

DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT
COMMITTEE

06 September 2019

APPLICATIONS FOR DETERMINATION BY THE COMMITTEEReport of the Head of Development Management

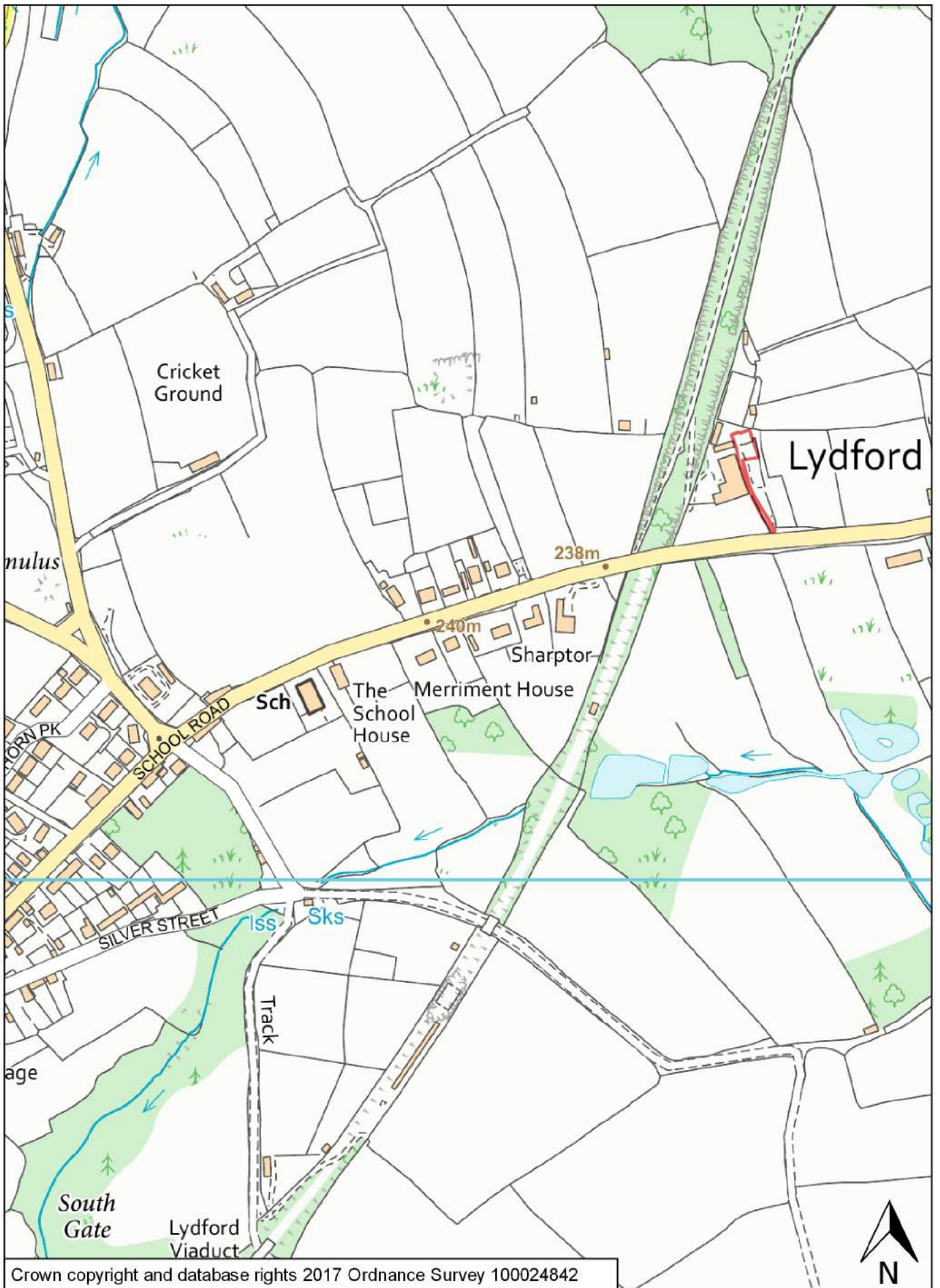
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0320/19 - Lydford House Hotel



Scale 1:4,000



1. Application No: **0320/19** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Lydford**
Grid Ref: **SX517853** Officer: **Helen Maynard**

Proposal: **Demolition of existing and disused farm building and creation of hotel manager's accommodation**

Location: **Lydford House Hotel, School Road, Lydford**

Applicant: **Mr & Mrs J & J Gilpin**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal is in a location where the Authority would only permit a new dwelling where evidence has been provided of an existing functional need for a rural worker to be readily available at most times. The Authority is not satisfied from the information provided that the need claimed for a second unit of on-site manager's accommodation over-rides the policy objection for a new dwelling in this location and the harm to the character and appearance of this part of the Dartmoor National Park landscape. The proposal is contrary to policies COR1, COR2, COR3, COR15, DMD1b, DMD5 and DMD23 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.
2. The proposed development by virtue of its size, scale, form and design would be detrimental to the character and appearance of the site and its surroundings contrary to policies COR1, COR4 and DMD7 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, the Dartmoor National Park Design Guide and the National Planning Policy Framework 2019.

