DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT COMMITTEE

06 February 2015

SITE INSPECTIONS

Report of the Director of Planning

1 Application No: 0582/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission - Parish: Burrator

Householder

Grid Ref: SX539672 Officer: Jim Blackwell

Proposal: Demolition of existing side extension and erection of two-storey side

extension

Location: The Mill, Meavy, Yelverton

Applicant: Mr M Parle

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.
- Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
- Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.

Members met at The Mill, Meavy and viewed the front of the property from the courtyard. They then moved into the garden in order to view the side elevation and considered the proposed plans and a model provided by the architect.

The applicant and agent had set out the footprint of the extensions in order for Members to

visualise the proposals. The planning officer talked through the application and Members considered the plans and the site surroundings. The Historic Buildings Officer provided the historical context to the site including the range of heritage assets, listed buildings and the conservation area and potential impact on settings.

The current condition of the building was noted as well as the power cables and aerial mounted on the side elevation. Members also raised the issue of the close proximity of the fir tree and questioned its future. The applicant stated it would be retained but pruned accordingly. A more appropriate native tree would be planted in the long term. Members recognised that the site lies within the Conservation Area and there would be a process for works to the tree. Advice would need to be sought from the Trees and Landscape Officer.

The Parish Council representative expressed support for the application.

Members noted the views of the site from the lane to the east and west and from higher ground to the south. They also commented on the use of surrounding, local materials and those proposed. The existing stone side elevation was seen as positively contributing to the area. The removal of the existing render and inappropriate windows on the front elevation would be seen as a positive step.

Overall, the extension was consider to be poor design, confused and not in keeping with surroundings. There were considered to be too many lines, levels and high number of materials which appear contrived. The reference to the water wheel and use of timber louvres was also considered contrived with the louvres appearing at odds with the building. The proposal would also compound the issues arising from the poor condition of the existing building.

Members commented that there may be potential for a side extension providing it was uncomplicated, simple in form and appropriately designed.

Members thanked the Historic Buildings Officer for explaining the heritage issues on site. They were also positive about the architect's level of detail and the use of a model showing the proposed scheme.

Officer comments:

The proposals and concerns raised have undergone careful consideration by Officers and the potential impact on the existing site and adjacent heritage assets are therefore critical considerations. The proposed extension would appear subservient to the main dwelling and is stepped on plan reducing its impact. The materials are robust and reflect those found in the surrounding area. The scale and massing of the extension sits comfortably given the width of the existing property. The proportions also reflect the vertical rhythm of the building.

The rationale behind the concept of the design is an interesting departure from traditional forms. The scale and design of the proposal are considered to be sympathetic to the proportions of the dwelling and meet with design objectives set out in Local Plan policy. It would conserve the character and appearance of the Meavy Conservation Area and the setting of nearby listed buildings. Officers therefore remain in support of the application.

ORIGINAL REPORT TAKEN TO DEVELOPMENT MANAGEMENT COMMITTEE ON 9 JANUARY 2015

2. Application No: **0582/14** District/Borough: **West Devon Borough**

Application Type: Full Planning Permission - Parish: Burrator

Householder

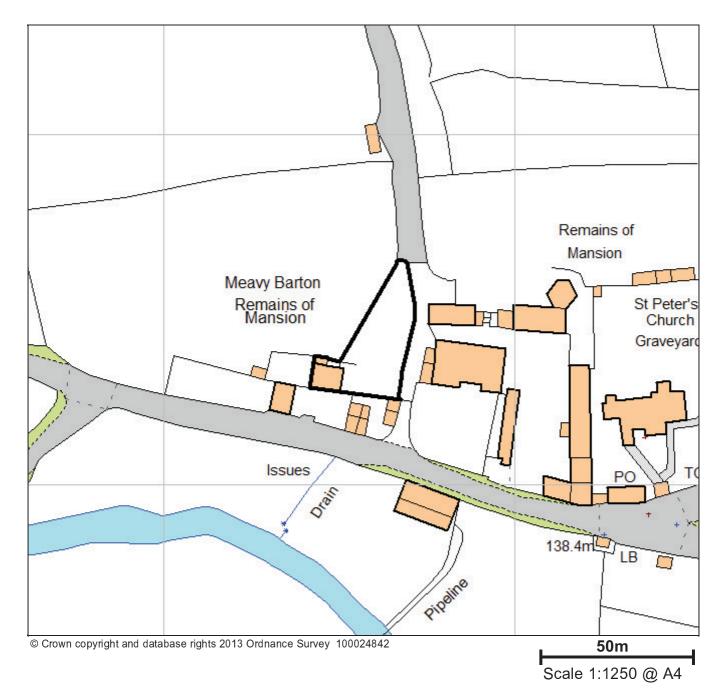
Grid Ref: SX539672 Officer: Jim Blackwell

Proposal: Demolition of existing side extension and erection of two-storey side

extension

Location: The Mill, Meavy, Yelverton

Applicant: Mr M Parle



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.
- Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
- 3. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.

Introduction

The Mill is located on the western edge of Meavy. The property forms the northern side of an informal courtyard created by Mill Stables and Mill Cottage, a grade II listed building.

The site lies within the Meavy Conservation Area.

The application is presented to committee at the request of a Member of the Authority (Dr Mortimer).

Planning History

0028/99	Raise roof to form dormer ov	er rear entrance to annex	, replace tin sheets
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with slates and raise roof over doorway to workshop, increase boundary

wall height and form a pedestrian access

Full Planning Permission Grant Conditionally 25 February 1999

03/43/1575/91 Change of use of stable building to ancillary accommodation

Full Planning Permission Grant Conditionally 03 February 1992

03/43/1116/88 Proposed change of use of stable to study, hobbies/workroom and

domestic storage and new pedestrian access on to highway

Full Planning Permission Grant Conditionally 15 July 1988

Consultations

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

South West Water: No objection provided foul drainage only is connected to

the public foul or combined sewer. Should no separate storm system be available, details of the means of disposal

MUST be submitted for prior approval. The use of

soakaways will require satisfactory percolation tests to have

been undertaken.

Environment Agency: Flood Zone 1 Standing Advice

Historic Buildings Officer:

The scale, style, design and form of the proposed extension will have a major impact on the character and special interest of the conservation area, local heritage assets and the setting of nearby listed buildings. This proposal would also cause substantial harm to the setting of a range of designated heritage assets including Barton

and other grade II listed buildings. Additionally, it would also cause substantial harm to the significance of the Meavy Conservation Area, again a designated heritage

Manor and St. Peter's Church both grade I listed buildings,

asset in its own right.

The amended proposal for the extension is considered cosmetic in respect of alternative use of material types applied mainly to the east elevation. Whilst it is appreciated that the proposal is presented to take account of surroundings, in this case the design solution and particularly the flat roof do not reinforce 'sense of place' either in respect of Dartmoor itself or more specifically the settlement of Meavy and its conservation area. The other previous comments relating to impact on surroundings (setting) of various adjacent and more distant heritage

assets still stand.

The works should proceed in accordance with the submitted protected species (bats and nesting birds) statement/survey.

The report recommends ivy removal from the south eastern elevation outside bird nesting season, provision of bat and bird boxes and directing any lighting away from trees and shrubs in the area.

The extension will necessitate the removal of an area of raised ground within the garden. There is the possibility that buried archaeological material relating to the mill and/or earlier use of the site may survive.

The extension is located adjacent to the former Meavy Corn Mill which ceased operations around the time of the First World War. The Mill was constructed in the C19th but could well be standing on an earlier site.

The location of the site is also very sensitive being in close proximity to Meavy Barton and the core of the medieval village. The site is within the conservation area.

A watching brief condition is requested.

This will allow for the recording and retrieval of any archaeological features and finds that may be exposed

DNP - Ecology & Wildlife Conservation:

DNP - Archaeology:

during the construction works.

The watching brief should be undertaken by a professionally accredited archaeological contractor formerly agreed by DNPA.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD12 - Conservation Areas

DMD1b - Delivering National Park purposes and protecting Dartmoor National

Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

2 letters of objection

There have been two objections from local residents concerned with the impact on Meavy, the conservation area, potential archaeology, the adjacent listed buildings, water run-off and the overall design approach.

Observations

INTRODUCTION

The Mill is located on the western edge of Meavy. The property forms the northern side of an informal courtyard created by Mill Stables and Mill Cottage, a grade II listed building. The property has been altered with a number of domestic features such as a lean to side extension, chimneys and uPVC windows. There is a change in level between the Mill Stables and the property to the east. The Mill, the courtyard and two adjacent properties are highly visible from the lane, forming part of the entrance into the village.

The site lies within the Meavy Conservation Area.

PROPOSAL

The application is for the demolition of the existing side extension and erection of a two storey extension. The existing lean to is 15sqm and the proposal would extend this footprint to 25sqm. The existing extension is 2.5m wide and the proposal would reduce this width to 2.3m and utilise a stepped plan to reduce its potential impact.

The extension would comprise a WC, lobby and garden room on the ground floor and master bedroom at first floor.

The design approach is contemporary in form. The front elevation would have horizontal timber louvres referencing the historic structure of the water wheel. Steps leading to a glazed

door would provide access to the extension with a glazed panel to the side. The side (east) elevation would be constructed of vertically clad timber walls. The roof is to be covered with sedum to encourage biodiversity and control rainwater.

POLICY CONSIDERATIONS

The site lies within Meavy Conservation Area. Planning policies COR5 and DMD12 are expressly clear that development proposals within conservation areas will only be permitted where the character or appearance of the conservation area is conserved or enhanced.

Policy DMD1b requires new development to conserve Dartmoor's cultural heritage. The quality, integrity, character and setting of heritage assets is afforded protection under policy DMD7 and policy DMD8 identifies that where a proposal will lead to the substantial harm of a heritage asset, consent will not be granted unless the proposed development will secure substantial public benefits which outweigh that harm.

The need to conserve heritage assets in a manner appropriate to their significance is one of the core planning principles of the National Planning Policy Framework. Account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. Significance can be harmed or lost through alteration of the heritage asset or development within its setting. Any harm or loss requires clear and convincing justification, together with an assessment of the degree of harm and the public benefits of a scheme.

The Dartmoor National Park Design Guide, policies COR4, DMD3 and DMD7 set out the general objectives for high quality, locally distinctive design that reinforces Dartmoor's sense of place, having particular regard to the scale, height, solid form, alignment, design detailing and materials, open spaces, trees and integrity of town plans including boundary elements.

The site is located within a rich historic environment and there are a range of heritage assets in the immediate environment which are considered in the assessment of the development proposals; several listed buildings lying adjacent the site and the Conservation Area. Consideration needs to be given to these heritage assets, their curtilage and setting.

The existing single storey extension is not of any architectural merit and its demolition is considered an improvement to the appearance of the dwelling.

UPDATE

Following consideration of the scheme, amendments to the extension include:

- (i)Setting the front elevation back by 100mm and reducing the projection of the timber louvres.
- (ii)Revising the roof material on the front from sedum to zinc standing seam.
- (iii)Vertical timber cladding to the side and rear altered to slate hanging and stone.

IMPACT ON THE CONSERVATION AREA

The amendments clearly respond to the comments made relating to the robustness of material and solid appearance. It is recognised as being a very sensitive site and the choice of materials is key given the surroundings. There is now a clear hierarchy of materials from stone, to render, slate and timberwork.

The application has been submitted with a robust level of detail to demonstrate the impact on the adjacent buildings, views and spaces.

The rationale behind the concept of the design is an interesting departure from traditional forms. The simple two storey form now appears subservient to the existing dwelling and appropriate use of materials compliments the surroundings.

IMPACT ON NEIGHBOUR AMENITY

It is considered that due to the size, scale, location the development will not have a significant adverse impact in an unacceptable loss of amenity or cause undue overshadowing to the adjoining property.

REPRESENTATIONS

Pre-application advice was not sought however, extensive negotiation has taken place during the course of the application in order to respond to the comments from the Historic Building Officer. He remains of the view that the scale, style, design and form of the extension would have a major impact on the impact on the conservation area and adjacent heritage assets.

The proposals have undergone careful consideration by Officers during the application process. The potential impact on the existing site and adjacent heritage assets are critical considerations, however the proposed extension appears subservient to the main dwelling and is stepped on plan reducing its impact. The materials are robust and reflect those found in the surrounding area. The scale and massing of the extension sits comfortably given the width of the existing property. The proportions also reflect the vertical rhythm of the building.

The extension will necessitate the removal of an area of raised ground within the garden. There is the possibility that buried archaeological material relating to the mill and/or earlier use of the site may survive. The extension is located adjacent to the former Meavy Corn Mill which ceased operations around the time of the First World War. The Mill was constructed in the C19th but could well be standing on an earlier site. The location of the site is also very sensitive being in close proximity to Meavy Barton and the core of the medieval village. The DNP Archaeologist has therefore proposed a condition requiring a watching brief.

There have been two objections from local residents concerned with the impact on Meavy, the conservation area, potential archaeology, the adjacent listed buildings, water run-off and the overall design approach.

The Parish Council support the application.

A bat and bird assessment report has been submitted. It has been demonstrated that the scheme will have a minimal impact on protected species.

CONCLUSION

The scale and design of the proposal are considered to be sympathetic to the proportions of the dwelling and meet with design objectives set out in Local Plan policy. It will conserve the character and appearance of the Meavy Conservation Area and the setting of nearby listed buildings.

e application is therefore recommended for approval.					

DARTMOOR NATIONAL PARK AUTHORITY

DEVELOPMENT MANAGEMENT COMMITTEE

06 February 2015

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

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Application No: District/Borough: West Devon Borough 1. 0674/14

Application Type: Full Planning Permission -Chagford Parish:

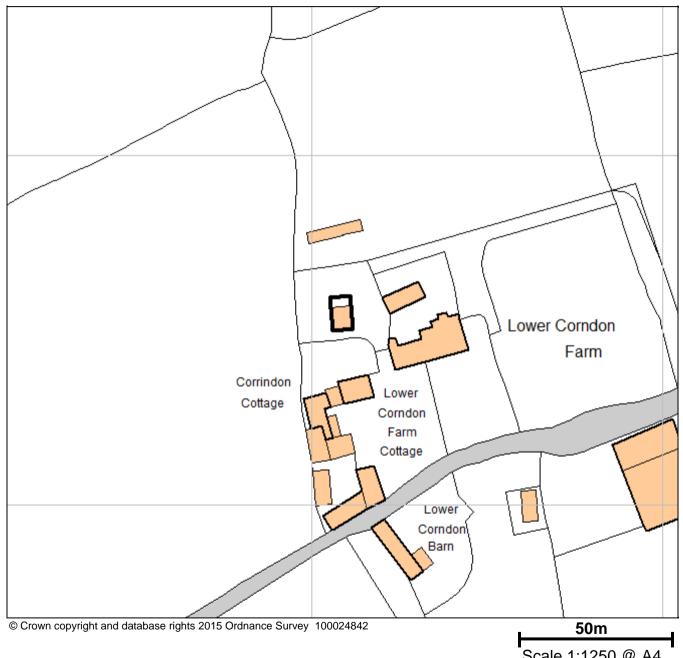
Householder

Grid Ref: Officer: **Louise Barattini** SX692853

Replace existing garage/store with new carport/store Proposal:

Lower Corndon Farm, Chagford Location:

Mr D Floyd-Walker Applicant:



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.
- Prior to the commencement of the development hereby approved, samples of all proposed external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved external facing and roofing materials shall be used in the development.

Introduction

Meldon View is a curtilage listed converted farm building positioned to the rear of Lower Corndon Farmhouse (grade II listed building) on the outskirts of Chagford.

The application proposes the demolition of the existing flat roofed garage and erection of pitched roof carport/store.

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

Planning History

0615/13	Conversion and extension of redundant engine shed to provide utility room, cloakroom and dining room; demolition of existing garage/store and erection of carport/store and demolition of chimney and erection of flue				
	Full Planning Permission - Householder	Refused	14 January 2014		
	Appeal lodged: 03 March 14	Result: Dismissed			
0616/13	Conversion and extension of room, cloakroom and dining roerection of flue	•			
	Listed Building Consent	Refused	14 January 2014		
	Appeal lodged: 03 March 14	Result: Dismissed			
0582/12	Certificate of Lawfulness for an existing use in respect of the use of building as a dwelling and the attached land as a garden				
	Certificate of Lawfulness for an existing use	Certificate issued	20 December 2012		
0396/04	Change of use of agricultural land to domestic use and access track				
	Full Planning Permission	Grant Conditionally	14 July 2004		
3/08/247/97/03	Conversion of redundant barn	to residential accommo	odation		
	Full Planning Permission	Grant Conditionally	08 December 1997		
3/08/208/96/03	3/96/03 Conversion of redundant barn to holiday accommodation				
	Full Planning Permission	Grant Conditionally	11 December 1996		
3/08/069/93/04	Barn conversion to holiday accommodation				
	Change of Use	Refused	04 June 1993		

Appeal lodged: 01 December Result: Allowed

93

Consultations

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

South West Water: No objection

Environment Agency: No objection - flood zone 1 standing advice only

Historic Buildings Officer: Approve - the proposal will help to sustain the grade II

listed building

Parish/Town Council Comments

Chagford PC: The Parish Council is supportive of the principle of this

application but is concerned about the proposed height of the roof and ridgeline. The Parish Council considers that this element of the proposed structure will become a dominant feature in the landscape not only when viewed from the high moor to the north but also be clearly visible from the roadway passing in front of the group of grade II listed structures to the south. For these reasons, the

Parish Council objects to the proposed development as not

being compatible with policies COR4 and DMD10.

Chagford PC: No comment received

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

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National

Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PLANNING HISTORY

Planning permission was refused for an application to extend the converted barn and the demolition of the existing garage and erection of replacement carport (ref: 0615/14). This application was refused solely on the grounds of the extension.

This application is a lesser scheme for the carport/store only.

POLICY CONSIDERATIONS

Policies DMD1b, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment.

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout, detailing and materials. Policy DMD7 establishes the requirement for new development to have particular regard to the setting of heritage assets.

Policy DMD4 sets out the objectives for protecting residential amenity.

ASSESSMENT

The proposed carport/store would occupy the site of the existing flat roofed garage (concrete construction) but assume a wider footprint. A timber structure is proposed with a black corrugated iron roof.

Revised plans have been received showing the proposed carport/store reduced in scale it is now identical to the carport/store in application 0615/13. No objection was raised by officers to the replacement carport/store in this previous scheme and the inspector similarly concluded that the replacement outbuilding would present a modest enhancement and preserve the setting of the listed building.

Officers maintain their support for this outbuilding which is considered to meet design policy, preserve the setting of the listed building and the character and appearance of this part of the Dartmoor National Park.

Further comments are awaited from the Parish Council on the reduced building and will be presented at the committee.

The scale, design and siting of the proposed development is such that it will not have an adverse impact on the residential amenities of neighbouring occupiers.

CONCLUSION

The revised plans are consistent with the previous carport/store submission which the Planning Inspector considered to preserve the setting of the listed building. Officers support this lesser scheme which complies with design policy, will conserve the character and appearance of this part of the Dartmoor National Park and not harm the setting of heritage assets.

The application is therefore recommended for approval.

