede extant permission 0122/95	
	Location: East Wrey Barton, Moretonhampstead Road, Lustleigh	
	Decision: Grant Conditionally	
32	Application No: 0364/14	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for a proposed development	Parish: Ilsington
	Proposal: Certificate of Lawfulness for the proposed erection of a conservatory	
	Location: Windy Croft, Green Lane, Ilsington	
	Decision: Certificate issued	
33	Application No: 0349/14	District/Borough: Teignbridge District
	Application Type: Prior Approval	Parish: Widecombe-in-the-Moor
	Proposal: Improvement and creation of hard track	
	Location: Great Cator Farm, Widecombe-in-the-Moor	
	Decision: Prior Approval Granted	
34	Application No: 0355/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Buckland Monachorum
	Proposal: Demolition of garage and erection of two storey extension	
	Location: Holly Bank, Meavy Lane, Yelverton	
	Decision: Withdrawn	

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- 35 **Application No:** 0350/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Domestic extension to provide extended accommodation over garage and extension to porch
Location: 6 Emmetts Park, Ashburton
Decision: Grant Conditionally
-
- 36 **Application No:** 0369/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Replacement of existing flat roofed extension to rear of property with new timber framed mono pitched extension
Location: 85 East Street, Ashburton
Decision: Grant Conditionally
-
- 37 **Application No:** 0370/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Replacement of existing flat roofed extension to rear of property with new timber framed mono pitched extension
Location: 85 East Street, Ashburton
Decision: Grant Conditionally
-
- 38 **Application No:** 0378/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Conversion of garage, enlargement of dormer window and other improvements
Location: 2 Hele House, Ashburton
Decision: Grant Conditionally
-
- 39 **Application No:** 0381/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Widecombe-in-the-Moor
Proposal: Change of use to blacksmith's forge including installation of flue pipe
Location: The Olde Forge, Widecombe-in-the-Moor
Decision: Grant Conditionally
-
- 40 **Application No:** 0404/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Single storey rear extension
Location: 14 East Street, Ashburton
Decision: Grant Conditionally
-

41	Application No: 0405/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Ashburton
	Proposal: Single storey rear extension	
	Location: 14 East Street, Ashburton	
	Decision: Grant Conditionally	
<hr/>		
42	Application No: 0407/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Lustleigh
	Proposal: Landscaping works and rebuild shed to garden area	
	Location: Foxworthy House, Manaton	
	Decision: Grant Conditionally	
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43	Application No: 0426/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Brentor
	Proposal: To reinstate levelled area of field to its original gradient and relocate the current dangerous access to the north east corner of the site	
	Location: field at Wortha Bridge, Brentor	
	Decision: Withdrawn	
<hr/>		
44	Application No: 0392/14	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for an existing use	Parish: Ilsington
	Proposal: Certificate of Lawfulness for the existing use of the annex as a single dwelling	
	Location: 16 Ley Close, Liverton	
	Decision: Certificate issued	
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45	Application No: 0393/14	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: Buckfastleigh West
	Proposal: Apply vertical slate cladding to two elevations (south and west)	
	Location: 1 Bowerdon Cottages, Cross Furzes, Buckfastleigh	
	Decision: Grant Conditionally	
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46	Application No: 0414/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Burrator
	Proposal: Erection of agricultural/equestrian building (10.8m x 3.6m)	
	Location: land at Iron Mine Lane, Dousland	
	Decision: Grant Conditionally	
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- 47 **Application No:** 0458/14 **District/Borough:** South Hams District
Application Type: Prior Notification **Parish:** Cornwood
Proposal: Construction of timber-framed hay barn (18.3m x 9.1m)
Location: Uppaton Farm, Cornwood
Decision: Prior Approval not required
-
- 48 **Application No:** 0449/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Bovey Tracey
Proposal: Single storey extension incorporating garden room, glazed lantern and porch
Location: Colehayes Bungalow, Bovey Tracey
Decision: Grant Conditionally
-
- 49 **Application No:** 0400/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Dartmoor Forest
Proposal: Extension (293sqm) to existing agricultural building
Location: Dunnabridge Farm, Princetown
Decision: Grant Conditionally
-
- 50 **Application No:** 0406/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Lustleigh
Proposal: Landscaping works, new greenhouse and rebuild shed to garden area
Location: Foxworthy House, Manaton
Decision: Grant Conditionally
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- 51 **Application No:** 0586/13 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: First floor rear kitchen extension, alterations to revert single dwelling back to two dwellings (one open market and one affordable) and increase height of existing car port roof
Location: 50 North Street, Ashburton
Decision: Grant Conditionally
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STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 October 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.**

1 Enforcement Code: **ENF/0167/14** District/Borough: **Teignbridge District**
Grid Ref : **SX734854** Parish : **North Bovey**
Breach : **Creation of new vehicular access**
Location : **Land to the north of Bughead Cross, North Bovey**
Action taken /
Notice served **No further action taken**
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2 Enforcement Code: **ENF/0171/14** District/Borough: **Teignbridge District**
Grid Ref : **SX735661** Parish : **Buckfastleigh**
Breach : **Unauthorised shed**
Location : **Woodbine Cottage. Newcause, Buckfastleigh TQ11 0AZ**
Action taken /
Notice served **No further action taken**
.

3 Enforcement Code: **ENF/0181/14** District/Borough: **Teignbridge District**
Grid Ref : **SX758697** Parish : **Ashburton**
Breach : **Unauthorised flue on grade II listed building**
Location : **2 Whistley Hill, Ashburton**
Action taken /
Notice served **No further action taken**
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