Introduction

Lydford House Hotel is a nine bedroom hotel on the edge of Lydford.

This application proposes an open market dwelling to be used as accommodation for the hotel manager.

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

Planning History

0218/14	Change of use of hotel with cycle hire and café to boarding school with cycle hire and café		
	Full Planning Permission	Withdrawn	02 June 2014
03/40/1492/90	Two storey extension		
	Full Planning Permission	Grant Conditionally	06 December 1990
03/40/1633/89	Construction of a store room		
	Full Planning Permission	Grant Unconditionally	06 October 1989

03/40/1897/88	Extension to provide toilets store rooms and preparation rooms	Full Planning Permission	Grant Unconditionally	18 January 1989
03/40/1005/84	Two storey extension on west elevation to provide additional guest accommodation	Full Planning Permission	Grant Conditionally	10 September 1984
03/40/1432/80	Riding stables	Full Planning Permission	Grant Conditionally	07 January 1982

Consultations

West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the recommendations in section 5 of bat and nesting bird survey report (Penpont Ecology Services, May 2019).
DNP - Trees & Landscape:	No objection, subject to a condition requiring new trees to be planted on the land to mitigate the loss of the trees to be felled.

Parish/Town Council Comments

Lydford PC:	Supports the local business.
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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
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes the erection of a four bedroom open market dwelling (157sqm) for the manager of the Lydford House Hotel. The dwelling is to replace an existing storage barn

adjacent to the stables to the rear of the hotel. The applicant stated during the site visit that these stables were used as livery stables.

There is a two bedroom flat within the existing hotel that is currently used as owners accommodation. This has a separate entrance via a patio door on the north side of the hotel and the flat can be accessed internally along one of the ground floor bedroom corridors.

POLICY CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

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. Lydford House Hotel is located on the edge of Lydford. It is not within either a Local Centre or Rural Settlement. Policy DMD23 establishes that new dwellings in the countryside will only be granted in exceptional circumstances, for example, inter alia, where it is required to meet the essential needs of a rural based business.

There is an existing two bedroom flat on site. It would therefore be necessary to demonstrate why the needs of the business require a further second unit of accommodation for a manager on the site based on the business needs of the Lydford House Hotel.

JUSTIFICATION

The applicants state that they require additional space for their growing family and there are frequent complaints from guests about noise from the flat. The owners also wish to return the flat rooms to hotel accommodation to increase the viability of the business.

It has been suggested that a small scale extension to the hotel to create more visitor accommodation and improve the viability of the hotel would be more likely to accord with policy DMD44.

DESIGN

The proposal is for a two-storey four bedroom dwelling with associated amenity space to the front of the building.

It has a barrel roof and with the appearance of a Dutch barn. The significant glazing, large exposed steel flue and exposed steel roof structure are not traditional barn features on Dartmoor. The steel features give an industrial feel to the building. The proposal has no reference to Dartmoor vernacular and conversely does not have the appearance of a domestic building.

The proposed building is not sympathetic to the character and appearance of the site and does not reflect the local vernacular and character of the local area. The proposal fails to comply with policies COR3, DMD7 and the Design Guide. The design is considered to be incongruous and does not relate to the existing hotel, building or its surroundings.

The proposed dwelling will fail to preserve the character and appearance of the area, in accordance with policies COR1, COR4 and DMD7.

PARKING

There is no parking provided for the dwelling within the red line. The two parking spaces provided are within a livery stable yard (outside the red line of the application). DMD40 requires new detached dwellings to have a minimum of two spaces per dwelling. The proposal is not considered to comply with policy DMD40. There is no justification provided as to why a less than normal minimum number of parking spaces would be appropriate in this location.

Notwithstanding the above, it is noted that it would not be appropriate to park within a livery stables yard and cars in this location will prevent safe access to the yard, sand school and adjacent fields.

CONCLUSION

The proposal does not comply with policies of the Development Plan which seek to restrict open market housing in open countryside. There is no reasoned justification to override the strong policy objection. The need to expand the business is acknowledged, however alternative, more sustainable options could be pursued. The application is therefore recommended for refusal.

0179/19 - Former school site, Moretonhampstead



Scale 1:1,250



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2. Application No: **0179/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Moretonhampstead**
Grid Ref: **SX754861** Officer: **Louise Barattini**

Proposal: **Erection of three dwellings**

Location: **former Moretonhampstead
Primary School,
Moretonhampstead**

Applicant: **Mr & Mrs C Montgomery**

Recommendation **That, subject to the consideration of any comments from the
Environmental Health Officer regarding the noise output from the
proposed air source heat pump, permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: site location plan, block plan and drawings numbered 950.22B, 950.20B, 950.23A and 950.21A.
3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the soil removal and replacement contamination remedial measures set out in the Geotechnical Investigation and Contamination Assessment Report by Ruddlesden Geotechnical dated April 2017.
5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority

6. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations in the Bat mitigation Method Statement by David F Wills, dated 8 July 2016.
7. If development takes place within the bird breeding season (between 1 March and 15 September) then any vegetation or features with potential for nesting birds should be checked for their presence no more than 24 hours prior to the commencement of works. If nesting birds are present then works shall not commence until breeding has finished and all fledglings have departed the nest.
8. To avoid harm to reptiles within the proposed development footprint, careful removal of piles of rubble and other features shall be undertaken by hand during summer months when reptiles are active and can re-locate to favourable areas on the edge of the site. Any reptiles found during clearance should be carefully moved to a suitable habitat nearby.
9. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by the Local Planning Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Surface Water Drainage Statement (Report Ref. J-827, dated 6 June 2019). No part of the development shall be occupied until the surface water management scheme serving that part of the development has been provided in accordance with the approved details and the drainage infrastructure shall be retained and maintained for the lifetime of the development.
10. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.
11. No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority.
12. No part of the development hereby approved shall be brought into its intended use until the parking facilities, turning area, access drive and access drainage have been provided and maintained in accordance with the application drawings and retained for that purpose at all times.
14. Prior to their attachment or installation, 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.
15. All new areas of slate roof shall incorporate slates which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.

16. Unless otherwise agreed in writing by the Local Planning Authority, all new timber windows shall receive a painted external finish within one month of their installation.
17. Detailed drawings of all new timber external cladding, doors (including garage doors), fascias, verge and eaves details, to include large scale section drawings and details of material finish, shall be submitted to the Local Planning Authority for approval prior to their installation. At all times thereafter the development shall be maintained in accordance with the approved details.
18. Unless otherwise agreed in writing by the Local Planning Authority, all new timber windows shall accord with the standard section detail design approved on drawing number 950.22B.
19. Large scale section drawings and details of external finish of the proposed aluminium windows shall be submitted to the Local Planning Authority for approval prior to their installation. At all times thereafter the development shall be maintained in accordance with the approved details.
20. Unless otherwise agreed in writing by the Local Planning Authority, the railings along the site frontage shall be constructed of steel and finished black.
21. All new stonework shall be laid and pointed using traditional techniques and materials; a sample panel shall be prepared for inspection by the Local Planning Authority and no further stonework shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
22. All gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section and, unless otherwise agreed by the Local Planning Authority in writing, shall be painted black not later than 30 days after the substantial completion of the development.
23. Prior to the installation of any rooflight in the development hereby approved, details of the proposed rooflight(s) shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved rooflight(s) shall be used in the development.
24. Large scale section drawings of the proposed concealed gutter arrangement on the single storey dwelling shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter the development shall be maintained in accordance with the approved drawings.
25. The flue pipe serving the single storey dwelling hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be painted black not later than 30 days after the substantial completion of the development.
26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no windows, replacement 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 in the west elevation of the two-storey dwellings hereby approved.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) 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 the dwelling hereby permitted, 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.
28. The windows in the west elevation of the two-storey dwellings hereby permitted shall be glazed in obscure glass and thereafter obscure glass shall be retained at all times.

Introduction

The site forms part of the former primary school site in Moretonhampstead located within the historic core of the settlement, adjacent to the Church. The land is presently vacant.

The application proposes the development of the site with three open market dwellings.

The application is presented to Members in view of the policy issues regarding affordable housing.

Planning History

0132/16	Demolition of all buildings constituting the former primary school annex, removal of tarmac with some infill in playground, removal of mesh perimeter fence and wooden fence and removal of wall and railings on southern boundary	Full Planning Permission	Grant Conditionally	17 October 2016
0104/10	Demolition of redundant school building and erection of three detached dwellings, each with garage, driveway and garden	Conservation Area Consent	Withdrawn	22 June 2010
0103/10	Demolition of redundant school building and erection of three detached dwellings, each with garage, driveway and garden	Full Planning Permission	Withdrawn	22 June 2010

Consultations

County EEC Directorate: Recommendations to increase garaging facility space for ease of vehicle turning has been incorporated into the scheme now.

No objection is raised subject to the following condition;

No part of the development hereby approved shall be brought into its intended use until the parking facilities, turning area, access drive and access drainage have been provided and maintained in accordance with the application drawings and retained for that purpose at all times

Environment Agency:

No objection - flood zone 1 standing advice only

DNP - Archaeology:

Given the archaeological sensitivity of the site and the

evidence for the presence of buried archaeological features, an archaeological watching brief is recommended (standard condition X03) on all groundworks associated with the development. This is in accordance with policies COR1, COR3, COR6 and DMD13.

The developer should be aware of the possible listed status of the site's eastern boundary as part of the curtilage of St. Andrew's Church. In addition the structures in the adjacent property to the west which line the site's western boundary are also Listed and this should be accounted for in project planning. Finally, there is some potential for the presence of human remains on the site which should be accounted for by the developer and archaeological contractors.

DNP - Building Conservation Officer:

The application is supported.

The proposed development respects the position of the church, situated in a visually prominent position at the eastern end of the town. Green Hill, as the area is known was more built up in the 19th Century with the view of the church being blocked by at least one property, long since gone. Previous poor development had compromised the setting of adjacent heritage assets. This new development will conserve and enhance what is an important part of the medieval streetscape of Moretonhampstead.