2. Application No: 0673/14 District/Borough: South Hams District

Application Type: Full Planning Permission - Parish: South Brent

Householder

Grid Ref: SX702597 Officer: Oliver Dorrell

Proposal: Erection of garage and new vehicle access

Location: 28 Higher Green, South Brent

Applicant: Mr & Mrs A & K Benney



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 roof of the garage hereby approved shall be covered in natural slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
- The system for dealing with surface water drainage, as indicated on the approved plans, shall be constructed and operational prior to the development hereby approved being first brought into use.
- 4. Prior to the commencement of the development hereby approved, samples of the stone to be used in the construction of the retaining wall shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing only approved external facing shall be used in the development.

Introduction

28 Higher Green is a two-storey mid-terrace property. It is part of a small modern estate development on the south-western fringes of the town.

The property has two off-street parking spaces to the front with access direct onto Higher Green.

This proposal is for a garage to be erected in rear garden, with access off Kerries Road. There is an existing pedestrian access; this would be extended and a section of hedgebank removed to provide access to the garage.

The garage itself would be set immediately behind the bank, level with the road. It would have a rendered painted finish under a natural slate dual pitch roof and vertically boarded timber doors.

This is a re-submission of 0329/14 which was withdrawn on the advice of Officers to allow clarification to be sought regarding ownership of the hedgebank on the south-western boundary.

The application is presented to Members due to the objections of the Parish Council.

Planning History

0329/14 Erection of garage and construction of new vehicle access from road

Full Planning Permission - Withdrawn 01 August 2014

Householder

9/45/0406/90/3 Single storey extension at rear to form summerhouse, kitchen, dining and

utility

Full Planning Permission Granted by SHDC 28 March 1990

Consultations

South Hams District Council: Does not wish to comment

County EEC Directorate: No objections

South West Water: No objection

Environment Agency: Standing advice - flood zone 1

DNP - Trees & Landscape: The proposed development will not have a detrimental

impact on the two trees protected by the TPO. The loss of the verge will have an impact on character but difficult to justify refusal given that verge to north has already been

lost.

Parish/Town Council Comments

South Brent PC: Recommend refusal. Loss of a significant hedge/field

boundary in the street scene and the adverse impact in the

street scene

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD1b - Delivering National Park purposes and protecting Dartmoor National

Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD38 - Access onto the highway

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

IMPACT ON CHARACTER AND APPEARANCE

Kerries Road is a category III highway which extends from Sanderspool Cross to the south of the town. It is a feeder road for the housing developments at Brakefield and Crowder Park. A number of individual properties are also accessed directly from it.

Whereas the western side of the road is characterised by modern housing development with wide splayed access points and a pedestrian pavement, the eastern side is more rural in character being formed of a grass bank with a hedgerow growing along its length and several large trees growing in the hedge. There are small pedestrian gateways cut into the hedge and part of it is lost to the front of 1-3 Kerries Road however otherwise it is predominantly in tact. This would be the first new vehicular access from Kerries Lane to serve any of the properties at Higher Green.

The proposal is to form a new vehicular access to the rear of No 28 Higher Green and the erection of a detached garage. This would involve removing a section of hedge measuring 4m wide and reducing the ground to road level. This part of the hedge has been poorly maintained in the past and is only partially in tact. Its removal would not have a significant detrimental impact on the character of the road. A stone wall will act as a retainer either side of the access. A condition regarding samples will ensure that the materials are of a high

quality.

The garage will be set back behind the hedgebank. The design and scale of the building are considered appropriate in the context of the surrounding residential development. Having regard for the development on the opposite side of the road it is considered that the building will have a minimal impact on the street-scene.

The proposal is considered to conform with policies COR4 and DMD7 in that it will conserve the character of the built environment.

HIGHWAY SAFETY

The hedgebank on the western boundary which was omitted from the previous submission has now been included in the application site. County Highways have considered the proposal and concluded that the visibility from the access is acceptable to serve the proposed development, in accordance with policy DMD38.

A drainage channel is proposed on the boundary with the road to prevent the egress of water from the driveway onto the highway.

IMPACT ON PROTECTED TREES

There are two trees growing close to the site, a mature sycamore and a mature oak, both of which are protected by a Tree Preservation Order. The trees appear to be in good health with no evidence of serious structural weakness.

The new access would be formed roughly equidistant between these two trees. There are already two pedestrian accesses between the trees which will have cut any roots growing on the verge to the south of the sycamore and to the north of the oak, meaning there will be no live roots where the new vehicular access is proposed.

An aboricultural report has been submitted identifying the root protection areas for both trees as being outside of the proposed development area. The Authority's Trees Officer concurs with the findings of the report and concludes that there will no impact on the protected trees as result of the proposal.

IMPACT ON RESIDENTIAL AMENITY

The proposed garage would be located 7m and 12m from the nearest rear windows in the properties either side. Due to the excavation required the finished floor level of the building would be 0.6m below the garden level of the adjoining properties, meaning the garage would be only 3.2m high when viewed from the neighbours sides.

The garage would be offset from the neighbouring properties. Having regard for the scale and design it is not considered that the proposal would have a significant overbearing or dominant impact and is therefore compliant with policy DMD4.

CONCLUSION

The concerns of the Parish Council are noted and appreciated, however it is considered that on balance there are insufficient grounds to warrant refusal in this case.

There are a number of large trees growing along the hedge to the south-east of the application site. Many of these are protected by Preservation Orders. Any subsequent applications for accesses off Kerries Road will be subject to thorough assessment as to the impact on the health of the trees, with a presumption against any development which may lead to harm to these trees.

Given the positions of the trees it is considered unlikely that conditions would be suitable for further accesses onto Kerries Lane from the properties on Higher Green.

Application No: District/Borough: West Devon Borough 3. 0671/14

Application Type: Full Planning Permission Parish: **Burrator**

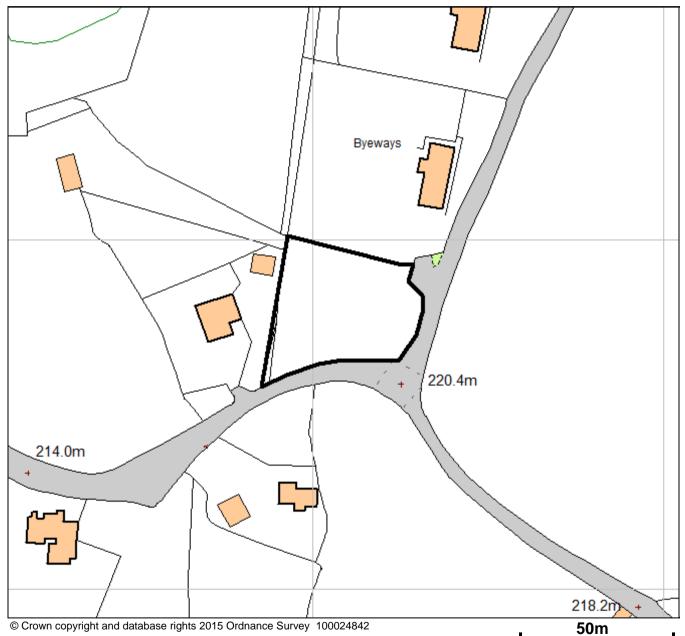
Grid Ref: SX558677 Officer: Jim Blackwell

Proposal: **New dwelling**

Location: corner site between Huccaby

and Byeways, Sheepstor

Applicant: Dr S & Mr D Sheppard



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Scale 1:1250 @ A4

Recommendation That permission be REFUSED

Reason(s) for Refusal

- The proposal does not meet the criteria of Paragraph 55 of the National Planning Policy Framework as it fails to significantly enhance its immediate setting and is insensitive to the defining characteristics of the local area. The proposed dwelling is excessive in size and scale and not in character with the surrounding dwellings.
- 2. The proposed development by reason of its design, scale and siting would have a detrimental impact on the character and visual amenity of this part of the Dartmoor National Park landscape. The proposal is not considered sustainable development and would therefore be contrary to the Dartmoor National Park Authority Core Strategy Development Plan Document, and in particular policies COR1, COR2, COR3 and COR4, as well as policies DMD1b and DMD5 of the Development Management and Delivery Development Plan Document and to the advice contained in the Dartmoor National Park Design Guide, The English National Parks and The Broads UK Government Vision and Circular 2010, and the National Planning Policy Framework 2012.
- 3. The proposal is in an area where the Authority would only permit development which is necessary in the interests of agriculture, forestry or an established rural business. Having considered the supporting information, insufficient evidence has been submitted to satisfy the Local Planning Authority that the justification is such as to override the policy objection. The proposal is contrary to policies COR1, COR2, COR15 and DMD23 of the Dartmoor National Park Authority Development Plan and to the advice contained in the National Planning Policy Framework 2012.

Introduction

The site is located within Sheepstor, west of the church with Burrator Reservoir lying to the northwest. It occupies the corner plot between two dwellings, Huccaby to the north and Byeways to the west.

The site is formed by a square paddock and slopes down towards the south west, becoming steeper in the south western corner.

Pre-application discussions have taken place but the scheme was discouraged. Given the issues that the application raises it is presented to committee at the discretion of the Director of Planning.

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No objection. A condition is recommended to provide the

parking shown on the application site prior to occupation.

Environment Agency: Flood Zone 1 Standing Advice.

DNP - Ecology & Wildlife

A Preliminary Ecological Assessment has been submitted

Conservation: with the application.

> The site does not lie within or adjacent to any designated sites. The application site comprises acid grassland

surrounded by stone walls, hedge banks and mature deciduous and conifer trees. No evidence of protected species or habitats was found on site and it is considered no further survey work is required.

Recommendations are made with regard to good working practice, lighting, landscaping and biodiversity enhancement. The recommendations of the ecology report should be a condition of approval.

The development will have an adverse impact on the

DNP - Trees & Landscape:

character of the local landscape. The development will be contrary to policy COR1 in that it does not respect or enhance the character, quality or tranquillity of the local landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. The development is also contrary to DMD5 because it does not conserve/or enhance the character and special qualities of the Dartmoor landscape, particularly the pastoral character of the small paddock. The contemporary design of the building does not reflect the value attribute of strong local vernacular of granite, colourwash and slate, also the development does not add to the strong perception of tranguillity, remoteness and seclusion: 'a place to hide'. Believes that the proposed development, by reason of its design and siting, would have a detrimental impact on the character, appearance and visual amenity of this part of Dartmoor National Park, contrary to the Dartmoor National Park Authority Core Strategy Development Plan Document and in particular policies COR1, COR3 and COR4. It also

fails to meet the requirements of DMD1, DMD3 and DMD7

Development Plan document, or the principles set out in the Authority's Design Guide - all of which reflect the

of the Development Management and Delivery

requirements of the NPPF.

Dartmoor Preservation Association:

The applicants cite paragraph 55 of the NPPF in support of their proposal. However, this paragraph stipulates that planning authorities should avoid new homes in the countryside unless there are special circumstances. Whilst the design may be "truly innovative", it does not respect the requirements that it should "significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area." Further, paragraph 58 states that developments should: "add to the overall quality of the area....respond to local character and history, and reflect the identity of local surroundings and materials."

This proposal does not respect local character and will not enhance the landscape in any way and therefore should be refused.

Parish/Town Council Comments

Burrator PC:

The Parish Council object to the application for the following reasons:

The application does not meet the requirements of Policy DMD4 in protecting residential amenity in Dartmoor National Park. The proposal has a significant overbearing and dominant impact, will increase light pollution and traffic levels on single track lanes on a dangerous junction/blind corner of the village and will detract from the special qualities and views of the area. The proposal would present an adverse visual effect on the area.

The application does not meet the requirements of Policy DMD23 as the proposal is not for agricultural or forestry needs nor for local housing provision. The proposal is considered of high impact, not low, as required by the policy and therefore is contrary to Policy DMD30. The proposal does not make a positive environmental and/or social and economic contribution to the village. The proposal, in fact, makes a negative impact on the environment.

The application does not meet the criteria of Paragraph 55 of the National Planning Policy Framework, as claimed. The claim of a truly outstanding or innovative design and that the design reflects the highest standards of architecture are insufficient reasons for the application to be approved.

The application fails to enhance its immediate setting and is insensitive to the defining characteristics of the local area. The proposed dwelling is too large for the site, too high for a single storey dwelling and not in keeping with other dwellings which are constructed of true local materials and of local traditional methods. In addition, the contours of the site in relation to the highway and other properties would present problems with drainage and water runoff. The construction may destabilise the surrounding trees and may result in their loss.

The site has always been a green field site not a brown field site as claimed by the applicant. This, and its position in relation to other properties and to a dangerous road junction, make it totally unsuitable for any development.

Approval of such an application may set a precedent for future similar development in the Dartmoor National Park and will encourage by example, exceptions to policies laid down for good reason. An additional dwelling in the village would cause an increased strain on the already restricted services of water, electricity and communications (phone and internet connections).

Access is limited on single track lanes, already congested at weekends with multiple road users.

The application claims that the local residents are in support of the application and the Parish Council wish to make it clear that the local residents attended the applicants' presentation on his proposals out of curiosity and not in support. There are 19 dwellings in Sheepstor village, the majority of residents present at the Parish Council's meeting held on 11th December – no resident is known to the Parish Council to be in support of the application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

DMD1a - Presumption in favour of sustainable development

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD5 - National Park Landscape

Representations

23 letters of objection

The principle issues raised relate to the impact on Sheepstor as a popular visitor destination, the infilling of what is considered a greenfield site, the impact on the landscape and particularly views from Sheepstor. The departure from traditional forms of construction and architecture has also been criticised.

Two objectors have also raised issues regarding access and the impact on what can be considered a tight junction at times of peak use in the summer months. Reference has also been made to a refusal in 1994 for repairs and renovations to Byeways which includes a reason for refusal on highway grounds, particularly the additional traffic generated.

Many objectors have raised planning policy stating the proposal fails major tests in the National Planning Policy Framework.

Observations

INTRODUCTION

The site is located within Sheepstor, approximately 200m west of the church. It is separated from Burrator Reservoir to the north west by a fir tree plantation. The corner plot lies between two dwellings, Huccaby to the north and Byeways to the west.

The site is formed by a square paddock which slopes down towards the south west, becoming steeper in the south western corner.

PROPOSAL

The proposed dwelling is a bold and imaginative design which deliberately avoids pastiche and presents a contemporary building. The style is not truly vernacular but includes references through the use of locally sourced granite. In principle it is intended to be a demonstration of craftsmanship and materiality. The angular form is to be achieved using aggregate with extensive glazing to the south and east.

The form is intended to take reference from the 'palm of a hand' with a chimney anchoring the centre point between three elements roughly forming a 'Y' shape. The internal space is open plan, with a fire place in the centre with three bedrooms located at the end of each end of the 'Y' shape.

DESIGN CONSIDERATIONS

The proposed dwelling appears almost organic or geological in form. The construction, predominantly of granite and aggregate give a similar appearance to clitter surrounding the open areas adjacent the site.

In general, there is support in local policy for contemporary design in the appropriate location. There has been a number of highly sustainable, high quality dwellings approved within the National Park, however, they have all been replacements rather than within open countryside.

The site lies between two well established residential dwellings which although are different in form do reflect the typical architectural style in Dartmoor. Indeed, the site is surrounded by simple, traditional built forms, with the only departure being a small number of buildings connected with the reservoir.

The site is visible from the open ground to the north east and from Sheepstor Tor. From the high ground the site is viewed in conjunction with other buildings and with a backdrop of plantation woodland. The square shape of the site and relatively flat area lends itself easily to a simple form. The 'Y' shape is not considered appropriate in this location.

The site is very visible from the two minor roads running along the southern and eastern boundaries of the site. The occupation of the plot forming the junction between the lanes is also a key consideration and it would be dominated by the angular form of the proposal.

Although attempting to provide a clean and crisp architectural aesthetic the proposed residential use will require the usual amount of domestic furniture and car parking. The application states that up to four vehicles would be parked on the site to serve the property. This domestication further compounds the issue of the use of the site for the dwelling.

POLICY CONSIDERATIONS

As the Framework and the Circular both make clear, National Parks have the highest status of

protection in relation to landscape and scenic beauty. The proposed dwelling would have an unacceptably harmful impact on the distinctive character and appearance of the National Park landscape.

The applicant seeks approval under the NPPF Paragraph 55 which makes provision for new houses in the open countryside. It can offer an exemption from planning constraints for individual houses that meet specific criteria, not least of all that they are architecturally outstanding. Paragraph 55 of the NPPF is set out below for clarity:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless they are special circumstances such as:

- i. the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- ii. Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or iii. Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- iv. The exceptional quality or innovation nature of the design of the dwelling. Such design should:
- a. be truly outstanding or innovative, helping to raise standards of design more generally in rural areas:
- b. reflect the highest standards in architecture:
- c. significantly enhance its immediate setting; and
- d. be sensitive to the defining characteristics of the local area.'

South West Design Review Panel were approached in November 2013 and the scheme was broadly supported. However, they recognised the policy issues relating to paragraph 55 and the strength of DNPA policies within the National Park. The Panel were clear that the scheme would require further work to ensure it significantly enhanced the setting and local area.

This proposal is primarily related to the more strict interpretation of policy restricting development opportunities in the National Park, where our first principle is one of conserving the landscape and biodiversity. The 'Sandford' principle requires the Authority to give this primacy where there is any perceived conflict. This would apply to proposals to build what may be seen to be unjustified new dwellings in open countryside locations and which do not conform to the requirement to service existing farms or established rural businesses. This is a stronger test than that which may apply outside of the National Park. Policies COR2 and DMD23, amplify this stance, where development would normally only be entertained where it meets a defined need.

Sheepstor is not considered an appropriate location for any form of residential development, be it an open market or even affordable dwelling. Policy COR2 provides a clear set of spatial development principles and identifies those Local Centres and Rural Settlements where appropriate development serving local need will be acceptable. Sheepstor is not identified as either a Local Centre or Rural Settlement.

It is against that strong policy background that a judgement should be formed on the merits of

the proposal. The rationale behind the concept of the design is an interesting departure from more traditional forms. However, the grain of development in Sheepstor leans so much towards the traditional, in what is effectively a small site, within the hamlet. This approach is therefore considered incongruous.

If there is a place for such development it may be where this is better related to a more diverse range of building styles on the edge of larger settlements where the arguments in favour of truly sustainable development may be easier to address.

IMPACT ON LANDSCAPE CHARACTER

The site is a small paddock with the land immediately to the north and west formed by woodland plantation surrounding Burrator Reservoir. The land to the south and east is undulating agricultural land comprising small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on these hedge banks. The fields are likely to be mid to late medieval in origin and have a pastoral character. Narrow winding lanes connect small settlements. There is a dispersed settlement pattern around this part of Sheepstor with individual dwellings surrounded by gardens and most of the dwellings are modest in size.

The Landscape Character Assessment for Dartmoor National Park identifies these landscape types as 3J Upland River Valleys and 2D Moorland Edge Slopes. Key attributes include strong perceptions of tranquillity, remoteness and seclusion: 'a place to hide', sheltered landscape of high scenic value contrasting with the wild moorland above. Also, strong pattern of medieval fields with prominent Devon hedgebanks and dry stone walls, pastoral character of fields contrasting with areas of heathy moorland and spectacular views to the moorland core of Dartmoor.

There is no evidence of a dwelling having been located on this site. The paddock is likely to be medieval in origin. A large part of the medieval field system to the west of the site has been lost because of the reservoir and the character of the field system has changed because of the plantations planted around the reservoir. However, the medieval field system to the south and east is intact and the pastoral character remains. The site is seen in the context of the surrounding enclosed land and the loss of the paddock will have an impact on the pastoral character of the area. The form of the building is such that it would not reflect the local Dartmoor vernacular found in this area and this modern approach would impact on the character of the landscape.