The use of traditional materials in this new development will further enhance the local vernacular. The use of traditional railings reflects an historic element of street furniture widely used that defines local character and distinctiveness. Setting the building back from the street front to frame the view of St Andrews also conserves and enhances.

Historic England were consulted and whilst generally happy with the proposals asked that the porch be removed or be altered to reflect the local vernacular.

Devon County Council (Flood Risk):

Following a previous consultation response, dated 30 May 2019 the applicant has provided additional information in relation to the surface water drainage aspects of the above planning application. DCC now withdraws its objection.

The applicant has put forward a feasible surface water drainage strategy in line with the surface water management hierarchy. Infiltration testing has not been undertaken on this site due to the presence of made ground and lead contamination. As discharge is into a South West Water combined sewer in this instance attenuation storage tanks are a suitable method of controlling surface water runoff.

Maintenance of the attenuation tank will be passed to a management company upon completion of the work.

Teignbridge DC
(Contaminated Land):

The remediation measures set out in section 8.6 of the report by Ruddlesden Geotechnical are supported the remediation recommendations set out in section 8.6 of the report. To achieve these recommendations the applicant is inclined to opt for removal and replacement of a 600mm layer of inert topsoil and subsoil.

South West Water:

It is recommended that any planning consent should be subject to an unsuspected contamination condition.

No objection to foul water sewer connections and sustainable urban drainage hierarchy to be followed for surface water drainage arrangements.

Historic England:

The application has been the subject of several pre-application discussions. This latest proposal presents a contextual architectural response to the conservation area, through its grain, scale, massing and materials. Furthermore, consideration has been given to the setting of the grade I listed Church of St Andrews, helping to frame the approach to the site. The proposals do intensify the quantum of development on the site but a sense of hierarchy through scale and massing of the development helps to mitigate the potential impact.

Historic England raise concerns on the design of the porch and whether this could have a more traditional response or be omitted so that it reflects the vernacular design of the front range, as seen through the buildings in Moretonhampstead.

DNP - Ecology & Wildlife
Conservation:

Works to proceed in strict accordance with the relevant recommendations in the Bat mitigation method statement (David F Wills, 8/7/16). This should be a condition of any planning consent. The planning condition shall be discharged when the consultant ecologist confirms in writing that the recommendations have been implemented.

Conditions are also recommended in respect of reptiles and nesting birds.

If development takes place within the bird breeding season (which typically lasts between 1 March and 15 September in any year) then any vegetation or features with potential for nesting birds should be checked for their presence no more than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.

To avoid harm to reptiles within the proposed development footprint, careful removal of piles of rubble and other features can be done by hand during summer months when reptiles are active and can re-locate to favourable areas on the edge of the site. Any reptiles found during clearance

Teignbridge District Council (EHO): should be carefully moved to a suitable habitat nearby. Comments received regarding any potential impact on noise nuisance from the proposed air source heat pump to be provided at the Meeting.

Parish/Town Council Comments

Moretonhampstead PC: The Parish Council supports the application. The Council supported the design of the development and the way the buildings respect the feel of the town. The Council appreciated the community consultation carried out by the applicants.

However, the Council has concerns that the development does not contribute to meeting local housing need and would wish to see this addressed by provision through a S.106 agreement.

The Parish Council also has concerns regarding the impact on traffic and parking. It is noted that the site is one of the few possible available sites for an additional car park in the central area of Moretonhampstead, but the Council concluded that access and resulting traffic flow along Fore Street would be too problematic for this use. However, the Council remained concerned that the provision for car parking within the site itself was likely to encourage overspill onto Fore Street, adding to existing problems there, and that more space and improved design would make on-site parking easier. This could be achieved by increasing the distance between the cottage garden walls and the garage block.

The Parish Council supports the proposal incorporating the renewable energy elements in the revised plans.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR14 - Meeting the infrastructure requirements of new development

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

COR5 - Protecting the historic built environment

COR6 - Protecting Dartmoor's Archaeology

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

COR9 - Protection from and prevention of flooding

DMD12 - Conservation Areas

DMD13 - Archaeology
DMD14 - Biodiversity and geological conservation
DMD17 - Development on contaminated land
DMD18 - Development on unstable land
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD7 - Dartmoor's built environment

Representations

5 letters of support 1 other letter

Neighbouring residents have been enjoying the open view offered by the demolition of the former site buildings but are supportive of the principle of development and feel that the proposal presents a sensitive and carefully planned addition to the Greenhill area.

The development works well on the site. The handsome main house at the rear does not dominate its neighbours, the Church or Green Hill House. The two smaller cottages that front the road will not look out of place in the street once they have aged a little.

A sensitive scheme for this historic location and of a scale that fits into the site. We appreciate the robust and thorough consultation process that has led to this application.

A concern has been raised about the ordinariness and plain modernity of the two street-fronting houses, stating that to replace the original 16th century cottages as closely as possible would have enhanced Greenhill much more than these two dwellings, and a historically sympathetic frontage would sit more comfortably alongside the Grade II listed Greenhill House. The backland house presents a bold living space with low impact on neighbours and the churchyard, making the most of the views. A modern feel here will have no detrimental impact on anyone due to the low rooflines.