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

The development is also contrary to DMD5 because it does not conserve and/or enhance the character and special qualities of the Dartmoor landscape, particularly the pastoral character of the small paddock. The contemporary design of the building does not reflect the value attribute of strong local vernacular of granite, colourwash and slate, also the development does not add to the strong perception of tranquillity, remoteness and seclusion: 'a place to hide'.

Policy DMD5 is very clear that development should conserve and/or enhance the character of

Dartmoor's landscape. The development would have detrimental impact on the character of the land because it would domesticate the site. Furthermore, there would be a cumulative impact created by an addition to the group of existing buildings.

REPRESENTATIONS

There have been 23 letters of objection. The principle issues raised relate to the impact on Sheepstor as a popular visitor destination, the infilling of what is considered a greenfield site, the impact on the landscape and particularly views from Sheepstor. The departure from traditional forms of construction and architecture has also been criticised.

Two objectors have also raised issues regarding access and the impact on what can be considered a tight junction at times of peak use in the summer months. Reference has also been made to a refusal in 1994 for repairs and renovations to Byeways which includes a reason for refusal on highway grounds, particularly the additional traffic generated.

Many objectors have raised planning policy stating the proposal fails major tests in the National Planning Policy Framework.

It should also be noted that the architect has responded to many of the objectors and has written in support of the application.

The Dartmoor Preservation Association raised the strong policy issues regarding the design and siting and the impact on the character of the area.

Burrator Parish Council objected to the scheme on strong policy grounds. They also commented that the proposal has a significant overbearing and dominant impact, will increase light pollution and traffic levels on single track lanes on a dangerous junction and will detract from the special qualities and views of the area. Further objections related to the design, size, scale, materials and impact on the area.

Trees and Landscape Officers objects to the scheme and the comments have been discussed previously in this report.

The Ecologist has commented that the site does not lie within or adjacent to any designated sites. No evidence of protected species or habitats was found on site and it is considered no further survey work is required.

The Campaign for the Protection of Rural England has objected to the application and refers to the strict policy requirements of the National Park. They have questioned the quality of the design and architectural form. They have also questioned that the use of a greenfield site is not appropriate and disagree that the proposal significantly enhances the site. Other than the use of local granite they have also criticised the sensitivity of the design. Finally, the proposed size and scale of the building is questioned particularly given the need for appropriately sized affordable housing requirements.

County Highways has no objection, however a condition is recommended to provide the parking shown on the application prior to the occupation of the site. They have also responded to the objectors commenting on the previous refusal in 1994 stating that, as there is an existing vehicular access to the site and only one unit is proposed, the potential impact on the surrounding highway network would not be considered severe.

CONCLUSION

The provision of new housing within the National Park is strictly controlled and is limited to a very narrow set of circumstances. Development in this plot would fail to conserve or enhance the character and appearance of the area. Furthermore, given the over-riding policy considerations there are too many fundamental issues to address.

The proposal does not meet the criteria of Paragraph 55 of the National Planning Policy Framework as it fails to significantly enhance its immediate setting and is insensitive to the defining characteristics of the local area. The proposed dwelling is excessive in size and scale and not in character with the surrounding dwellings. The proposal is not considered sustainable development.

The site is not considered a sustainable location for any form of residential development and is therefore contrary to policy COR2.

The application is also recommended for refusal as there is no justification for a dwelling on site. The development would have a detrimental impact on the landscape character of the area, which is contrary to policies COR1 and COR3. It would also be contrary to policies DMD5 and DMD23 as it would fail to conserve and/or enhance what is special or locally distinctive about the landscape character of the area. It is also considered an unsympathetic development that will harm the wider landscape.

Officers are unable to give their support in principle for the open market dwelling and the recommendation is therefore one of refusal.

4. Application No: 0696/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish: Chagford

Grid Ref: SX703879 Officer: Jim Blackwell

Proposal: Alterations and change of use from offices to a dwelling with

associated works

Location: The Old Exchange, Chagford

Applicant: Mr A van der Steen



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 roof of the extension hereby approved shall be covered in natural slate, sample(s) of which shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roof shall be maintained in the approved natural slate.
- 3. The roof of the extension hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.

Introduction

The site is located on the north-eastern fringe of Chagford. It comprises a single storey detached building currently used as an architect's studio with a small associated curtilage.

The application proposes the conversion from offices to a single dwelling.

The application is presented to committee following an objection from the Parish Council.

Planning History

O614/13 Change of use from office (B1A) to residential (C3)

Prior Approval (Class J) Prior Approval not 20 December 2013

required

Consultations

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

Environment Agency: Flood Zone 1 Standing Advice

DNP - Ecology & Wildlife

Conservation:

A protected species assessment (bats and nesting birds)

has been submitted with the application.

No evidence of use by bats was found in association with the flat roofed extensions or the main roof structure or eaves of the property. The roof structure and eaves offer

no discernible access/roosting opportunities. It is

considered that the proposed works would not impact bats.

Starlings and house sparrows were reported to nest in the ventilation bricks in the north east wall of the building.

Recommendations are made with regard to timing of works to avoid impacts on nesting birds and regarding provision of

nest boxes. These recommendations should be a

condition of approval.

Parish/Town Council Comments

Chagford PC: Objection:

- There is a need for office units within the town. This has been accepted by DNPA and listed as an essential requirement. This application is not compliant with policy COR2.
- The creation of dormers on the south west elevation and large glass first floor extension to the north west elevation create a significant loss of privacy to the school and house. It therefore fails to satisfy policy DMD4.
- The proposed first floor extension on the north west elevation and dormer design do not comply with policies COR4, DMD24 and the DNPA Design Guide.
- The existing visibility splay does not comply with policies DMD24 and 38.

Relevant Development Plan Policies

- COR1 Sustainable Development Principles
- COR3 Protection of Dartmoor's special environmental qualities
- COR4 Design and sustainable development principles
- DMD1b Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD24 Extensions and alterations to dwellings
- DMD7 Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

The site is located on the north-eastern fringe of Chagford and comprises a single storey detached building with a small associated curtilage. It is currently being used as an architect's studio.

The building was constructed in 1939 and benefits from two flat roofed extensions and other later alterations. It is constructed of concrete block and render with a slate roof.

It is accessed from a steep drive into a small parking area to the front. Further parking to the rear is accessed along a drive to the south west side.

PROPOSAL

The application is for alterations and extensions to the building as part of its conversion to a residential use. The proposal requires the demolition of the flat roof elements at either end of the building and alterations to create a new porch. A simple, contemporary two-storey extension to the rear elevation is also proposed. Finally, a lean-to single garage would be provided to the west side.

The traditional materials would be retained on the existing building with the proposed materials matching the heavy grade slate, with simple, plain joinery and half round zinc gutters. The proposed dormers would be clad with lead. The rear extension would be constructed of a timber frame enabling the opening up of the ground floor living room and first floor bedroom.

The existing footprint of the building would be reduced by 12sqm.

PLANNING HISTORY

The building, a former telephone exchange, was converted into an office in 2000 with offices and meeting rooms on the ground floor and an open plan studio within the roofspace. A certificate under the Permitted Development prior approval system was issued in 2013 (ref: 0614/13) for the change of use of the building from an architect's office (B1A) to residential (C3) in principle. Given government policy and legislation the Authority had no substantive grounds on which to refuse the certificate.

POLICY CONSIDERATIONS

As the residential use has been established the key policy issues relate only to the design of the extensions.

This is an existing building in a location on the edge of a recognised settlement. Policy allows for the consideration of proposals to refurbish and enhance properties where there would be no demonstrable harm to either wider National Park interests or direct harmful impact on neighbouring amenity. Specifically, policies COR4 and DMD7 reflect the Authority's stance on good design and the adopted Design Guide reflects this approach. Policy DMD4 has specific guidance concerning the protection of residential amenity and sets the parameters of scale that should be applied to domestic extensions.

The policies clearly allow for the presentation of modern approaches to the design of domestic extensions where these are informed by the site characteristics.

DESIGN

It is acknowledged that this is a fairly substantial building and in this location there is the potential to absorb extensions without compromising the established principles of volume contained in adopted policy and neighbouring amenity.

Following the removal of the various single storey extensions there would be a reduction in the overall floorspace. There is not considered to any issues regarding overlooking of the neighbouring properties or the school. The main issue is therefore one of appropriate design and how the proposal fits with the existing buildings characteristics.

The porch and dormers are considered modest and sympathetic to the building. The extension to the rear is not readily visible and its simple form is considered to complement the rear elevation, particularly given the removal of the poor quality flat roof structures.

The removal of the single storey structure to the front, creating a landscaped forecourt will provide adequate space for vehicles to turn and park.

REPRESENTATIONS

A protected species assessment has been submitted with the application, however no evidence was found in the building or attached flat roof structures. The scheme will therefore have a minimal impact on protected species.

The Parish Council has objected to the loss of the office unit. It has also commented that the creation of dormers on the south west elevation and large glass first floor extension to the north west elevation would create a significant loss of privacy to the school and house. It also considered that the proposed first floor extension on the north west elevation and dormer design are contrary to policy. It is also of the opinion that the existing visibility splay does not comply with policy.

Whilst sympathetic to the concerns of the Parish Council, the principle is now established. The proposed alterations are considered in this instance.

The Highway Authority has no objection to the proposal.

CONCLUSION

As the residential use has been established the key issues relate solely to the design of the extensions. The scale and design of the proposal are considered to be sympathetic to the proportions of the building and meet with design objectives set out in Local Plan policy.

5. Application No: **0684/14** District/Borough: **West Devon Borough**

Application Type: Full Planning Permission Parish: Dartmoor Forest
Grid Ref: SX658795 Officer: Jim Blackwell

Proposal: Demolition of existing dwelling and construction of replacement

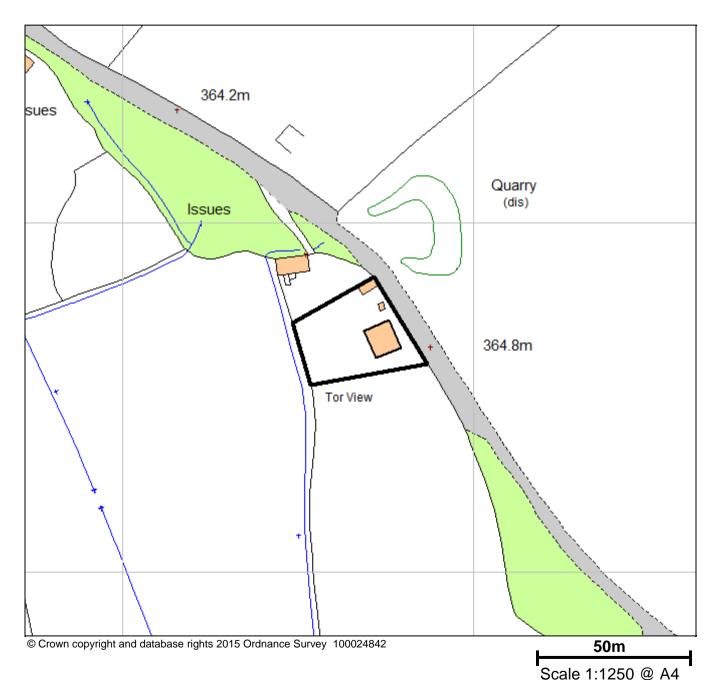
dwelling

Location: Tor View Bungalow, Road to

Runnage Bridge,

Postbridge

Applicant: Mr S Chatterjee



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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no extension to the dwelling hereby permitted shall be constructed without the prior written authorisation of the Local Planning Authority.
- Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
- 4. Prior to the commencement of any works, demolition or development on the land, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
- No development shall take place until a photographic record of the exterior and interior of the building is submitted to the Local Planning Authority.

Introduction

The site lies on the high moor 1.5km north east of Postbridge. The property is nestled in the landscape forming part of a group of buildings including Tor View Cottage. There are also a number of simple outbuildings and sheds within the site. The site has to be accessed through the neighbouring property, Tor View Cottage.

Tor View Bungalow is a two bedroom property of timber construction with corrugated asbestos cement roof. The building is in very poor condition.

The application is presented to committee following the comments from the Parish Council.

Planning History

0414/13 Demolition of existing dwelling and construction of replacement dwelling

Full Planning Permission Withdrawn 18 September

2013

Consultations

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

Environment Agency: Flood Zone 1 Standing Advice

Historic Buildings Officer:

The proposal has been the subject of a pre-application site visit and advice in the context of a local heritage asset. Little of the original building survives and impact on significance of the local heritage asset will not cause harm in this case. Overall the proposal seeks to maintain the original form of the building whilst introducing contemporary extensions and detailing which is supported.

DNP - Trees & Landscape:

The building will have a minimal impact on adjacent retained trees. The new dwelling will have no more impact than the existing building. The retained trees should be protected during development, as set out in the submitted aboricultural report.

DNP - Ecology & Wildlife Conservation:

No objection subject to condition requiring tree protection. A protected species report has been submitted.

No evidence of roosting bats or birds. It is considered that overall there is a negligible potential for the building to contain a bat roost.

Parish/Town Council Comments

Dartmoor Forest PC:

Dartmoor Forest Parish Council supports the concept of developing a viable home at Tor View Bungalow for the future and considers the proposals under application 0684/14 are a significant improvement over the previous application for this property, 0414/13, to which the Parish Council objected.

However, the existing building is on the Dartmoor Historic Environmental Register as one of the few, if not only, survivor of a once typical moorland dwelling type. As such it has architectural and cultural significance to Dartmoor. There appear to be different views between the DNPA Historic Buildings Officer, the Dartmoor Society and the Dartmoor Tin working Research Group on how much of the fabric and detail of the cottage dates from the time it was built in 1907 and consequently it is difficult for the Parish Council to assess whether the proposal for total demolition and replication is appropriate. There are many recorded examples where the historic and cultural significance of buildings was not recognized until after their destruction and the Parish Council is concerned this may be the case for Tor View Bungalow. At the very least full architectural records should be made for future generations.

The Parish Council is also reluctant for a precedent to be set that may encourage other 'demolish and replace' proposals in Dartmoor Forest and embolden owners to neglect reasonable property maintenance to allow a building to deteriorate to a state where demolition might be considered viable.

With regards the design of the proposed development, the Parish Council supports the concept of replicating the original building design, whether by renovation or replication, but is concerned that the extensions are excessively modern in appearance. While it is acknowledged the extensions must be subservient to the original design, a more complimentary design would be appropriate.

The intent to develop a viable long term dwelling at Tor View Bungalow is supported. However, without greater knowledge of the material condition and heritage of the fabric of Tor View Bungalow Dartmoor Forest Parish Council cannot support its demolition.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD16 - Hazardous installations and potentially polluting activity

DMD27 - Replacement dwellings in the countryside

DMD7 - Dartmoor's built environment

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

Representations

1 letter of objection

The Dartmoor Society has objected to the demolition of the building given its historic, social and architectural importance. It points out that property was built in 1907 and is connected with the tin industry. It has commented that it would be possible to salvage and reuse some original materials and features.

Observations

INTRODUCTION

Tor View Bungalow is a two bedroom property of timber construction with corrugated asbestos cement roof. Internally the property is simple in form with a kitchen, living room and an outside WC. A freestanding bath is in one of the bedrooms and it is clear that the facilities are limited. The condition of the building is very poor.

The site and building appears on the Historic Environment Record and has some social, cultural and architectural significance. The property appears to have undergone significant alteration and restoration in the past including replacement windows, barge boards, cladding details and porch.

PLANNING HISTORY

An application submitted in 2013 (ref: 0414/13) to demolish and replace the dwelling was

withdrawn following comments regarding its potential significance.

PROPOSAL

The application is for the demolition of the existing bungalow and the erection of a replacement dwelling. It would be based on the same design, footprint and scale with two bedrooms, but have an additional simple extension to the west in order to increase the living space. An extension in-filling the 'L' shape would replicate the existing footprint.

The property would be constructed of dark stained timber cladding and corrugated metal roofing. The proposed windows would be aluminium. The two extensions would be clad vertically in oak, a standing seam metal roof and large aluminium windows.

The volume calculations for the property (excluding the existing sheds and outdoor toilet) equate to 255.5 cubic metres. The proposed building would be a total volume of 299.6 cubic metres. This would mean a slight increase of 5.6 cubic metres over the policy threshold of 15%.

POLICY CONSIDERATIONS

The tolerances within policy DMD27 state the volume of the replacement dwelling must not exceed the existing volume, plus an additional 15%. The extension would create a minimal increase of an additional 18%.

The Development Plan requires new development proposals to provide high quality designs that reinforce local distinctiveness and the Dartmoor National Park Design Guide explains that contemporary design should reinforce Dartmoor's sense of place, taking its cue from traditional materials used in an innovative way and incorporating principles of sustainability.

DESIGN

The scale of the replacement dwelling is consistent with the character and appearance of the site and locality. The proposal also presents a good quality design with contemporary edge which will need to be appropriately detailed by planning condition to ensure the quality is not lost during construction and crisp detailing is achieved.

The proposed building would be highly sustainable and aim to meet Passivhaus standards for insulation and airtightness.

IMPACT ON THE LANDSCAPE

The property is visible within the landscape from the minor roads to the east and west, across the shallow valley. It is also visible from the road to Postbridge and from open moorland.

The new dwelling would have no more impact on the character of the area than the existing building.

IMPACT ON THE HERITAGE ASSET

The Historic Buildings Officer inspected the property in detail and clarified the significance of the heritage asset. The earlier building has been substantially modernised with the introduction of damp proof courses, plasterboard internal linings, new timber wall cladding, roof sheeting and modern joinery elements such as the windows.

There is evidence that major building work was carried out approximately 25 years ago. Whilst there are still historic and social associations with the site and it remains a heritage asset in the Historic Environment Record, little original fabric survives.

A condition has been included to ensure an appropriate photographic record of the building takes place. In order to ensure the property retains its simple form, permitted development rights will also be removed.

REPRESENTATIONS

The Parish Council object to the scheme, but the intention to develop a viable long term dwelling at Tor View Bungalow is supported. However, without greater knowledge of the material condition and heritage of the fabric of the building they cannot support its demolition.

The Trees and Landscape Officer commented that the building will have a minimal impact on adjacent retained trees. The new dwelling will have no more impact than the existing building. The retained trees would need to be protected during development, as set out in the submitted aboricultural report. There is no objection subject to condition requiring tree protection.

A protected species report has been submitted. No evidence of roosting bats or birds. It is considered that overall there is a negligible potential for the building to contain a bat roost.

The Dartmoor Society has objected to the demolition of the building given its historic, social and architectural importance. They point out that property was built in 1907 and is connected with the tin industry. They have commented that it would be possible to salvage and reuse some original materials and features.

The proposal has been the subject of a pre-application site visit and advice in the context of a local heritage asset by the Historic Buildings Officer. Little of the original building survives and impact on significance of the local heritage asset will not cause harm in this case. Overall the proposal seeks to maintain the original form of the building whilst introducing contemporary extensions and detailing which is supported.

CONCLUSION

The scale, layout, design and detailing of the proposed dwelling have been carefully considered and will not have any detrimental impact on the residential amenity of neighbouring property. The aim to construct to Passivhaus standards is considered a sustainable approach.

Whilst the comments of the Parish Council and the Dartmoor Society are noted, little of the original building survives. The loss of the heritage asset is a key consideration, but an adequate level of recording will be required to ensure the building contributes to the Historic Environment Record.

6. Application No: **0675/14** District/Borough: **West Devon Borough**

Application Type: Full Planning Permission Parish: Buckland Monachorum

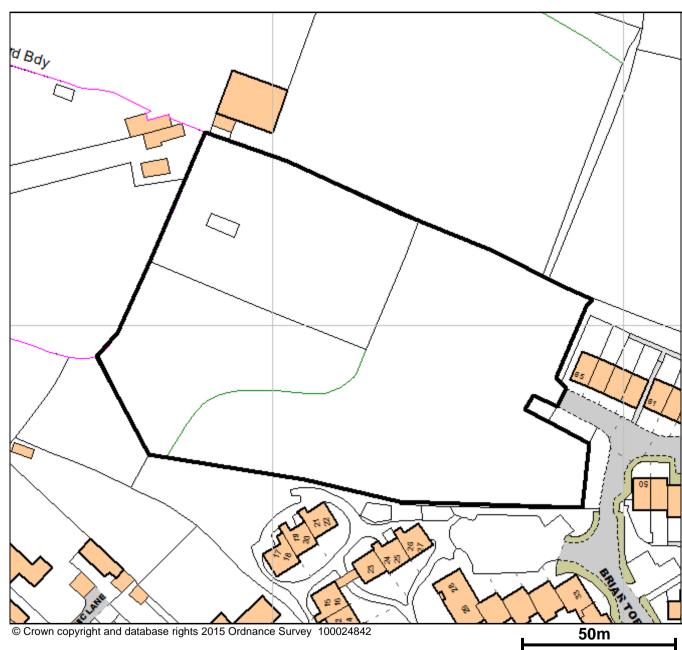
Grid Ref: SX522681 Officer: Christopher Hart

Proposal: Erection of twenty-eight houses and four flats with associated estate

roads, car parking and open spaces

Location: Briar Tor, Yelverton

Applicant: Trand (UK) Ltd



Scale 1:1250 @ A4

Recommendation That, subject to the consideration of any comments from WDBC in respect of housing and drainage issues and the completion of a s106 legal agreement in respect of the following:

- affordable housing
- contributions to off site education transport provision (£16000)
- off site highway works (£5000)
- the laying out and future maintenance of public open space
- the phasing of the development (including appropriate triggers to allow for re-evaluation of development viability)

permission be GRANTED

Condition(s)

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2. Prior to the commencement of any works, demolition or development on the land, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
- 3. Prior to the commencement of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the affordable housing units hereby approved shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of these dwellings, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
- 5. Prior to the commencement of the development hereby permitted, details of the proposed sewage pumping station to serve the development shall be submitted to the Local Planning Authority for approval. The pumping station and sewage disposal works shall be installed, connected and in full working order strictly in accordance with the approved details and prior to the occupation of the first dwelling on site.

- 6. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials, together with full joinery details of external windows and doors, shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials, external facing materials, roofing materials, windows and doors shall be used in the development.
- 7. Prior to the substantial completion of the development hereby permitted, details of the proposed highway surfacing materials and kerb stones shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials and kerb stones shall be used in the development. The approved highway works shall be completed to the satisfaction of the Highway Authority prior to the occupation of the final dwelling on the site.
- 8. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Extended Phase 1 Ecological Survey report and the Phase 2 Reptile and Bat Survey report received 23 May 2014.
- 9. No development shall take place until a detailed Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority that incorporates the mitigation recommendations made within the submitted Phase 1 Ecological Survey report (January 2015) and the Phase 2 Reptile and Bat Survey report (May 2014). The development shall proceed strictly in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.
- 10. A detailed lighting scheme shall be submitted to the Local Planning Authority for approval in writing. No dwelling shall be occupied until such time as the lighting scheme has been approved and implemented in accordance with the agreed details.

Introduction

The development site lies to the north west of the Yelverton - Princetown road adjacent to existing development at Briar Tor. It is a gently sloping site of 0.95ha of scrubland bounded by mature trees. Open farmland lies beyond its northern boundary. The site is allocated in the Local Plan for residential development aimed at the provision of affordable housing.

The application proposes a single phase development of the whole site for 32 units comprising 28 houses and 4 flats. 11 of the dwellings will be affordable units for rent.

This is classified as a major application. It is presented to the Committee in view of its scale and the policy issues that it raises.

Planning History

0276/14 Erection of 28 houses and 4 flats with associated estate roads, car

parking and open space

Full Planning Permission Refused 04 August 2014

0522/08 Development of 16 affordable/local needs residential dwelling units,

comprising 2 one bedroom flats, 10 two bedroom houses and 4 three

bedroom houses

	Full Planning Permission	Grant Conditionally	16 July 2009
0783/05	Local needs housing		
	Outline Planning Permission	Refused	24 November 2005
0828/04	Erection of local needs housing		
	Outline Planning Permission	Grant Outline Conditionally	30 September 2005
0675/99	Erection of sixteen new sheltered homes		
	Full Planning Permission	Grant Conditionally	26 November 1999

Consultations

County EEC Directorate:

From a highway perspective the application is identical to that considered under ref 0276/14. The application is supported subject to the consideration of conditions in respect of the following issues;

- detailed plans to show the estate road, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfalls, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture

- a phasing programme

- details of site compounds and workers car parking

- access road to be laid out prior to construction of dwellings

- occupancy of dwellings to follow agreed highway works

- prior approval of detailed construction method statement

Environment Agency:

Flood zone 1 - standing advice applies

West Devon Borough Council

(Housing):

Awaiting comment

West Devon Borough Council

(Drainage):

Awaiting comment

DNP - Ecology & Wildlife Conservation:

The scheme incorporates existing biodiversity features (hedgerows and mature trees) into the landscape scheme on site and thereby avoiding and reducing potential ecological impacts. A low level lighting scheme has also been incorporated which would reduce potential impacts on commuting and foraging bats species.

A Phase 1 Habitat Survey report and a Phase 2 protected species (reptiles and bats) survey report were submitted with the application. The site has since been resurveyed given the time elapsed since the initial survey and an updated report has been submitted. The survey methods, results and recommendations are satisfactory and include recommendations made regarding mitigation measures for protected species (bats, dormice, nesting birds and reptiles). Specific enhancement recommendations include the installation of integrated bat tubes (a minimum of 6) into the west and south-facing elevations of Block E and Block J; 6 other bat tubes will be incorporated across the

development. Integrated bird boxes (minimum of 16) will be incorporated into the north and east-facing Block A-D elevations and the east facing elevation of Block N. The report recommends any landscape planting should consider native wildflower and grass mixes as opposed to monoculture amenity type species. New boundary treatments would be of traditional hedgebank type and associated native species of local provenance. These recommendations should be incorporated into the working method statement and compliance with these recommendations should be made condition of planning consent.

It is noted that the Trees and Landscape Officer has commented on the indicative landscape scheme and recommends that the applicants submit and the Authority to agree a detailed landscape scheme which sets out how the trees and hedges on site will be managed in future years. It is recommended that this landscape scheme includes grassland and amenity planting areas giving details of species mixes and a breakdown of how landscaping will enhance the pre-development biodiversity value of the site. This will demonstrate that the development would provide for a potential biodiversity net gain.

DNP - Trees & Landscape:

No objection subject to the applicants submitting, and the Authority agreeing, a detailed landscaping scheme which sets out how the trees and hedges on the site will be managed in future years. Protective fencing as recommended in the arboricultural report should be erected prior to the works starting on site and not removed until the works have been completed. No materials shall be stored within the fenced areas.

DCC (Children & Young People's Services):

A contribution to education infrastructure is sought. The primary schools within 1.5 mile radius of this development have capacity for the likely number of pupils that this development would create. No contributions required in this respect.

The secondary school within the development area is Tavistock College which also has capacity for the expected secondary aged pupils.

However, as the proposed development is further than the recognised safe walking distance to school for the expected 5 secondary aged pupils a contribution in respect of school transport costs is requested. This equates to £16007.50.

NPS South West Ltd:

Having carried out a detailed appraisal of the financial aspects of the application it is clear that this does support 35% affordable housing provision (11 units).

The projected land value, sales values, contingency

amount and transfer price of affordable units to a registered provider are a fair assessment.

The main area of concern is build costs. It is acknowledged that there are £150000 of extra costs associated with planning and design enhancements. The net effect is that 35% affordable housing is viable with these increased build costs.

Detailed analysis of the data reveals that there could potentially be savings in the areas of development finance, sale agents fees and the proposed inclusion of white goods in the dwellings. These savings and other minor adjustments, could equate to an additional £80000 being available.

It is noted that additional s106 contributions are requested in the region of £20000.

Given the above assessment it may be appropriate to request s106 contributions of over £75000 as opposed to the reduced offer.

Parish/Town Council Comments

Buckland Monachorum PC:

The Parish Council supports the proposed development subject to the following issues being addressed:

- (i) the affordable units to be more evenly distributed across the site. The current proposal sees all the affordable units 'bunched' in one corner of the site.
- (ii) the current provision of pedestrian access for local residents to local facilities (shops/health centre) is inadequate and requires improvement to encourage residents to walk rather than drive, and to make access by wheelchair safe. This includes access to the Yelverton play park from Briar Tor as it is likely that new residents will have children.

The Parish Council is extremely concerned and disappointed that this new planning application still acknowledges, within the development brief, the inadequacy of current footpath provision but does not include any footpath improvement works. The Parish Council strongly requests that the developer undertakes path improvement works to the path referred to in order to support the increased pedestrian access, due to the proposed additional housing. The Parish Council considers that this obligation should be included in the s106 agreement.

(iii) The Parish Council and existing community strongly feel that the current vehicle access into and out of Briar Tor is unsatisfactory. Improvement is to be addressed to meet the current needs of the estate and its growth

- (iv) What provision is being made for the units to generate their own electricity?
- (v) Assurance that local facilities, such as the doctors surgery, can support the additional population

Relevant Development Plan Policies

- COR1 Sustainable Development Principles
- COR13 Providing for high standards of accessibility and design
- COR15 Providing for limited new housing to meet local needs
- COR2 Settlement Strategies
- COR21 Dealing with development and transport issues in a sustainable way
- COR3 Protection of Dartmoor's special environmental qualities
- COR4 Design and sustainable development principles
- COR7 Providing for the conservation of Dartmoor's varied plant and animal life and geology
- DMD14 Biodiversity and geological conservation
- DMD15 Renewable energy
- DMD1a Presumption in favour of sustainable development
- DMD1b Delivering National Park purposes and protecting Dartmoor National
- Park's special qualities
- DMD2 Major Development
- DMD21 Residential development in Local Centres
- DMD3 Sustaining the quality of places in Dartmoor National Park
- DMD4 Protecting local amenity
- DMD40 Parking provision Residential
- DMD7 Dartmoor's built environment
- DMDYEL1 Housing land adjacent Briar Tor

Representations

2 letters of objection

The following points have been raised by an objector;

- the development is considered to be too big
- the access road is too small
- people already living in Briar Tor will be blighted by the new development
- there is not enough spare parking spaces to allow for visitors resulting in additional cars on the access road

The development could also;

- contribute to upgrading the village playpark
- provide funds for other community groups
- upgrade the current zebra crossing to a pelican crossing and fund an additional pelican crossing adjacent to the roundabout
- provide a small on-site play area

It is suggested that a contribution of £50000 should be sought to cover these issues.

The Dartmoor Preservation Association has also written to object to the application. It notes that the previous application was refused permission as it did not provide an

appropriate level of affordable housing. Some three months later the application has been resubmitted with no change to the number of affordable dwellings. There appears to be no evidence of exceptional circumstances, of either environmental or community benefit, to offset the offer of 35% affordable housing. It is suggested that the application be refused on the basis of the previous reasons. If the application is accepted, it will send out a message that developers can ignore the grounds for refusal and will establish a benchmark far below the 50% threshold set out in policy.

The affordable requirement should be maintained at 50% as the housing shortage in the South West is pushing house prices and private rents out of reach for local workers. The lack of affordable housing is considered to be stalling economic growth. The recent government decision to create a development threshold below which there would be no requirement for affordable housing will result in more properties being built in the National Park that are out of reach of local people. It is therefore vital that policies relating to larger developments are adhered to.

Observations

POLICY BACKGROUND

The site in question is allocated for residential development in the Development Management and Delivery Plan Document (DMD) which was adopted in July 2013. Policy YEL1 states that 'an area of 0.95ha adjoining the existing social housing scheme at Briar Tor is allocated for housing not less than 50% of which should be affordable housing to meet local needs. Development of the site should include an area of recreational open space for community use'.

A development brief has been prepared for the site following public consultation. This brief was approved by the Authority at its meeting on the 4 October 2013. It sets out the parameters for how the development will be integrated into the settlement. This includes commentary on access to the site, road layout, parking, pedestrian and cycle movements, facilities for waste water and the incorporation of renewable energy features.

APPLICATION DETAILS

The application is presented as a single phase development of 32 residential units comprised of 28 dwellings and 4 flats covering the whole of the allocated site. 11 of the units are proposed as affordable houses for rent. The remaining are to be placed on the open market. It is essentially the same scheme which was presented in 2014 albeit with an updated viability assessment.

The development is accessed by way of a spur road linked to the existing development (phase 1) at Briar Tor. This in turn links to the access road onto the B3212 in the centre of the village. The entrance road also provides a link to the existing sheltered housing development on the southern boundary of the site. Entering the site the road forks to serve the higher and lower part of the site. These are divided by a mature belt of trees in the centre of the site. Further mature trees form the northern boundary with open fields. The layout respects the need to retain these features. A small area of informal public open space is proposed at the entrance to the site. Pedestrian links through the site and with the neighbouring sheltered housing scheme are included.

The house styles are a mix of flats, terraced housing, semi-detached and detached dwellings

with a uniform theme of render, timber and slate cladding under natural slate roofs. The Architects have presented a scheme which seeks to combine traditional forms with modern treatments and detailing of a style which differs from the existing Briar Tor development but nevertheless is complimentary and seeking to provide a high quality finish. This includes a variety of housing styles and forms with low eaves lines broken by modern dormer treatments. The plots are served by associated parking or parking courts broken up by strategically placed landscaping to soften the development and break up uniformity. The natural gently sloping contours of the site are reflected in the stepped floor and roof forms which add further variety. Elements of soft landscaping, stone walling and close board fencing are used to provide private space and to enclose necessary bin stores and visitor parking spaces. The existing mature tree cover both within and around the site will be retained to give context. It is intended to manage this effectively to retain glimpsed views of the countryside and moorland beyond on the northern aspect of the site.

Waste water will channelled towards a pumping station in the lowest north western corner of the site linked to the public sewer. Grey water is to be directed to strategically placed soakaways within the site. Solar PV collectors are to be installed on each property.

POLICY IMPLICATIONS

The site is located within Yelverton, a selected Local Centre. The allocation of this site for housing sets the precedent for development for residential purposes however, while this principle is established the usual policy implications concerning appropriate, neighbourly development, high design standards and sympathetic access arrangements all need careful consideration. It proposes a development which seeks to meet one of the key objectives of local planning policy – that of providing affordable housing to meet specific needs.

The development respects the overarching requirements of the Core Strategy, in particular policies COR1 and COR15. It pays heed to the needs of neighbouring residents in its layout and design, recognising the requirements of policy COR4.

DMD policy 1a allows for sustainable development where this improves the social and economic fabric of communities and that this is delivered in a way that does not compromise the special qualities of the National Park (DMD policy 1b). The application has identified the need to address species protection (DMD14), renewable energy (DMD15), amenity space and the specific requirements of policy DMD21 regarding housing provision in Local Centres.

DEVELOPMENT VIABILITY/AFFORDABLE HOUSING

The site allocation and development brief stipulates that the development of this site should be aimed at meeting the identified needs for affordable housing in the immediate location, principally the parish of Buckland Monachorum. This should be aimed at a threshold of not less than 50% affordable housing with a tenure mix that reflects an up to date housing needs assessment. The corresponding open market housing should provide the financial incentive to fund the provision of the affordable housing. There is an acknowledgement that, in the current climate, assessments will be necessary to examine the overall viability of the development and its delivery.

A housing needs survey was undertaken in March 2013. This identified a need for 18 units within the parish over a five year period. This is a dynamic figure; however the Housing Officer has previously confirmed that the need is still expressed and the 11 units, in both size and tenure, will go some way towards meeting that need in the immediate future. The housing will

be managed by a Registered Provider on behalf of the landowner.

The application presented in 2014 was refused permission on the basis that Members considered it did not provide an appropriate level of affordable housing. Rather than appeal that decision the applicant has decided to re-submit with an updated and more comprehensive viability assessment to support his assertion that the maximum level of affordable housing that can be accommodated is 35% (11units).

The Authority has commissioned an independent assessment of the development finances. It has been concluded that the offer of 35% (11units) is a fair assessment bearing in mind the variety of factors that inform the financial assessment. The assessor has confirmed that the maximum number of affordable units that can be expected is 35% (11 units). However, he does identify a number of small scale savings where additional monies could be forthcoming. Acknowledging that there is already a request for £21000 of contributions towards education and pathway improvements this could be in the region of an additional £59000. There must however, be clear justification for requesting this additional amount specifically related to costed projects or identified need. It would be inappropriate to request contributions without a specific purpose in mind that has a direct relationship to the development. In view of the PC's comments officers have approached the Highway Authority and Borough Council to ascertain whether there are schemes which could benefit from additional funds or indeed whether the existing play park in the village is programmed for refurbishment.

It will be important to ensure that the legal agreement reflects appropriate phasing to bring forward the affordable units in the build programme and also to incorporate an appropriate mechanism to trigger a re-evaluation of development viability should there be a delay in either implementing or completing the development.

ADDITIONAL OBLIGATIONS

In addition to the expected provision of affordable housing, the developers have an obligation to contribute to other community infrastructure. The Education Authority has requested £16000 towards transporting children of secondary school age to the local facility. There are no requested contributions towards places at local primary schools.

The development brief also identified a desire to improve pedestrian linkages with the local centre. A contribution of £5000 towards the provision of an improved footway has been offered.

Within the site is a small area of public open space. This is proposed as informal recreational space which is considered appropriate in this location close to elderly residents. The legal agreement will provide for the setting out and future maintenance of this green space. The applicant has been requested to consider provision of play equipment to be placed on an existing informal play area within Briar Tor phase 1.

REPRESENTATIONS

The Parish Council amongst other comments has raised concern as to whether this is meeting the specific requirement of the housing needs survey. The Housing Officer has previously acknowledged this concern however, feels that this is a comfortable fit and provides for at least some of the latent demand. The type and tenure mix are supported in this respect. The affordable units are located in the north western portion of the site. Given the size of the development and associated existing development of affordable units it is not inappropriate to

group these dwellings. Management of the properties by the registered provider will also be easier in this respect.