Observations

BACKGROUND CONTEXT

The site forms part of the former primary school campus in Moretonhampstead located within the historic core of the settlement, adjacent to the Church. The new school site, on the western fringe of the settlement, was developed some time ago and in 2016 planning permission was granted for the redundant modern school buildings on the site to be demolished to clear the land for redevelopment. The former Victorian school building, located to the south of the application site, has been converted into a community arts centre.

The site has been vacant for some time and the front boundary is secured with high closed boarded fencing. The sensitive redevelopment of this site will help to reinstate a street scene and sense of enclosure to the benefit of the Conservation Area and setting of listed buildings.

This is a sensitive site in the heart of the conservation area adjacent to the grade I listed

church (and therefore likely the medieval core of the settlement). The application has understandably been the subject of pre-application discussions with Officers and Historic England.

PRINCIPLE OF HOUSING

The site is within the settlement of Moretonhampstead where the principle of new housing is accepted under policies DMD21 and COR15, subject to not less than 50% of the units being affordable, unless there are over-riding environmental/community benefits or proven viability grounds for a lesser amount being provided.

The site was previously occupied by a community use (school), however, given that alternative provision has been made elsewhere in the settlement and that the other part of the site has been converted into another community use, there is no objection to an alternative use coming forward on the site. The site was historically occupied by a dwelling.

AFFORDABLE HOUSING

The affordable housing requirements within the National Park are set out above. This application is for three open market dwellings only.

A viability appraisal was submitted with the application which has been independently reviewed by an external surveyor appointed by the Authority. Both assessors concluded that the scheme does not produce a level of profit on Gross Development Value that can support affordable housing contributions on-site or off-site. This is principally due to the elevated build costs associated with this high quality scheme and specification for high quality materials to ensure the development satisfies the tests in respect of demonstrating a conservation gain for this very important site in the heart of the Conservation Area and adjacent to the grade I listed church. It is very rare to see new development, or redevelopment, on such sites and where it does occur, the design bar is very high indeed.

Whilst it is highly regrettable that the scheme is unable to make any provision for affordable housing, there are clear environmental (conservation) gains from this development and the viability argument has been robustly tested to the satisfaction of officers and as such the proposal is not in conflict with the housing policies of the Development Plan.

THE DESIGN & IMPACT ON HERITAGE ASSETS

The proposal is for three market dwellings on the site and has been informed by a historic impact assessment which analyses the historical development and significance of the site and the impact of the proposed redevelopment.

The historic maps reveal a continuous street frontage on the church approach with a building occupying the front of this historic burgage plot.

The proposal seeks to reinstate the street frontage by introducing a terrace of two cottages flanking onto Fore Street, recessed from the highway with traditional railings along the front boundary. Vernacular cottages are proposed along the frontage, stepped in height and of differing widths to give interest along the street frontage and respond to the character of the surrounding built environment. Access is achieved to the side of the front cottages, with parking concealed at the rear and a further single storey detached dwelling proposed at the rear of the plot. The scheme is set in from the historic listed walls enclosing the west and east

boundaries of the site.

The scale of development steps down in height toward the back of the burgage plot and the design is simplified and broken up to reflect the historic tradition for subservient outbuildings to the rear of burgage plots.

The design of the rear dwelling is a single storey 'contemporary' dwelling with vernacular duo-pitched roofs, crisp modern detailing incorporating hidden gutters, clipped eaves and large glazed openings.

The material palette and detailing of the proposed development is high quality.

English Heritage are supportive of the proposed development which, in scale, design and layout, will conserve the character and appearance of the conservation area and reinstate the sense of enclosure and enhance the setting of adjacent listed buildings, including the grade I listed church. They do, however, query the proposed front porch detail.

The proposed porch is located within the private realm of the modest front garden formed by the recessed elevations of the cottages in contrast to the terrace of existing properties flanking directly onto the pavement. The scale and impact of this elevation on the Square is key in representing the historic vernacular scale that once existed in the earlier dwellings. The porch is traditional in its form and is a device which reinforces the setting of the cottages and contributes to their appropriate scale and character. On balance it is considered that the scheme, as a new infill development, is acceptable with the porch detailing.

Revised plans incorporate renewable technology (solar water collectors and air source heat pump) positioned discretely within the scheme and not adversely impacting on the design for the site.

The design of the scheme has on the whole been well received locally and there is a desire to see the site developed. The proposal is in accordance with design and conservation policies DMD1b, DMD3, DMD7, DMD12, COR1, COR4 and COR5.

IMPACT ON SURVIVING ARCHAEOLOGY

Historic maps dating to 1790, indicate the presence of buildings on the site, while its situation next to the church and thus within the likely medieval core of the settlement, suggest it is likely to have been occupied at this time. Indeed, Moretonhampstead has its origins within the Anglo Saxon period and it is likely that the site lies within the area of occupation of this date. There is thus potential for the presence of buried features from these early periods.