The concerns of neighbouring residents regarding local facilities are recognised. These are well considered points which are pertinent to many settlements across the moor. Retaining and enhancing local service provision in the right location is a key element of sustainable communities. Housing is just one component of that mix which seeks to provide affordable homes for local people who are already, in the most part, integrated into the community. The rigorous occupancy clauses applied to the affordable units do not allow for people from outside the immediate community to occupy the affordable accommodation unless it is shown that there is no demand at the time of re-letting. The introduction of an element of market housing to subsidise the development is necessary to ensure the main element of affordable housing is delivered – a scheme of 100% affordable units would simply not be economically viable in the absence of government grant aid. The public consultation process prior to allocation of this site hopefully went some way towards engaging with the local community on this issue.

The relative proximity of the new housing to existing residents will inevitably bring some element of disturbance however this is not felt to be an overriding reason not to support this development. Distant views currently enjoyed may be compromised however this in itself is not a material planning consideration.

The proposed development will make small contributions to community infrastructure through the education contributions and off-site footway.

In respect of the comments of the Highway Officer, many of the points raised have been dealt with through the submission. The detailed construction method statement will ensure that the construction traffic is guided away from the existing parking area which will hopefully ensure that this development would go ahead with minimal disruption to neighbouring residents in terms of site works, construction traffic and working practices.

SUMMARY

This is a development which has been expected to come forward on land which is allocated for residential purposes in the recently adopted Local Plan. The standard of presentation is high in both layout and design. While the anticipated threshold for affordable housing is less than expected by policy, the analysis of viability suggests that, in order to deliver the scheme, a lower proportion will be necessary. It is important to note that this is still making a significant contribution to housing needs in the locality.

As with all development proposals of this scale there will inevitably be significant change to the characteristics of the site and its surroundings. It is acknowledged that this will include impact on neighbouring residents through additional traffic, general disturbance and some loss of amenity previously enjoyed. However, it is considered that this is a well-designed scheme which responds to the desires expressed within the development brief and one that, within time, will integrate well with the settlement as a whole.

CONCLUSIONS

This is a development which aims to deliver on one of the Authority's strategic aims in providing affordable housing to satisfy identified local needs. It is seeking to develop one of the sites allocated in the adopted Local Plan for this purpose. In both principle and detail it is considered to be an appropriate development proposal which meets the exacting policy

requirements of high quality design in a sensitive location. The lower level of affordable housing has been assessed by an independent consultant and found to be valid on this occasion.

7. Application No: 0690/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish: Drewsteignton
Grid Ref: SX695912 Officer: Jo Burgess

Proposal: Change of use of land to use as part of the existing caravan site and

siting of up to 20 pods with associated access road and parking

spaces and siting of toilet and shower block

Location: Woodland Springs Touring

Park, Venton, Drewsteignton

Applicant: Mr C Patrick



Recommendation That permission be REFUSED

Reason(s) for Refusal

1. The proposed development by virtue of its scale, character and location within a pastoral landscape would be detrimental to the character and special qualities of this part of the Dartmoor landscape, contrary to policies COR1, COR3, DMD1b, DMD5 and DMD44 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Woodland Springs Caravan Park is a well established adult only touring caravan site in the small hamlet of Venton, within the parish of Drewsteignton.

It is proposed to change the use of land adjacent to the existing site to use it as part of the caravan site, siting twenty camping pods on the land, constructing access roads and a new toilet and shower block.

The application is presented to Members due to the comments by the Parish Council.

Planning History

0490/14	Extension of boundaries (approved application ref 3/09/133/94/04) of caravan site, siting of twenty pods with associated access road and parking spaces plus siting of toilet and shower block			
	Full Planning Permission	Withdrawn	21 November 2014	
0533/05	Removal of condition c) from permission 3/09/133/94/04 (time limited condition) and variation of condition b) (use of site) to allow for all year round use of touring caravans, tents and other touring units for holiday purposes			
	Full Planning Permission	Grant Conditionally	23 August 2005	
0125/99	Renewal of application ref:3/09/037/98/03 in respect of a temporary shower and toilet block			
	Full Planning Permission	Grant Conditionally	14 April 1999	
3/09/037/98/03	ct of a temporary			
	Full Planning Permission	Grant Conditionally	17 March 1998	
3/09/009/97/03 Temporary shower and toilet block				
	Full Planning Permission	Grant Conditionally	13 March 1997	
3/09/133/94/04 Alteration of boundaries to caravan site				
	Change of Use	Grant Conditionally	11 August 1995	
3/09/108/95/04	108/95/04 Temporary mobile home to be used as a reception/owners accommodation for a period of 12 months			
	Change of Use	Grant Conditionally	07 June 1995	
3/09/134/94/04	Change of use from agricultural land to fishing and wildlife pond			
	Change of Use	Refused	01 August 1994	
03/09/2180/88	Proposed stationing of caravar	n for occupation by site	warden between 15	

February and 15 December each year

Full Planning Permission **Grant Conditionally** 16 May 1988

03/09/0243/86 Change of use of agricultural land to site for touring units

> Change of Use **Grant Conditionally** 25 September

> > 1986

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No objection

Environment Agency: The treatment system on the site is probably undersized

and it is understood that a new sewage treatment system is

proposed in association with this development.

A blockage that was causing raised ammonia levels non compliant with the discharge permit has been cleared by the owners and steps taken to ensure no further blockage occurs. The owners are working with a drainage consultant and the Agency to monitor discharge from the current system and if necessary a variation to the discharge

consent may be required.

DNP - Trees & Landscape:

The submitted scheme has 20 pods placed around a field served by a road and a separate toilet block. There is no landscaping and it is difficult to see how it integrates into or complements the surrounding landscape which is a reasonably intact medieval field system. The development will have an impact on the pastoral character of the field and will not conserve the pastoral character of the area and placing pods and a toilet block in a field does not enhance the local landscape.

The site can be seen from the track that runs to the south east and from the track the pods will be very visible, whereas the caravan site is not. A footpath cuts across the adjacent field and although a boundary hedge offers some screening, the site will be more visible in the winter. If the hedge is coppiced the site will be very visible from the footpath.

It is considered that the camping pods will have a detrimental impact on the character of the landscape and be visually intrusive. It will neither conserve or enhance the character and special qualities of the Dartmoor landscape and is thereby contrary to policies COR1, COR3 and DMD5 of the Development Plan.

DNP - Ecology & Wildlife

Conservation:

Works shall proceed in strict accordance with the findings and recommendations of the Extended Phase 1 Survey dated 30 January 2014. In addition conditions in respect of items mentioned in the report to enhance biodiversity

should be specifically imposed.

Request units to have provision for the disabled. Dartmoor For All:

Parish/Town Council Comments

Drewsteignton PC: The Parish Council unanimously agreed to support the

application because it is the Council's policy to support sustainable development which enhances the local economy. Residents raised concerns about current and potential drainage issues and the Council ask that particular attention is paid to this part of the application

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR11 - Retaining tranquillity

COR15 - Providing for limited new housing to meet local needs

COR18 - Providing for sustainable economic growth

COR19 - Dealing with proposals for tourism development

COR2 - Settlement Strategies

COR24 - Protecting water resources from depletion and pollution

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD28 - Residential caravans

DMD38 - Access onto the highway

DMD44 - Tourist accommodation

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

5 letters of objection 4 letters of support

Three letters of support have been received from the accountant for the applicants drawing attention to their hard work to transform the site, from a neighbouring business and a neighbouring resident stating the low impact on the environment and benefits for the local economy.

Five objections have been received from four nearby residents and the Dartmoor Preservation Association, raising concerns about a conflict with National Park purposes, overdevelopment of the site, impact on traffic, possible full time use, problems with sewage, the fact that the pods are family size whereas the site is currently adult only and impact on the landscape

Observations

INTRODUCTION

Woodland Springs was purchased by the current owners in 2003. It is an important tourist

facility and has won many awards. This application is for 20 camping pods to service the new camping trend of 'glamping'. The pods are permanent structures and will have heat, light, power and a picnic table outside, but will not be furnished. Each pod is 2.65m high, 4.77m long and 2.83m wide and is clad with a roof tile that is marketed as the ideal replacement for wooden roof shingles.

PLANNING HISTORY

Planning permission was originally granted in 1986 for 100 units on land at Tordown Farm. That planning permission was implemented and in 1994 planning permission was granted for changes to the boundaries of the site, to the limits of the site that currently exist. The site is currently licenced by the Borough Council for 85 units. There is no permission for the use of this land for any use other than agricultural use.

PLANNING POLICY

Woodland Springs is no longer linked to Tordown Farm so as the provision of tourism accommodation in the open countryside, this application has to be assessed against policies COR1, COR2, COR18, COR19 DMD1a, DMD1b and DMD44 of the Development Plan.

Although the site is in a small hamlet and in open countryside as classified in policy COR2, it is very close to the primary highway network and Venton is served by public transport. Various businesses in the parish and close to the park benefit from customers staying at the park. COR18 supports appropriate sustainable tourism based on the intrinsic qualities of the National Park outside classified settlements, including holiday accommodation.

Policy DMD44 defines tourism accommodation that will be permitted and specifically allows for small scale tented camping sites including camping pods or other similar structures provided as part of a farm diversification exercise where there is no harm to the landscape and works to existing caravan, chalet or lodge sites to reduce environmental effects or improve visual amenity.

Although the preamble to DMD44 states that structures such as pods are often used to extend the range and choice of accommodation and further states that providing such structures are small scale and there is no adverse effect on landscape character, there is no reason why they should not be used to improve the accommodation on offer. However, although the pods are clad to have the appearance of having timber shingles and are small in size they are permanent structures and it is considered that this proposal unlike a more modest proposal discussed at the pre application stage; by virtue of the numbers and extent of the land to be used, is not on a small scale, is not part of a farm diversification exercise, does not reduce environmental effects or improve visual amenity.

Policy DMD5 is also relevant in that the use of the land will change from pasture/grassland to tourism use with 20 permanent pods and infrastructure and as such the development should conserve and/or enhance the character of Dartmoor's landscape.

LANDSCAPE/VISUAL IMPACT

The site falls within Landscape Character Type 2D Moorland Edge slopes. It is separated from the rest of the site by a bank with some planting on it. The site has recently been the subject of extensive works by the applicant to replace an old blocked land water system and replace it with a modern land water system restoring the land from its previously marshy state

to grassland in good condition. The land contains a reed bed system that deals with sewage generated by the site but this was not affected by the recent works.

The site is bounded to the east by a hedge separating it from a pastoral field crossed by a bridlepath. To the south is Merrivale Lane which is a byway. This is a largely sunken lane with hedgebanks on either side. To the west at a slightly higher elevation is the hamlet of Venton including agricultural, commercial and residential buildings.

The introduction of pods, a toilet block, parking spaces by each pod and access roads will change the character, quality and tranquillity of the landscape and will not protect the special qualities of the landscape as set out in the Landscape Character Assessment in particular its pastoral character. Rather than having a limited impact on the landscape as asserted by the applicant, it is considered that the impact will be significant and as such is unacceptable, despite some improvements to the south west boundary and landscaping within the site being proposed by the applicants.

The site is visible, especially in winter from the bridlepath, and adjacent by-way and although the tops of caravans on the existing site can be seen over the bund in certain locations and at certain times of year and although the pods are proposed to be clad with tiles to emulate timber shingles, the number of pods, infrastructure and activity associated with the use would be visually intrusive and impact on the enjoyment of users of the public rights of way. Although a pedestrian access from the site is proposed to the lane, there will be no increase in vehicular traffic on the public right of way so the proposal is in accordance with DMD38.

In terms of lighting the applicants have stated that there will be no lighting around the park, just movement and light activated lighting at the entrance to the toilet block. The clear view of the night sky is one of the draws of the site and they wish to maintain this.

ECOLOGY

At the time of the protected species survey the site comprised marshy grassland, bramble dominated scrub, species rich and species poor hedgebanks, streams and ditches. An extended phase 1 survey was submitted with the application. The marsh land has been identified as being favourable habitat for reptiles. In view of the drainage work that has been carried out the ecological value of the site has been reduced so it is important to enhance its biodiversity. The Ecologist has requested that providing conditions as set out in the survey report in respect of nesting boxes and landscaping are specifically imposed no objections are raised to the proposal. Although residents have drawn the attention of the Authority to nearby SSSIs and a possible impact on Marsh Fritillary butterflies the ecological report has not identified that the proposed development would have a detrimental impact on their habitat. Subject to conditions the proposal is therefore considered to be in accordance with policies COR7 and DMD14 of the Development Plan.

WATER QUALITY

Policy COR24 states that development will not be permitted if it would risk harm to the quality and yield of water resources. Residents raised concerns about the operation of the sewage system on the site, smells, possible pollution and the impact on biodiversity downstream. The application included the provision of a new toilet/shower block and stated that foul sewage would be disposed of to a septic tank and from there into existing reed beds.

The Environment Agency attended the site in November following concerns being raised and

identified that the sewage plant was not compliant with the ammonia condition of the discharge permit for the site. Having taken advice from a pollution control consultant, the blockage that was causing the problem was removed and the operation of the sewage system was reviewed for correct operation. In consultation with the Environment Agency it is proposed that a new sewage plant should be required prior to any pods being brought into use, in order to ensure that water quality is protected in future.

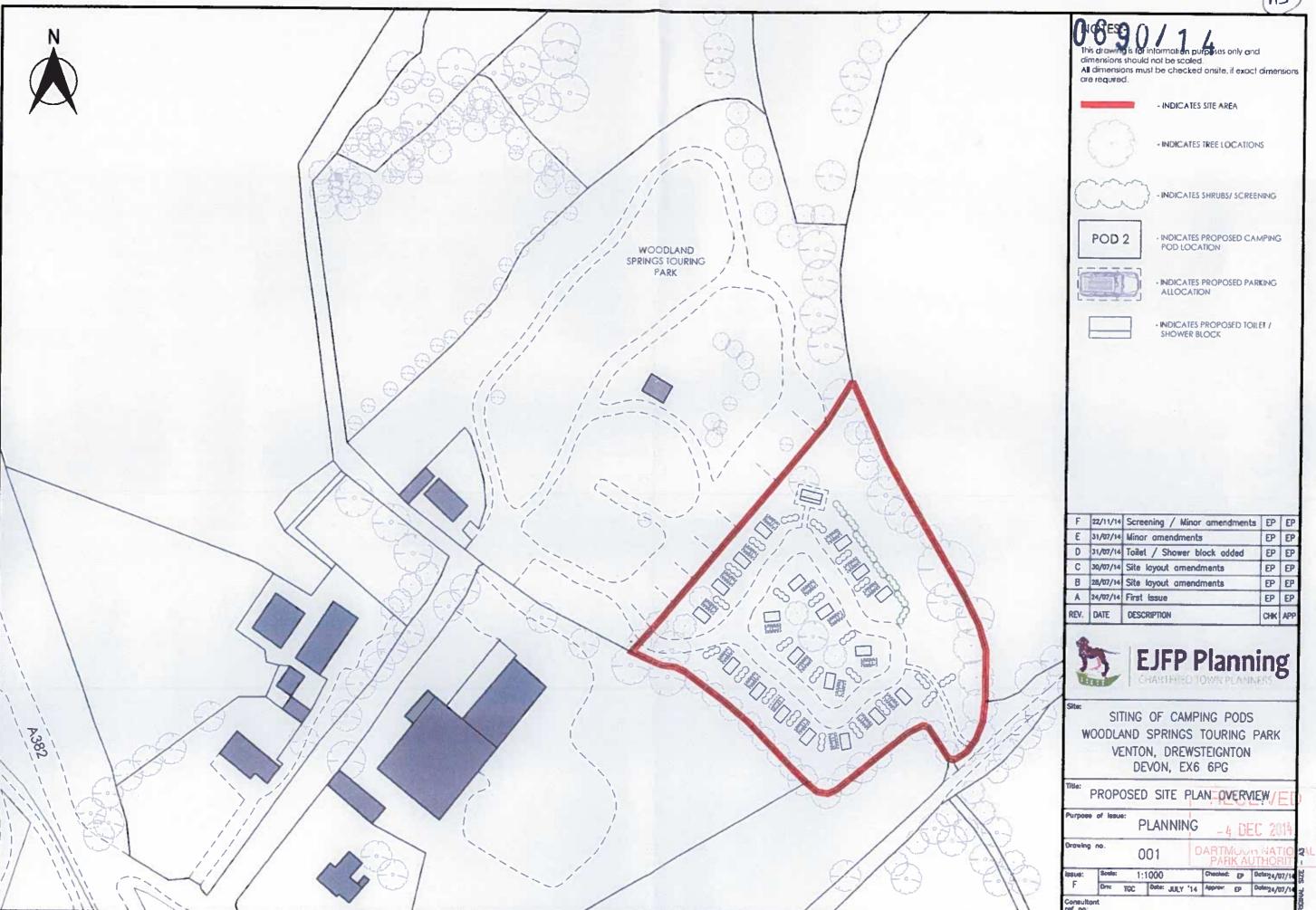
TRAFFIC

Although residents have raised additional traffic as a potential issue the highways officer has raised no highway objections stating that the proposed development will only represent a modest increase in use of the junction with the lane going through Venton.

CONCLUSION

Although Woodland Springs is an established tourist facility and tourism is essential to the economy of the National Park and is supported in principle by the National Planning Policy Framework and the Development Plan, the economic benefits of this proposal have to be balanced carefully against the environmental impact and impact on National Park purposes. Issues such as light, ecology and drainage could be dealt with by planning conditions; however in this case, although the individual scale of the pods is small and the design seeks to be appropriate for this rural setting, the development as a whole will have a detrimental impact on the character of the landscape.

Although the site is close to the boundary of the National Park, it is within it and in these circumstances it is considered that the harm outweighs the benefits and planning permission should be refused.



8. Application No: 0686/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission - Parish: Christow

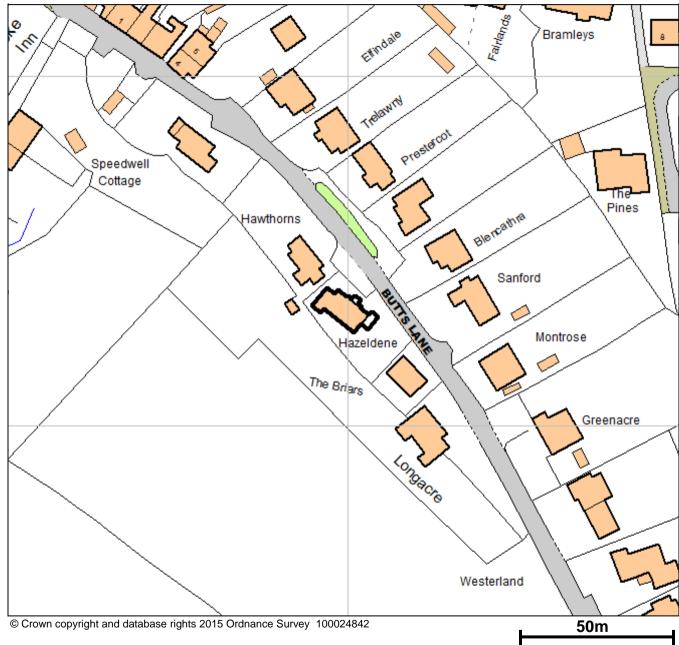
Householder

Grid Ref: SX833848 Officer: Jo Burgess

Proposal: First floor extension and alterations

Location: Hazeldene, Butts Lane,

Applicant: Mr & Mrs C Gill



Scale 1:1250 @ A4

Recommendation That permission be REFUSED

Reason(s) for Refusal

1. The proposed extension by reason of the design, percentage increase in habitable floor space and the associated increase in the scale and massing of the dwelling, would have an unacceptable impact on and cause significant harm to the character and appearance of this building and the character and appearance of this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD7 and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Hazeldene is a detached bungalow with flat roof extensions, located between a bungalow and a chalet bungalow with front dormers on Butts Lane in Christow.