During archaeological evaluation in 2007, three trenches were excavated within the southern half of the site to examine a small sample of the area with the objectives of identifying and assessing the remains of buildings and other archaeological features which may be present. These failed to detect the former, possibly indicating that this part of the site had been levelled during construction of the school buildings. However, the evaluation did uncover a ditch which yielded no artefactual or other dating evidence but which was not on the alignment of any features shown on historic mapping. It is thus likely to be of a date earlier than the late 18th century.

The presence of the ditch and thus the potential for the presence of other buried heritage assets as well as the site's location adjacent to the churchyard, which may formerly have

extended beyond its current boundary, grant this site a significant degree of archaeological sensitivity. As such, a watching brief is proposed for this site in line with policies COR6 and DMD13.

IMPACT ON RESIDENTIAL AMENITY

Policy DMD4 deals with residential amenity considerations.

The neighbouring dwelling most directly affected by the development is Greenhill House situated immediately to the west of the application site. These neighbouring occupiers have written in support of the scheme.

This neighbouring dwelling has a side wall and outbuilding flanking the party boundary, facing east. On the dwelling, there are 5 windows overlooking the development site. Having regard to the juxtaposition of these windows relative to the proposed development, their size and room function, their original outlook to the school buildings together with the careful layout, scale and design of the proposed development, it is not considered that there would be detriment to residential amenity (overbearing/loss of light/overlooking) sufficient to justify refusal. The two windows proposed in the west elevation of the proposed front cottage facing this neighbour are offset and narrow windows to non-habitable rooms and can be conditioned obscure glazed.

The neighbour's outbuilding is used as a studio space with principal outlook facing away from the application site. The footprint of the proposed development is off-set from this neighbouring outbuilding and, having regard to the level differences and relationship presented, it is not considered that there would be any significant detriment to neighbour amenity (overbearing/loss of light/overlooking).

The proposed access would run along the party boundary with this neighbouring property as was the former arrangement with the school site.

Given the relationship and distance with other neighbouring properties, and bearing in mind the authorised use of the site, it is not considered that there would not be any detriment to neighbour amenity.

The Environmental Health Officer has been consulted on the noise output of the proposed air source heat pump. Commentary on this will be provided as a verbal update at the meeting.

IMPACT ON HIGHWAY SAFETY

The site is served by an existing vehicular access from the highway which is adequate in all respects of highway design to serve the proposed development of three residential units.

The Parish Council and Highways Officer expressed some reservations about the viability of the proposed parking layout with regard to manoeuvrable space in front of the garages.

Revised plans were received increasing the internal width of the garage thereby improving manoeuvrability; this is an alternative option to increasing driveway space in front of the garages and is acceptable to the Highway Officer.

The proposal provides two parking spaces for each dwelling and will not cause harm to highway safety; the proposal is therefore compliant with policies COR21 and DMD40.

IMPACT ON ECOLOGY

The site has been cleared and most of the site is covered with hardstandings; there is little vegetation cover. The existing hedgerow along the eastern boundary of the site is to be retained and new hedging along the northern site boundary presenting a net gain for the site.

The proposal will not have any adverse impact on protected species in line with policies COR7 and DMD14.

Ecological assessment of the buildings on site (now demolished) was carried out in 2016 by David F Wills. His report (Bat mitigation method statement, 8/7/16) included recommendations for mitigation to maintain continuity of bat roost opportunity in the new development.

Time has elapsed since the site was originally cleared, and vegetation has developed around the edges of the site, resulting in some low potential for nesting birds. Piles of stone and edge habitats might be used by common reptiles such as slow worms. As a precaution, it is recommended that a condition is included to protect these species (if present).

SURFACE WATER MANAGEMENT

Policy DMD3 requires new development to dispose of surface water in a sustainable manner to minimize risk of flooding and pollution of watercourses.

The applicant has put forward a feasible surface water drainage strategy in line with the surface water management hierarchy. Infiltration testing has not been undertaken on this site due to the presence of made ground and lead contamination. As discharge is into a South West Water combined sewer in this instance attenuation storage tanks are a suitable method of controlling surface water runoff.

Maintenance of the attenuation tank will be passed to a management company upon completion of the work.

OTHER MATTERS

Policy DMD17 deals with contaminated land and policy DMD18 deals with unstable land.

The Contaminated Risk Assessment submitted with the applicant reveals that the contamination levels recorded within the made up ground on this site are potentially harmful to human health but not to the water environment. The source-pathway-receptor chain therefore needs to be broken and the mitigation strategy is therefore to remove and replace contaminated soil.

The site geology and ground conditions survey reveals no land stability issues and standardised foundations methodology is proposed.

CONCLUSION

This is a long awaited scheme for the re-development of this vacant site which will reintroduce a residential street frontage and have a positive impact on the character and appearance of the conservation area, setting of adjacent listed buildings and grade I listed church.

The proposal has been well-considered and is the conclusion of consultation exercise with the

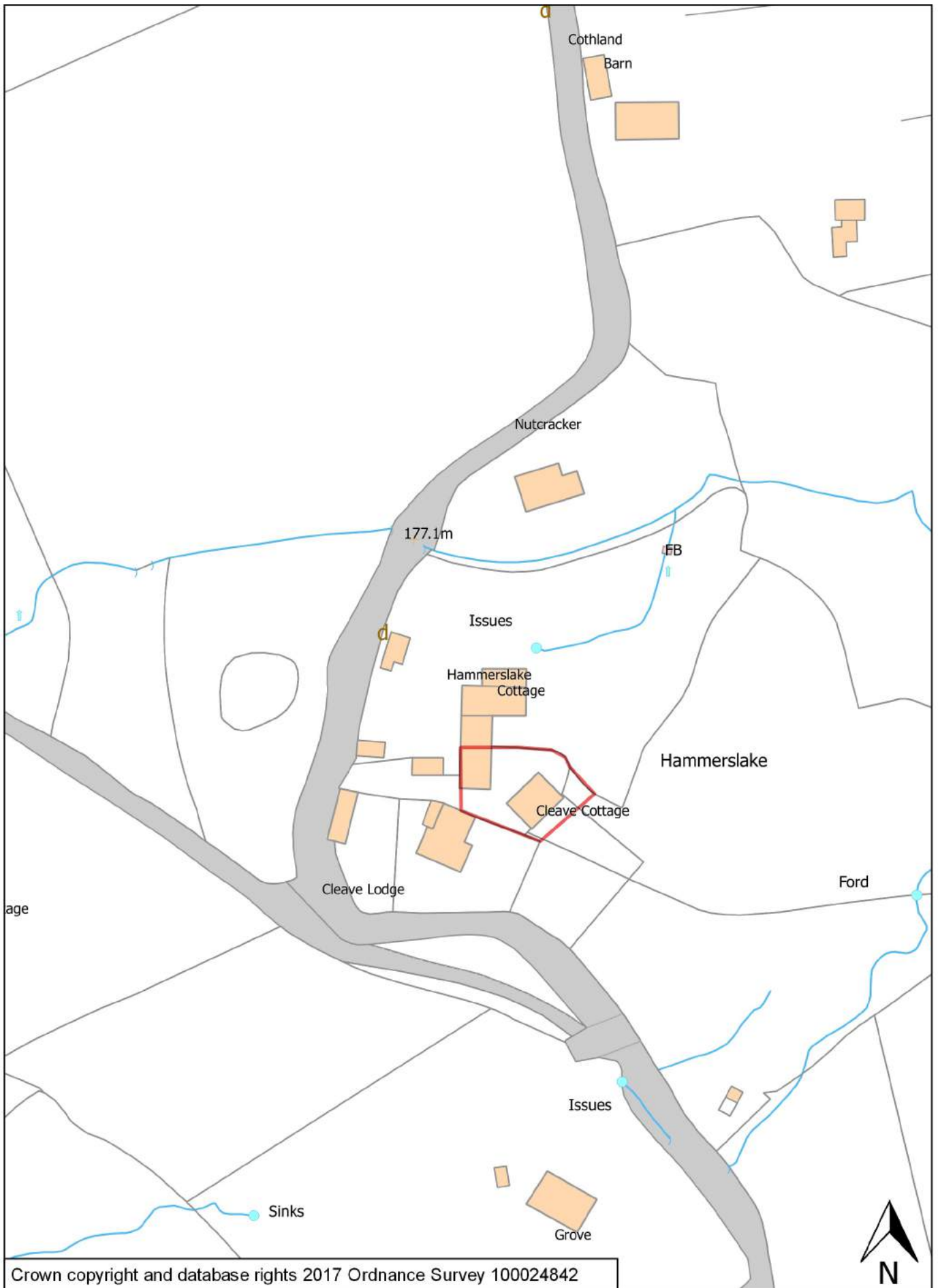
Authority and members of the public, dealing successfully with the constraints of the site.

Whilst it is highly regrettable that the scheme is unable to make any provision for affordable housing, there are clear environmental (conservation) gains from this development and the viability argument has been robustly tested to the satisfaction of Officers and as such the proposal is not in conflict with the housing policies of the Development Plan.

0271/19 - Cleave Cottage, Lustleigh



Scale 1:1,000



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3. Application No: **0271/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -** Parish: **Lustleigh**
Householder
Grid Ref: **SX774817** Officer: **Louise Barattini**
Proposal: **Erection of extension**
Location: **Cleave Cottage, Lustleigh**
Applicant: **Mr G Wooding**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: the site location plan received on the 18 June 2019, 4D, 5D, 6D and 7D.
3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no windows or replacement windows other than those expressly authorised by this permission shall be created, formed or installed in the north west elevation of the extension hereby approved without the prior written authorisation of the Local Planning Authority.
5. The roof of the extension hereby approved shall be covered in a natural slate to match the existing slate on the roof of the dwellinghouse and shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.

Introduction

Cleave Cottage is a vernacular dwelling formerly associated with Hammerslake farmstead on the outskirts of Lustleigh located in the open countryside. The property has a simple, traditional form with historic outshut presenting as a catslide roof on the rear elevation.

The property is grouped with the other dwellings in an attractive setting and contributes positively to the character and appearance of this part of the National Park.