It is proposed to erect a first floor extension by raising the height of the ridge by 1.2m with roof windows on the front elevation set into the eaves and a dormer on the rear elevation.

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

Consultations

Teignbridge District Council: Does not wish to comment County EEC Directorate: No highway implications South West Water: No comments received

Environment Agency: Flood Risk Zone 1 - standing advice applies

DNP - Ecology & Wildlife No objection - no evidence of bats using the lofts and no

Conservation: potential access features

Parish/Town Council Comments

Christow PC: Support - in keeping with other properties and enhances

the village scene

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

DMD14 - Biodiversity and geological conservation

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

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

Christow is a Rural Settlement and Butts Lane contains a mixture of housing types, scales and volume including several bungalows which have been extended at first floor level and with dormers in the past.

POLICY

Policy DMD24 limits the increase in total habitable floorspace unless clear design considerations indicate otherwise, to 30%. Hazeldene has a floor area of 85sqm excluding the garage. The proposed extension would result in a 70sqm increase in floor space which amounts to an 82% increase.

DESIGN CONSIDERATIONS

Christow exhibits a wide variety of house designs and several of the former bungalows on the opposite side of the road have been extended with planning permission in the past.

Butts Lane slopes downhill from south to north. Hazeldene is elevated from the lane. The Briars immediately to the south is chalet bungalow with front dormers given permission in 1995 and was formally in the garden of Hazeldene. Hawthorns to the north is a bungalow similar in size and scale to Hazeldene with no rooflights or dormers on the front elevation. Rosings on the opposite side of the road has been extended with dormers and a rooflight.

The design guide states that when considering design the aim must be to create new and adapt existing buildings that contribute towards the distinctiveness of Dartmoor building, on rather than diluting, the sense of place and individuality whilst being sustainable in all respects.

Following pre application advice the application has sought to minimze the increase in the ridge height in order to have 'a minimum impact upon the size and scale of the aesthetics'. In order to achieve a lower ridge level the architect has employed roof lights set into and split by the eaves with sun tubes and a dormer on the rear elevation.

It is considered that although the increase in height has been kept to a minimum, the increase in bulk and massing and particularly the design of the windows do not conserve or enhance the character of the local built environment or reinforce the distinctive qualities of Christow. A roof extension of this kind by its very nature will overwhelm the original building contrary to the advice in the Design Guide and this is reflected in the increase in volume set out above. It is not therefore considered that there are clear design considerations which indicate that in this case an increase in excess of 30% is justified. The proposal is therefore considered to be contrary to policies COR4, DMD7, DMD24 of the Development Plan and the advice contained in the Design Guide.

IMPACT ON AMENITY

The relationship between Hazeldene and the adjoining properties is such that neither the increase in height or new openings will have an unacceptable impact on the amenity of neighbours. The proposal is therefore considered to be in accordance with policy DMD4 of the

Development Plan.

IMPACT ON WILDLIFE

There is no evidence of bats in the roof space so the Ecologist has not raised any objections and the proposal is considered to be in accordance with policies COR7 and DMD14 of the Development Plan.

CONCLUSION

Although the Parish Council has supported the application and is of the opinion that the proposal is in keeping with other properties and enhances the village scene, it is the considered opinion of officers that this is not the case and for this reason and the proposed increase in floorspace well in excess of 30%, the recommendation is that planning permission should be refused.

9. Application No: **0703/14** District/Borough:**Teignbridge District**

Application Type: Full Planning Permission Parish: Ilsington

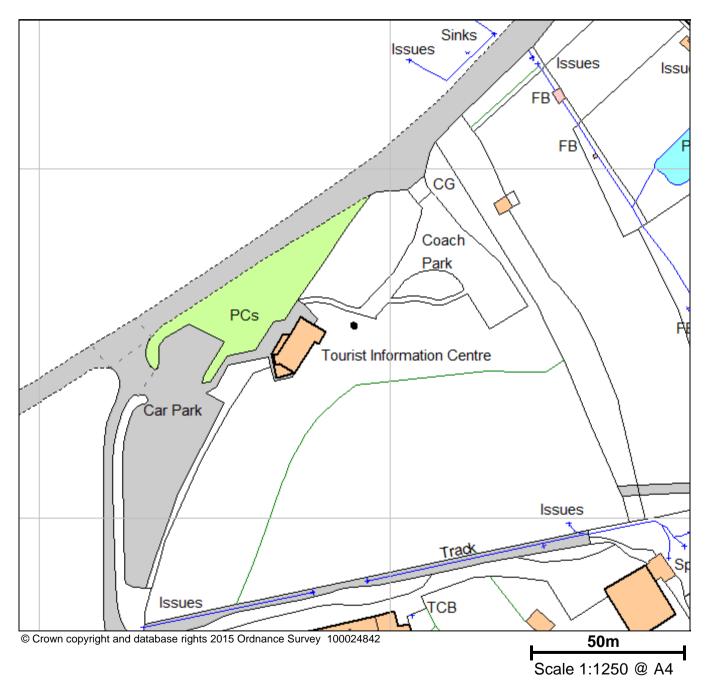
Grid Ref: SX765771 Officer: Jo Burgess

Proposal: Installation of a bore hole to supply water to the public toilets

Location: Visitor Centre, Haytor

Applicant: Dartmoor National Park

Authority



Recommendation That permission be GRANTED

Condition(s)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Introduction

Haytor Visitor Centre is located on the edge of Haytor Down

It is proposed to install a borehole to supply water for the public toilets on the gravel area to the rear of the centre.

This application is presented to Members because the building is owned by the Authority.

Planning History

0368/08	Application under Regulation 3 of the Town and Country Planning	l
0000,00	application and integration of the rewinding obtaining internation	

General Regulations 1992, for three coach parking spaces to rear of

Haytor Information Centre plus pedestrian access

Full Planning Permission Grant Conditionally 09 September

2008

0230/07 Application under Regulation 3 of the Town and Country Planning

General Regulations 1992 for new information centre including new rear access for contractor and staff, and demolition of existing public toilets

Full Planning Permission Grant Conditionally 29 May 2007

0313/03 Replacement of existing information caravan and toilet block with new

combined centre and associated coach parking area

Full Planning Permission Grant Conditionally 05 September

2003

5/2/1608/09/9D Siting of mobile information centre (temporary)

Other Approve Conditionally 26 August 1975

Consultations

Teignbridge District Council: Does not wish to comment County EEC Directorate: No highway implications

Environment Agency: The EA will require an Abstraction Licence if it is intended

to abstract over 20m3 of water a day.

Parish/Town Council Comments

Ilsington PC: No objections

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR24 - Protecting water resources from depletion and pollution

DMD1a - Presumption in favour of sustainable development

Representations

None to date.

Observations

THE PROPOSAL

It is proposed to install a borehole to supply water to supplement the existing rainwater harvesting system at times when rainfall is insufficient for the demand from the public toilets. The present system is topped up by mains water but it is unreliable owing to the very low level of water pressure in the area.

The borehole will be drilled up to a depth of 60m with a diameter of approximately 200mm. It will be lined with an approved liner and a submersible pump will be installed inside the borehole to deliver water on demand to the existing rainwater harvesting tank. The borehole will be capped with a traditional manhole cover which will be securely locked to prevent unauthorised access.

VISUAL IMPACT

This will be limited to a manhole cover in an existing gravel area to the rear of the centre adjacent to the parking area.

POLICY

Policy COR24 states that development will not be permitted if it would risk harm to the quality and yield of water resources, including abstraction sites, groundwater, rivers, streams and still waters. The Environment Agency has commented that an abstraction licence will be required if it is intended to abstract over 20 cubic metres of water a day. The proposed usage is nowhere near that threshold so there will be no impact on water resources.

CONCLUSION

The scale and impact of the proposal are considered to be minimal. The proposal is therefore considered to be acceptable.

10. Application No: 0698/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: Ilsington

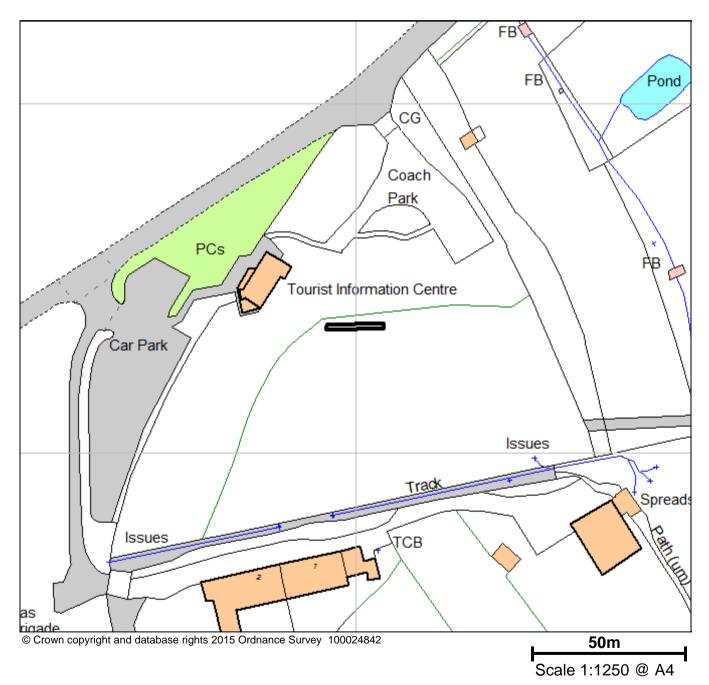
Grid Ref: SX766771 Officer: Andy West

Proposal: Ground mounted solar panel array

Location: Visitor Centre, Haytor

Applicant: Dartmoor National Park

Authority



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.
- Unless otherwise agreed in writing by the local planning Authority, the solar panels hereby approved shall be fitted with black outer frames.
- Upon the solar panels hereby permitted becoming redundant for micro generation purposes, the solar panels and their supporting structure shall be removed and the land reinstated to its former condition within a period of six months, in accordance with details previously agreed in writing by the Local Planning Authority.

Introduction

Haytor Visitor Centre is located on the edge of Haytor Down

The proposal before the Authority is for the installation of a 4kW ground mounted solar array on land to the south-east of the Visitor Centre. These will be used to provide electricity to the Centre.

This application is presented to Members because the building and the grounds are owned by the Authority.

Planning History

0368/08		egulation 3 of the Town and Country Planning 1992, for three coach parking spaces to rear of Centre plus pedestrian access		
	Full Planning Permission	Grant Conditionally	09 September 2008	
0230/07	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for new information centre including new reaccess for contractor and staff, and demolition of existing public toilet			
	Full Planning Permission	Grant Conditionally	29 May 2007	
O313/03 Replacement of existing information caravan and toile combined centre and associated coach parking area			et block with new	
	Full Planning Permission	Grant Conditionally	05 September 2003	
5/2/1608/09/9D	Siting of mobile information centre (temporary)			
	Other	Approve Conditionally	/ 26 August 1975	

Consultations

Teignbridge District Council: Does not wish to comment.

County EEC Directorate: No objection

Environment Agency: Flood Risk Zone 1 - Standing Advice applies.

DNP - Trees & Landscape: No objection - the proposed solar array will have no impact

on the trees within the site. The solar array will have a minimal impact on the character of the area and will have

minimal visual impact.

DNP - Ecology & Wildlife

No objection and no additional comments to add further to

Conservation:

site appraisal dated 14 July 2014.

Parish/Town Council Comments

Ilsington PC: No Objection

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD15 - Renewable energy

DMD1b - Delivering National Park purposes and protecting Dartmoor National

Park's special qualities

DMD5 - National Park Landscape

DMD6 - Dartmoor's moorland and woodland

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

THE PROPOSAL

It is proposed to install a 4kW ground mounted solar array on the land to the south-east of the Haytor Visitor Centre.

The panels will be mounted on a timber frame, which is designed to avoid unecessary ground disturbance. Cabling will be required between the panels and the Visitor Centre, but the route of this will follow that of a previously laid water pipe and therefore there will be little or no impact to the surrounding trees.

VISUAL IMPACT

The installation will have the appearance of a standardised solar PV array. Whilst this in itself will add somewhat of an urbanising feature to the area, the proposal must also be seen in the context of the surrounding buildings and landuses (vistor centre building, visitor centre toilets, coach park and car park), which are themselves relatively urban in their character.

It is therefore considered that the installation of a solar PV array will not fundementally change the character of the area or have an unduly damaging impact on the visual character and appearance of this area of the National Park.

POLICY

Policies COR10 and DMD15 both specifically relate to the installation of small scale renewable energy schemes. In broad terms, both of these policies state that such schemes will be considered favourably, provided that there are no over-riding environmental or amentiy considerations.

CONCLUSION

The scale of the proposal is considered to be minimal. Given the location of the proposed installation it is likely that the panels will have little impact on the visual amenity of the surrounding area or upon the trees that immediately surround the site.

The proposal is therefore considered to be acceptable and is recommended for approval.

STEPHEN BELLI

NPA/DM/15/009

DARTMOOR NATIONAL PARK AUTHORITY

DEVELOPMENT MANAGEMENT COMMITTEE

06 February 2015

MONITORING AND ENFORCEMENT

Report of the Director of Planning

INDEX

Item No. Description

- 1. ENF/0158/14 Use of holiday let as independent unit of residential accommodation, Piglet Cottage, Lower Hookner Farm, North Bovey
- 2. ENF/0229/14 Unauthorised mobile home, On land adjacent to Harragrove Farm, Peter Tavy

1 Enforcement Code: ENF/0158/14 District/Borough: Teignbridge District

Grid Ref: SX714824 Parish: North Bovey

Officer: Andy West

Description: Use of holiday let as independent unit of residential accommodation

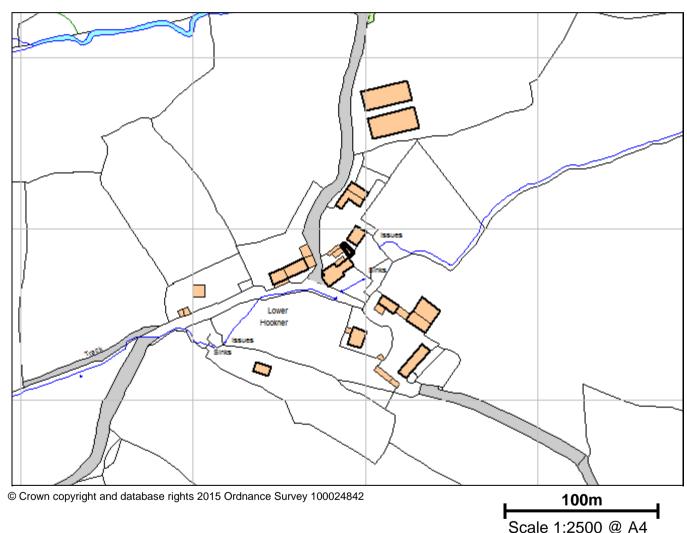
Location: Piglet Cottage, Lower Hookner Farm, North Bovey

Land owner:

Recommendation That, subject to the consideration of any comments from the Parish

Council, the appropriate legal action be authorised to secure the cessation of the use of the building as a separate unit of residential

accommodation.



Relevant Development Plan Policies

COR1 and DMD1a - Sustainable Development

COR2 - Development in the countryside

COR15 - Providing for limited new housing to meet local needs in the countryside

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

DMD7 - The quality and distinctiveness of the built environment

DMD23 - Residential development outside Local and Rural Settlements

Representations & Parish/Town Council Comments

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

Observations

INTRODUCTION

Piglet Cottage is a small two-storey area of living accommodation which is attached to a small outbuilding to the immediate north of Lower Hookner Farm, North Bovey.

The site itself is located some 2.9 kilometres to the south-west of the village of North Bovey.

It is understood that planning permission was granted in 1972, which allowed the property to be used as a holiday let, subject to a condition restricting the use to the summer months only.

The building is currently being used as an independent unit of residential accommodation.

HISTORY

In July 2014, concerns were raised with the Authority's Planning Enforcement Section that a holiday unit at Lower Hookner Farm, North Bovey was being used as a unit of residential accommodation.

Within days of the complaint being registered, an application (reference: 0389/14) for a Certificate of Lawfulness for an Existing Use was received and validated by the Authority. This application sought to confirm the "use of the building as an unrestricted single dwellinghouse (Use Class C3)"

The current enforcement investigation was held in abeyance whilst the application was determined.

CLEUD APPLICATION (0389/14)

The aforementioned application sought to prove on the balance of probabilities that Piglet Cottage had been used as a single dwellinghouse for a period in excess of four years.

The applicant (Mr Bucknall – the owner of Lower Hookner Farm) stated that the building was first used 'residentially' in 1972 when it was used in connection with holiday letting. In 1986, he advised that works were carried out to 're-develop' the building into its current format, after this point in time it was used as additional family accommodation, and then for holiday letting.

In February 2007, it was permanently let on a shorthold tenancy agreement, to the current occupant and her late husband.

In determining the application, the Authority was satisfied that Piglet Cottage is currently in use as a single dwellinghouse and that it benefits from all of the necessary fixtures and fittings that are necessary for a private day to day existence. It was also considered that there was ample evidence to suggest that the building has been used as a separate dwelling for a period in excess of four years (the usual immunity period).

However, given the fact that the original planning permission (from 1972) was for use as a dwelling with a holiday occupancy condition, there has been no material change of use to use as a dwelling and the immunity period is therefore 10 years, not the usual 4 years.

In view of this, the Certificate of Lawfulness application was refused by the Authority under

delegated powers on 9th September 2014.

CURRENT SITUATION

Given the refusal of the CLEUD application and in the knowledge that the current occupant of Piglet Cottage is an elderly widow, efforts have been made by officers of the Authority to negotiate a solution to the issue.

The property owner discussed the matter with the Authority's Head of Legal Services and was contacted in writing in November 2014 and advised that it would be sensible for him to submit an application to the Authority seeking a personal planning permission for the current use of the building. The effect of such an application (if it were successful) would be to ensure that the current occupant could remain in the building until her need to reside there ceases.

However, no application was received and Mr Bucknall indicated to the Case Officer in a telephone conversation in late November 2014 that he had no intention of making an application, which he considered to be completely pointless.

This leaves the Authority in a situation where considerable efforts have be made to regularise the situation without the need for formal enforcement action, but have either been refused or rejected by the property owner.

POLICY

The current use of Piglet Cottage amounts to the creation of an unauthorised dwelling in the open countryside and represents a serious breach of planning control.

Any application that was submitted with a view to permanently retaining the residential unit would be unlikely to be supported, as the proposal would not be compliant with the Authority's current housing policies. It would also appear that any avenues of negotiation regarding the use have now been exhausted with the property owner.

THE HUMAN RIGHTS ACT 1998

Piglet Cottage is occupied by Mrs Moore as her sole place of residence.

It is acknowledged that Mrs Moore is elderly and has developed a strong local support network and thus her ability to find alternative accommodation must be given significant weight.

The courts will view any decision to take enforcement action as engaging the rights of the aforementioned individuals 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 democratic society for the protection of rights and freedoms of others".

The courts have held that provided that a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular manner, 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.

While the occupiers personal circumstances and welfare is a weighty material consideration, it is felt that the public interest requires appropriate action to address the continuing breach of planning control.

CONCLUSION

The unauthorised residential use of the building is clearly contrary to policy and harmful to the special qualities of the National Park. The development is considered to be contrary to the advice contained within the National Planning Policy Framework and the National Park's own Development Plan policies.

A Certificate of Lawfulness for the use of the property as a single dwellinghouse has been refused. Given this and the fact that no planning permission has been applied for or granted for the aforemetioned use of the building, and that the advice of officers regarding possible solutions has not been acted on, it is now considered appropriate to secure the cessation of the use of the building as a dwellinghouse.

2 Enforcement Code: ENF/0229/14 District/Borough: West Devon Borough

Grid Ref: SX519769 Parish: Peter Tavy

Officer: Nick Savin

Description: Unauthorised mobile home

Location: On land adjacent to Harragrove Farm, Peter Tavy

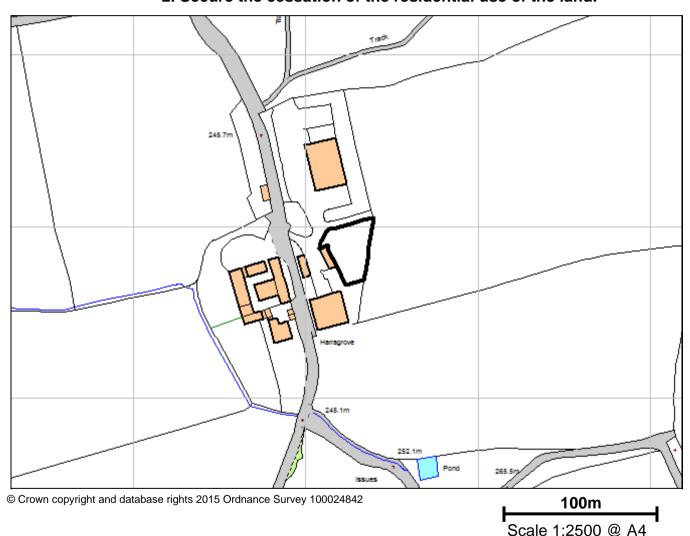
Land owner:

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 from the land and

2. Secure the cessation of the residential use of the land.



Relevant Development Plan Policies

COR1 - Sustainable Development

COR2 - Settlement Pattern

COR3 - Environment & Heritage

COR15 - Housing

DMD1a - Sustainable Development

DMD1b - National Park Purposes

DMD3 - Sustaining the quality of places

DMD5 - Landscape Character

DMD23 - Residential Development

DMD28 - Residential Caravans

DMD34 - Agriculture

Representations & Parish/Town Council Comments

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

Observations

Harragrove Farm is situated approximately 1km south east of Peter Tavy.

A report in October 2014 highlighted the provision of a mobile home on land at Harragrove. A subsequent visit confirmed that a mobile home had been sited on a piece of land behind an existing agricultural building at Harragrove Farm. This sloping land behind where the mobile home had been sited had been excavated to create a large, level area on which to site the unit. It was also evident that a large amount of greygravel/scalpings had been imported to surface the land.

The mobile home had been furnished with domestic paraphanalia and two small dogs were noted in the caravan. The unit was also connected to bottled gas. An earth bund has also been provided to the rear of the mobile home running up to a nearby field gate and the land adjacent to this bund has been populated with a large number of garden gnomes and potted plants giving it an overall domestic appearance.

At a meeting with the occupant of the mobile home and his father, the landowner, he confirmed that he was residing in the unit with his partner while also utilising some of the facilities of the nearby farmhouse which is some 50m from the mobile home. He said that he had moved into the unit because there had been a number of thefts from the nearby farm buildings and that the presence of the unit added significantly to the security of the farm.

There is no agricultural justification for the siting of the mobile home, for example for an agricultural seasonal worker, and as the unit is sited on land a significant distance from the farmhouse, its use cannot be considered as ancillary or incidental to the farmhouse, even though the occupiers use some of its facilities.

POLICY CONSIDERATIONS

DMD28 states that the permanent siting of residential caravans will not be permitted unless on-site accommodation is essential to support a new farming or rural based business, or where a new dwelling is to be constructed. Even then permission will only be granted for a temporary period of up to three years.

The development is contrary to Core Strategy policy COR1 as mobile homes are not of a high quality design nor do they respect or enhance the character, quality and tranquility of local landscapes and the wider countryside.

The development is also contrary to Core Strategy policy COR4 which states that proposals should conform to a number of design principles, which include the need to demonstrate a scale and layout appropriate to the site and its surroundings. Development must also use external materials appropriate to the local environment. The mobile home has a detrimental visual impact on this site and its surroundings.

The development does not accord with policy DMD1b of the Dartmoor National Park Authority

Development Management and Delivery Development Plan Document which states that within the National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. Development will only be provided for where it would conserve and enhance the natural beauty of the National Park.

The design and visual impact of the development is unacceptable. It does not comply with policy DMD3 which states that development proposals should help to sustain good quality places in the National Park by reflecting the principles set out in the Design Guide. Furthermore the development should conserve and enhance the character and special qualities of the Dartmoor landscape by ensuring that location, site layout, scale and design conserves and enhances what is special or locally distinctive about landscape character.

The HUMAN RIGHTS ACT 1998

The occupiers have implied that the development is their 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.

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

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

Members are therefore advised that enforcement action would be:

- (i) in accordance with law s.178(1) T&CPA 1990
- (ii) in pursuance of a legitimate aim the upholding of planning law and in particular the Development Plan policies restricting development in the open countryside of the National Park (iii) proportionate to the harm

and therefore not incompatible with the Human Rights Act.

RECOMMENDATION

It is now considered appropriate to seek authorisation for legal action to secure the removal of the mobile home from the land and any associated paraphernalia and to secure the cessation of the residential use of the land.

DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT COMMITTEE

6 February 2015

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Director of Planning

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

powers

1 Grid Ref: **SX774 929** District/Borough: **Teignbridge**

Officer: Christopher Hart Parish: Cheriton Bishop

Proposal Approval of reserved matters for 18 dwellings

Location Land south seat of Moor Park, Cheriton Bishop

Response: **OBJECTION**

The Authority has noted that the application is for the consideration of reserved matters relating to an earlier outline planning permission.

Cheriton Bishop, for planning purposes, is split between three Authorities, Dartmoor National Park, Mid-Devon District and Teignbridge District. A cohesive approach to new development is, therefore, of particular importance to ensure that the character of the village is not further diluted by repetition of some of the more inappropriate development that has taken place in recent years outside the National Park's jurisdiction on the northern side of the main route through the village. Every opportunity should be taken to ensure that the design of new dwellings acknowledges this and makes the most of the opportunity to positively enhance the village.

The Dartmoor National Park DMD recognises the development pattern and current building styles. It states that 'the simple and unpretentious qualities of the Devon vernacular style should be reflected in any new development'. While this applies to the area within the Park, it is felt the principles should be adhered to elsewhere within the village.

The Authority has raised a concern that the proposal does not accord with these principles and would, as a consequence, be harmful to the setting of the National Park.

The style of the development does not appear to reflect simple Devon rural architecture – it has an urban form and character out of keeping with its surroundings. The Authority has urged the Council to seek reconsideration of the architectural approach to both roadside elevations. While a simple terrace style may be appropriate, the proportions and detailing of these two prominent elevations do not fit comfortably with the surrounding architecture.

The consistent building line / flat frontages and lack of interest in the roofscape exacerbates this. The confusing range of materials and fenestration approaches for individual units adds little to the cohesive nature of the development. The Authority has also raised concerns regarding the dwarf stone boundary walls topped with railings, particularly on the south western boundary, a simple rural lane.

The Authority feels that the proposed details offer a poor solution to the development of this important site on the fringe of the National Park.

2 Grid Ref: **SX737 633** District/Borough: **South Hams**

Officer: Jo Burgess Parish: Dean Prior

Proposal Erection of wind turbine (225kw), hub height 31.9m and blade

height 45.4m and associated infrastructure

Location Land at SX737633, Well Park Farm, Dean Prior

Response: **OBJECTION**

The consultation is in respect of an application for a 45.4m high wind turbine 700 metres west of the National Park boundary and Dean Prior Church. It would be visible from the A38, Dean Prior village, pastoral land and associated dwellings to the west and the high moor to the west.

The proximity of the proposed wind turbine to the boundary of the National Park means that it will be very visible from parts of Dean Prior parish in particular, but also the eastern part of the National Park including Ryders Hill and elevated moorland west of Buckfastleigh. It is considered that the turbine would be a vertical structure in a prominent location which would have a detrimental impact on the 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), although it is acknowledged that movement on the A38 is visible from some locations 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 A38, the landscape on the other side of the A38 is pastoral in character and this will be changed and urbanised by the addition of the wind turbine with the impact on views for residents of the National Park in the nearby settlements such as Dean Prior and isolated dwellings will be substantially significant.

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 will not conserve and enhance the natural beauty and landscape character 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.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT COMMITTEE

06 February 2015

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/14/2222434 District/Borough: West Devon Borough

Appeal Type: Refusal of Full Planning Parish: Chagford

Permission

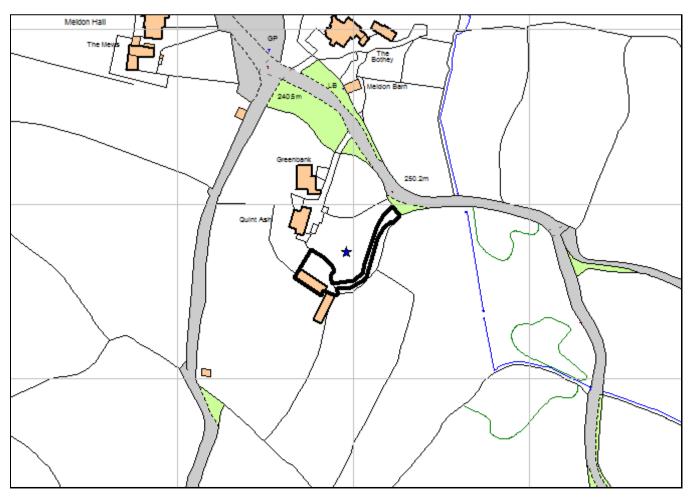
Proposal: Change of use of farm track and farmyard to mixed use together with

alterations to and change of use of agricultural building to use as training

room/office

Location: **Greenbank, Chagford**Appellant: **Mr & Mrs P Goudge**

Decision: **DISMISSED**



Three appeals were considered; two against an enforcement notice alleging a change of use of the agricultural building to a single dwellinghouse, a joinery workshop and for domestic storage, together with incidental alterations to facilitate the unauthorised uses; the third against the Authority's refusal to grant permission for the change of use of the barn to a training centre and office.

The appellants did not challenge the requirements to cease the residential, joinery workshop and domestic storage uses but did seek to keep some of the unauthorised external alterations to the building.

The Inspector noted the main issue for all three appeals was the effect of the building on the character and appearance of the area and, if there was any harm, whether the benefits arising from the proposed training room/office use would outweigh that harm.

The Inspector noted that the appeal building has more or less the same shape, form, materials and position on site as the approved timber framed linhay and was able to compare the appearance of the building as it is now with the fallback position of what was approved.

He noted that the house style windows, including French doors, in the 'flat', the external stairs and the decked balcony all have a residential character. Along with a greenhouse/conservatory, rooflights and a steel flue, the Inspector concluded that these alterations are at odds with the agricultural appearance of the barn and the rural surroundings. He considered that the building has an incongruous appearance that impacts negatively on the character and appearance of the area and that these works are unacceptable and should be removed.

However, the Inspector considered the small pump room on the end of the building to be very minor and the blocking in of the end two bays with vertical cladding to have not adversely affected the appearance of the barn.

Turning to the proposed change of use to a training room/office, the Inspector noted that there is backing in the National Planning Policy Framework for supporting a prosperous rural economy, including through the conversion of existing buildings, but also that the thrust of the policies is to locate employment development within existing local centres and rural settlements.

While he noted the artistic and writing history of Chagford, he could see no reason why it was essential to run courses from this barn in the open countryside. He therefore gave the proposed business use only limited weight which he considered was outweighed by the harm to the character and appearance of the area.

Subject to variation of the enforcement notice allowing the enclosure of part of the barn and the retention of the pump room, the appeals were dismissed and the enforcement notice upheld. Planning permission was refused on the deemed application for the change of use to a training room/office.

COSTS APPLICATION

Whilst noting that that some of the alterations to the barn have not caused any planning harm, the Inspector concluded that many of the works and the changes of use are unacceptable.

Despite the enforcement notice attacking all aspects of the breaches of planning control, the Inspector noted that the matters required subjective judgements to be made and did not find that the Authority took an overly heavy handed approach.

The Inspector agreed that there is a need to balance the harm against any benefits arising from the proposed business use but, referring to the officers report, he found this to take a balanced approach and concluded that the Authority did not behave unreasonably and refused an award of costs.

2 Application No: C/14/2214195 District/Borough: West Devon Borough

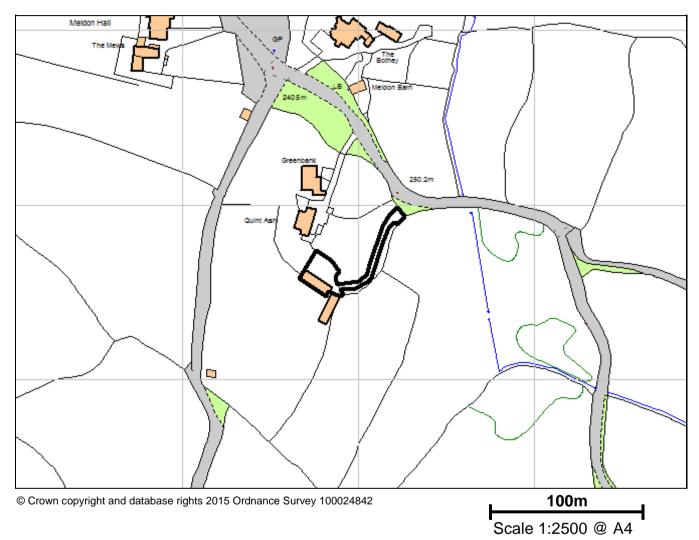
Appeal Type: Enforcement Notice Parish: Chagford

Proposal: Residential use of agricultural building

Location: Barn at Greenbank, Meldon Road, Chagford

Appellant: Mr P Goudge

Decision: DISMISSED AND NOTICE UPHELD



See Previous Report.

3 Application No: C/14/2214196 District/Borough: West Devon Borough

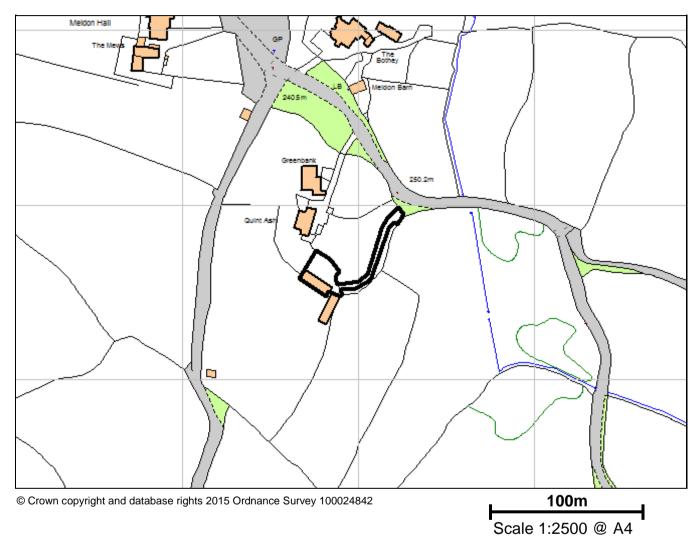
Appeal Type: Enforcement Notice Parish: Chagford

Proposal: Residential use of agricultural building

Location: Barn at Greenbank, Meldon Road, Chagford

Appellant: Mrs F Goudge

Decision: DISMISSED AND NOTICE UPHELD



See Previous Report.

4 Application No: A/14/2224932 District/Borough: South Hams District

Appeal Type: Refusal of Full Planning Parish: South Brent

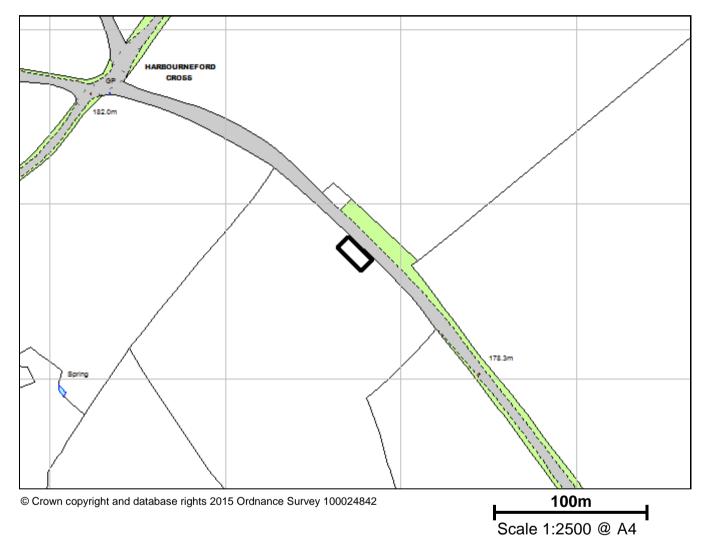
Permission

Proposal: Construction of agricultural building (9m x 18m)

Location: land at Higher Beara, South Brent

Appellant: Mr & Mrs NJ Hallett & Mr & Mrs P Sparkes

Decision: **DISMISSED**



The appeal was made in respect in respect of a proposal to erect an agricultural storage building at Higher Beara.

The Inspector identified the main issue as being the effect on the character and appearance of the National Park. He noted that while there appeared to be a need for a building to serve farming enterprise on the land the appeal building would fail to relate positively to local landscape features or local topography. The building would be an isolated structure in an exposed setting which would be a visually intrusive feature in the patchwork landscape of small fields.

He was also critical of the scale and design of the building, stating that the standard presentation of the building paid no regard to traditional local farm buildings in the area and that such a scale and form would undermine the cultural value of the National Park landscape.

5 Application No: A/14/2225830 District/Borough: West Devon Borough

Appeal Type: Refusal of Full Planning Parish: Lydford

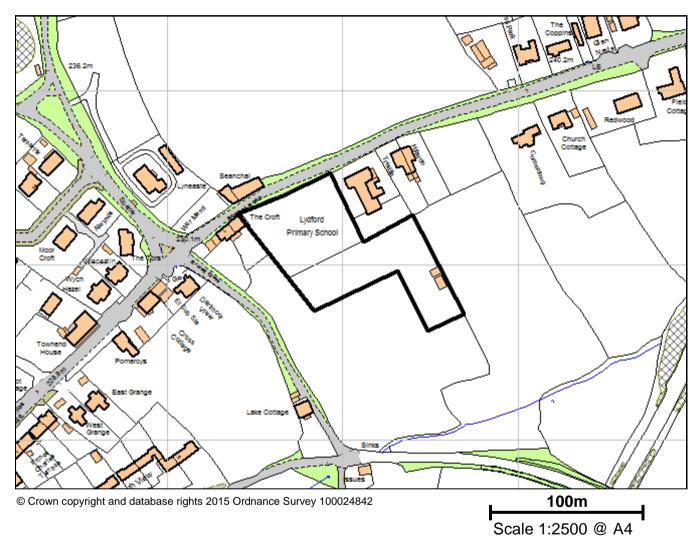
Permission

Proposal: Conversion of stone barn to holiday let and re-build shed

Location: land adjacent to Lydford Primary School, Lydford

Appellant: Mr G Brooke

Decision: **DISMISSED**



'The Shepherds Hut' is a small stone building with a corrugated iron clad shed adjacent to it situated on a field outside the built up area of the village. The field is to the rear and side of Lydford Primary School. The front part of the field is in use as a playing field for the school.

The Inspector commented that very little of the original character of the stone building remains and that the buildings are seen as isolated structures in the pastoral landscape, but contribute very little, if anything, to the special quality of the what he described as a farmland landscape which has a strong pastoral character. The Inspector was not convinced that the building particularly demonstrates an agricultural history in the Dartmoor tradition as required by policy DMD9. He also commented that the required works amounted to a substantial rebuilding contrary to policy DMD9.

The Inspector concluded that the site lies outside the settlement and that the proposal met none of the criteria set out in policy DMD44 for the permission of tourism development in such

a location.

The alterations would result in a building that would become 'thoroughly domestic in character'. This was considered by the Inspector to be inappropriate to its surroundings and, because of its increased height, the building would be very visible as an incongruous feature in the pastoral landscape; having an unacceptable harmful impact on the distinctive character and appearance of the National Park landscape.

6 Application No: A/14/2227329 District/Borough: West Devon Borough

Appeal Type: Refusal of Outline Planning Parish: Buckland Monachorum

Permission

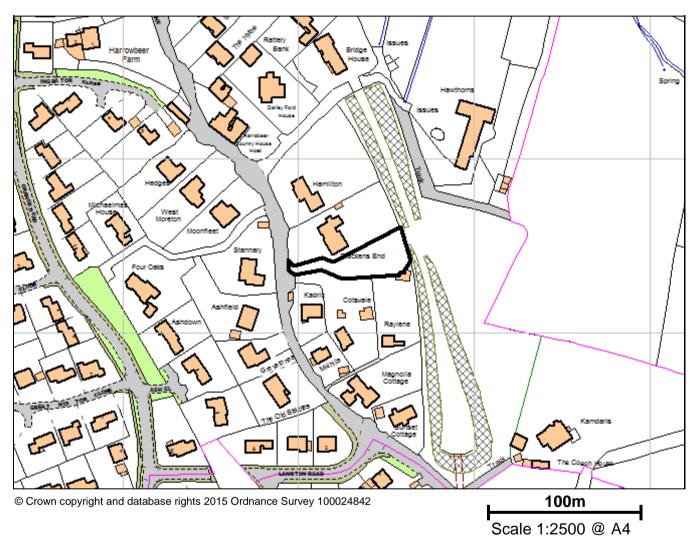
Proposal: Erection of two new dwellings; plot one market dwelling and plot two local

affordable dwelling

Location: Rowan House, Harrowbeer Lane, Yelverton

Appellant: Mr R Hartigan

Decision: **DISMISSED**



The Inspector observed that whilst the subdivided plot could release sufficient land for an additional dwelling, the linear plot is constrained by its narrow frontage onto Harrowbeer Lane and this confines the development to the rear of the existing dwelling.

He noted the proposal was for outline permission for two dwellings to facilitate the delivery of one market dwelling and one affordable dwelling in line with policy.

He observed the surrounding area to be characterised by a fairly random siting of dwellings, including some in tandem form, but that they were all well separated from one another and in good sized plots that afford generous landscaping. He concluded that this was in clear contrast to the development proposed. The Inspector agreed with the Authority's view that the proposal would present a cramped form of development harmful to the character and appearance of the area which is distinguished by its spacious context.

The Inspector concluded that the size of the rear garden of Rowan House was sufficient to offset any adverse impact on the residential amenities of these neighbouring occupiers.

The appeal was dismissed on the grounds of harmful impact on the character and appearance of the area.

7 Application No: D/14/2229076 District/Borough: West Devon Borough

Appeal Type: Refusal of Full Planning Parish: Sampford Spiney

Permission - Householder

Proposal: Demolish existing lean-to and construct two-storey rear extension and

addition of front dormer window

Location: Brook Coach House, Sampford Spiney

Appellant: Mr & Mrs T & G Steele

Decision: ALLOWED



The appeal was made in respect of the demolition of an existing mono-pitch lean to and construction of a new two-storey extension to a dwelling in a converted barn and the addition of a dormer to the front elevation.

In allowing the appeal the Inspector considered that because the converted barn already has a residential appearance and the two-storey extension would be set back in accordance with the advice in the Design Guide and the proposed materials would match the existing house, the integrity of the barn would be maintained.

With respect to the dormer, the Inspector was of the opinion that it copied the form of the existing gable projection on the main roof above the first floor door on the front elevation and would be small and have an unfussy traditional appearance. As views of the proposed dormer from the road would be limited due to existing boundary treatment and in view of the domestic

appearance of the building, he considered the dormer window to be acceptable.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT COMMITTEE

06 February 2015

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: 0676/14 District/Borough: South Hams District

Application Type: Full Planning Parish: South Brent

Permission - Householder

Proposal: Alterations to a store (former stable block) to form ancillary

accommodation

Location: Melbury House, Glazebrook, South Brent

Decision: Withdrawn

2 Application No: 0706/14 District/Borough: South Hams District

Application Type: Advertisement Consent Parish: Shaugh Prior

Proposal: Erection of visibility, welcome and orientation signs

Location: Cadover Bridge Car Park, Shaugh Prior

Decision: Withdrawn

3 Application No: 0661/14 District/Borough: Teignbridge District

Application Type: Advertisement Consent Parish: Buckfastleigh

Proposal: One externally lit fascia sign and one externally lit heritage projection sign

Location: The Co-operative Food, Chapel Street, Buckfastleigh

Decision: Grant Conditionally

4 Application No: 0664/14 District/Borough: West Devon Borough

Application Type: Full Planning **Parish:** Burrator

Permission - Householder

Proposal: Remodelling of house including extension and related works

Location: Merrymeet, Dousland

Decision: Withdrawn

5 Application No: 0680/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish: Mary Tavy

Proposal: Variation of Condition 5 on permission ref 0327/14 regarding materials

for external doors and windows

Location: Moorland Hall, Brentor Road, Mary Tavy

Decision: Grant Conditionally

6 Application No: 0643/14 District/Borough: West Devon Borough

Application Type: Full Planning Parish: Chagford

Permission - Householder

Proposal: Single storey side extension

Location: 7 Rivervale Close, Chagford

Decision: Grant Conditionally

7 Application No: 0667/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: Bovey Tracey

Proposal: Construction of plant room for a biomass boiler

Location: Prestbury Court Residential Home, Bovey Tracey

Decision: Refused

8 Application No: 0679/14 District/Borough: South Hams District

Application Type: Full Planning Permission Parish: Cornwood

Proposal: Permanent scorebox and store to replace existing portable/ temporary

scorebox plus alterations to south elevation of pavilion

Location: Cricket Club, Hallamore Lane, Cornwood

Decision: Grant Conditionally

9 Application No: 0648/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: Dunsford

Proposal: Change of use from Chapel to digital mastering studio (class B1)

Location: Baptist Church, Dunsford **Decision:** Grant Unconditionally

10 Application No: 0640/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish: Whitchurch

Proposal: Siting of four camping pods and a bicycle storage shed

Location: Langstone Manor Caravan & Camping Park, Moortown, Tavistock

11 Application No: 0619/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish: **Dartmoor Forest**

Change of use of telephone exchange to form bunk barn for holiday Proposal:

accommodation

Postbridge Telephone Exchange, Princetown Location:

Decision: **Grant Conditionally**

0621/14 District/Borough: West Devon Borough 12 Application No:

Application Type: Full Planning Permission Parish: Burrator

Construction of parapets and fences for safety reasons Proposal:

Location: Foggintor Bridge, Foggintor Quarry, Princetown

Grant Conditionally Decision:

13 Application No: 0668/14 **District/Borough:** Teignbridge District

Application Type: Advertisement Consent Parish: Moretonhampstead

Two fascia signs, one heritage projection sign and one wall-mounted car Proposal:

park sign

The Co-operative Food, Court Street, Moretonhampstead Location:

Grant Conditionally Decision:

14 Application No: 0612/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: **Ashburton**

Two new dwellings (one open market and one affordable) within the Proposal:

curtilage

18 East End Terrace, Ashburton Location:

Refused **Decision:**

0618/14 **District/Borough:** Teignbridge District 15 **Application No:**

Application Type: Full Planning Parish: Ashburton

Permission - Householder

Proposal: Single storey lean-to extension Location: 5 East End Terrace, Ashburton

Decision: **Grant Conditionally**

16 **Application No:** 0636/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish:

Extension including re-covering of roof and relocation/ rebuilding of Proposal:

storage sheds and new pedestrian access

Location: Walkhampton Memorial Hall, Walkhampton

17 **Application No:** 0647/14 **District/Borough:** Teignbridge District

Application Type: Full Planning Permission Parish: Ilsington

Proposal: Demolish existing building and replace with new livestock building (32m x

13.5m)

Location: Little Sigford Farm, Sigford

Decision: Grant Conditionally

18 Application No: 0623/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: Moretonhampstead

Proposal: Extension to bulk storage barn, extension to sales building to form a cafe

and formation of cycle track link to Wray Valley Trail

Location: Animal Crackers, Kings Bridge Yard, Station Road, Moretonhampstead

Decision: Grant Conditionally

19 **Application No:** 0650/14 **District/Borough:** West Devon Borough

Application Type: Full Planning Permission Parish: Dartmoor Forest

Proposal: Extension and creation of disabled access in addition to existing access

Location: Village Hall, Postbridge

Decision: Grant Conditionally

20 Application No: 0627/14 District/Borough: Teignbridge District

Application Type: Full Planning **Parish:** Ashburton

Permission - Householder

Proposal: Construction of wooden studio at bottom of garden

Location: 11 Westabrook, Ashburton

Decision: Grant Conditionally

21 Application No: 0625/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission Parish: Buckland Monachorum

Proposal: Erection of stable store (retrospective)

Location: Rideout Farm, Lake Lane, Dousland

Decision: Grant Conditionally

22 Application No: 0658/14 District/Borough: South Hams District

Application Type: Full Planning Permission Parish: Cornwood

Proposal: Install CCTV camera to 4.5m high column, remove 2.2m of stone wall

and install control box plus relevant signage to Wisdome Bridge

Location: Wisdome Cottage, Cornwood

23 Application No: 0663/14 District/Borough: South Hams District

Application Type: Listed Building Consent Parish: Cornwood

Proposal: Reinstate/rebuild existing masonry parapet and install new steel columns

on two corners of bridge and construct new masonry pilaster on north-

west corner of bridge to provide additional strengthening

Location: Wisdome Bridge, Cornwood

Decision: Grant Conditionally

24 Application No: 0670/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: Moretonhampstead

Proposal: Upgrade access to Fingle Woods and resurfacing of riverside tracks and

improvements to culverts in Fingle Wood, Cod Wood and Halls Cleave

Location: Wooston Farm, Moretonhampstead

Decision: Grant Conditionally

25 Application No: 0652/14 District/Borough: Teignbridge District

Application Type: Full Planning Parish: Bridford

Permission - Householder

Proposal: Demolition of existing utility and garage to rear of existing house and

erection of single storey extension

Location: Lower Neadon Cottage, Bridford

Decision: Grant Conditionally

26 Application No: 0669/14 District/Borough: Teignbridge District

Application Type: Full Planning Parish: Moretonhampstead

Permission - Householder

Proposal: Extensions and alterations to existing dwelling plus erection of polytunnel

Location: Sutton Orchard, Moretonhampstead

Decision: Grant Conditionally

27 **Application No:** 0645/14 **District/Borough:** Teignbridge District

Application Type: Full Planning Parish: Buckfastleigh

Permission - Householder

Proposal: Single storey extension to side and rear of dwelling

Location: 2 Timbers Close, Buckfastleigh

Decision: Withdrawn

28 Application No: 0659/14 District/Borough: West Devon Borough

Application Type: Full Planning Parish: Belstone

Permission - Householder

Proposal: Reconstruction of dry stone retaining wall with gabion basket and stone

Location: Moorlands House, Belstone

29 **Application No:** 0630/14 **District/Borough:** West Devon Borough

Application Type: Full Planning Parish: Buckland Monachorum

Permission - Householder

Proposal: Demolish existing garages and replace with two-storey extension

including garage

Location: Cornerways, Southella Road, Yelverton

Decision: Withdrawn

30 Application No: 0654/14 District/Borough: Teignbridge District

Application Type: Listed Building Consent Parish: Buckland-in-the-Moor

Proposal: Conversion of barn to ancillary accommodation

Location: Ruddycleave Farm, Buckland-in-the-Moor

Decision: Withdrawn

31 Application No: 0632/14 District/Borough: West Devon Borough

Application Type: Full PlanningParish:Horrabridge

Permission - Householder

Proposal: Demolish existing garage and store and replace with single storey

ancillary accommodation

Location: 4 Bedford Place, Horrabridge

Decision: Grant Conditionally

32 Application No: 0644/14 District/Borough: Teignbridge District

Application Type: Full Planning Parish: Buckfastleigh

Permission - Householder

Proposal: Garage

Location: 15 Bossell Road, Buckfastleigh

Decision: Grant Conditionally

33 Application No: 0641/14 District/Borough: Teignbridge District

Application Type: Listed Building Consent Parish: North Bovey

Proposal: Installation of an air source heat pump heating system

Location: Sanders, Lettaford

Decision: Grant Conditionally

34 **Application No:** 0474/14 **District/Borough:** Teignbridge District

Application Type: Listed Building Consent Parish: Ilsington

Proposal: Repair of listed barn

Location: Smallacombe Farm, Ilsington

35 **Application No:** 0665/14 **District/Borough:** West Devon Borough

Application Type: Full Planning Parish: Horrabridge

Permission - Householder

Proposal: Reconstruction of roof over rear wing and outbuildings plus associated

works

Location: 42 Station Road, Horrabridge

Decision: Grant Conditionally

36 Application No: 0655/14 District/Borough: Teignbridge District

Application Type: Full Planning **Parish:** Manaton

Permission - Householder

Proposal: Retrospective solar panel array in garden

Location: Herald Cottage, Manaton

Decision: Grant Conditionally

37 **Application No:** 0629/14 **District/Borough:** West Devon Borough

Application Type: Full Planning **Parish:** South Tawton

Permission - Householder

Proposal: Extensions and improvements

Location: Tir Nam Beo, South Zeal

Decision: Grant Conditionally

38 Application No: 0642/14 District/Borough: Teignbridge District

Application Type: Listed Building Consent Parish: Ashburton

Proposal: Alterations to existing hotel to form two holiday cottages

Location: Furzeleigh Mill Hotel, Ashburton Road, Buckfastleigh

Decision: Grant Conditionally

39 Application No: 0622/14 District/Borough: South Hams District

Application Type: Full Planning Permission **Parish:** Buckfastleigh West

Proposal: Erection of general purpose farm shed (250sqm)

Location: Hawson Farm, Hawson, Scoriton

Decision: Grant Conditionally

40 Application No: 0626/14 District/Borough: South Hams District

Application Type: Full Planning Permission Parish: Ugborough

Proposal: Three bay open-fronted shed for agricultural storage and domestic

garage including change of use of agricultural land to domestic

Location: Yolland Cottage, Bittaford

41 **Application No:** 0646/14 **District/Borough:** Teignbridge District

Application Type: Full Planning Parish: Manaton

Permission - Householder

Proposal: Single storey extension

Location: Little Silver, Manaton

Decision: Grant Conditionally

42 Application No: 0657/14 District/Borough: South Hams District

Application Type: Full Planning Permission Parish: Cornwood

Proposal: Replacement agricultural building (460sqm)

Location: Higher Hele, Cornwood

Decision: Grant Conditionally

43 Application No: 0662/14 District/Borough: Teignbridge District

Application Type: Full Planning **Parish:** Christow

Permission - Householder

Proposal: Addition of two porchways to existing properties known as 'Strawbarn'

and 'Courtyard'

Location: Straw Barn, Dry Lane, Christow

Decision: Grant Conditionally

44 Application No: 0591/14 District/Borough: West Devon Borough

Application Type: Prior Approval Parish: Sampford Spiney

Proposal: Erection of agricultural stone barn (10m x 4.7m)

Location: Gees Farm, Sampford Spiney

Decision: Grant Conditionally

45 Application No: 0649/14 District/Borough: Teignbridge District

Application Type: Listed Building Consent Parish: Ashburton

Proposal: Replacement windows to rear of house

Location: The Old Coach House, 70 East Street, Ashburton

Decision: Grant Unconditionally

46 Application No: 0653/14 District/Borough: Teignbridge District

Application Type: Full Planning Permission Parish: Buckland-in-the-Moor

Proposal: Conversion of barn to ancillary accommodation

Location: Ruddycleave Farm, Buckland-in-the-Moor

Decision: Withdrawn

47 Application No: 0628/14 District/Borough: Teignbridge District

Application Type: Listed Building Consent Parish: Ilsington

Proposal: Replace two ground floor front windows and removal of and re-rendering

up to first floor level

Location: Barn Cottage, Higher Brimley, Bovey Tracey

Decision: Grant Conditionally

48 Application No: 0633/14 District/Borough: South Hams District

Application Type: Full Planning Permission Parish: Holne

Proposal: Extension (405sqm) to existing livestock building to replace previous

permission ref 0177/14

Location: Mill Leat Farm, Holne
Decision: Grant Conditionally

49 **Application No:** 0656/14 **District/Borough:** Teignbridge District

Application Type: Full Planning Permission Parish: Bridford

Proposal: Agricultural livestock building (314sqm)

Location: Lower Lowton Farm, Bridford

Decision: Grant Conditionally

50 **Application No:** 0631/14 **District/Borough:** West Devon Borough

Application Type: Full Planning Permission Parish: Chagford

Proposal: Excavation of land and installation of farm production facilities and ramp;

erection of toilet structure (part retrospective)

Location: Rushford Mill Farm, The Old Piggery, Chagford

Decision: Grant Conditionally

51 Application No: 0639/14 District/Borough: Teignbridge District

Application Type: Full Planning **Parish:** Ashburton

Permission - Householder

Proposal: Amendments to existing roof, flat roof dormer to rear and flat roof kitchen

extension to front of property

Location: 26 Eastern Road, Ashburton

Decision: Withdrawn

52 Application No: 0482/14 District/Borough: West Devon Borough

Application Type: Full Planning Permission **Parish:** Burrator

Proposal: Change of use and conversion of two barns to holiday accommodation

and one barn to holiday/ancillary accommodation

Location: Holewell Farm, Walkhampton

53 Application No: 0566/14 District/Borough: West Devon Borough

Application Type: Full PlanningParish:Horrabridge

Permission - Householder Car port lean-to extension

Location: 1 Elm Villas, Bedford Road, Horrabridge

Decision: Withdrawn

Proposal:

54 **Application No:** 0526/14 **District/Borough:** West Devon Borough

Application Type: Full Planning Permission Parish: Sticklepath

Proposal: Erection of open sided pavilion

Location: playing field, Sticklepath

Decision: Grant Conditionally

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