The application proposes a two-storey rear extension to accommodate an additional bedroom and enlarged kitchen with dining space.

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

Consultations

Environment Agency:	No objection - Low risk flood zone standing advice
County EEC Directorate:	No highway implications
Teignbridge District Council:	Does not wish to comment
DNP - Ecology & Wildlife Conservation:	No objection subject to the following informative regarding protected species: Bats and their roosts (resting/breeding places) and nesting birds are protected by law. In the event that a bat is discovered then works should cease and the advice of Natural England and/or a suitably qualified ecologist should be obtained. Works should not resume until their advice has been followed. If any nesting birds are discovered using the areas to be affected, work should not proceed until breeding has finished and all fledglings have departed the nest.
DNP - Archaeology:	Given the archaeological sensitivity of the site of the proposed development, an archaeological watching brief is recommended on all associated groundworks

Parish/Town Council Comments

Lustleigh PC:	Objection. The proposed extension is out of scale with the existing building. It is in close proximity to immediate neighbours. Will compromise their privacy. Does not meet the intent of the Design Guide. Does not comply with DMD24 – significant increase of habitable floor space of 44%. The PC continues to object to the amended plans which are out of scale with the small cottage in the confined space of this historic hamlet and with risk of compromising the privacy of neighbours.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR6 - Protecting Dartmoor's Archaeology
- COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
- DMD13 - Archaeology
- DMD14 - Biodiversity and geological conservation
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD24 - Extensions and alterations to dwellings

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

2 letters of objection

Adjoining neighbours have raised specific concerns about the impact of increased noise levels and the potential for being overlooked. It will bring this much more imposing two-storey extension to within a few feet of the main living areas at Hammerslake (kitchen sitting room and bedrooms) with all the consequences of increased noise and light pollution and being put into the shade by blocking southerly light. An extension to the front of Cleave Cottage would have less neighbour impact. Concerns have been raised about noise levels from windows and requests for windows to be sealed shut.

The planning application already exceeds the maximum permissible development by 14%, but if you consider that the footprint of the barn is at least equivalent to that of the original house, then the full development will increase the living area by more than 100%.

Comments have been raised about impact on property value and the need to ensure that the character and quality of the house and the surrounding homes are carefully preserved and that any planning approval does not adversely effect the surrounding properties and the uniquely peaceful settings they have enjoyed for centuries.

The neighbours remain concerned about impact on residential amenity.

Observations

DESIGN

Cleave Cottage is a vernacular building grouped with the other historic dwellings in an attractive setting, contributing positively to the character and appearance of this part of the Dartmoor National Park. The property has a simple, traditional form with historic rear outshut presenting as a catslide roof on the rear elevation.

The scheme has been reduced in scale from the original submission to bring the extension within the 30% habitable floor space policy tolerances and to improve the subservience of the extension to this small cottage. The reduction in two-storey projection, lowered ridge height and omission of a porch all assist in this respect. The proposal is now sympathetic in scale, proportion and design to the existing cottage whilst enabling a small increase in the floor space of this small cottage from 82sqm to 106sqm (a 30% increase). Design, detailing and materials are all appropriate.

The proposal will conserve the character and appearance of this vernacular cottage, not harming the special interest of this cottage nor this part of the Dartmoor National Park in line with policies COR1, COR4, DMD1b, DMD3, DMD7 and Design Guide advice.

NEIGHBOUR AMENITY

The property is located within close proximity of the adjacent properties Hammerslake Cottage and Cleave Lodge.

The proposed two-storey element of the extension would be situated to the south west of Hammerslake Cottage, a distance of approximately 9.5m from this neighbouring dwelling. The proposed extension would be offset from the primary outlook of this neighbouring dwelling and viewed against the backdrop of the existing envelope of the dwelling. As such, the proposed extension would not result in any significant loss of light or be materially overbearing and as such would be difficult to substantiate a reason for refusal on residential amenity grounds. No window is proposed at first floor on the gable end of the extension facing this neighbour and it would be appropriate to restrict further openings on this elevation to protect the privacy of these neighbours. That is addressed in condition no. 4.

The proposed two-storey element of the extension would be situated appropriately 9.5m to the north east of Cleave Lodge, which is elevated on higher ground. The proposed extension would be offset from the primary outlook of this property and, given its orientation to the north east, would not have any detrimental impact on light levels or have an overbearing impact on this neighbour. There is an existing first floor window in the application dwelling facing into the garden of this neighbouring dwelling. The proposed extension includes a first floor window and roof light in the elevation facing this neighbour also. These windows would be set further back than the existing window at Cleave Cottage and at a more oblique angle; they would not allow for any direct overlooking into the windows of this neighbouring dwelling. The level difference between these neighbouring dwellings also means that the first floor of Cleave Cottage is more aligned with the ground floor of this neighbouring dwelling. There is also an approximately 2m high hedge along this neighbour's north eastern boundary which can be maintained for extra privacy by the neighbour if desired.

Adjacent neighbours have raised concerns about the impact of increased noise levels from within the extended dwelling. The proposed extension will not change the use of this building as a dwelling and the proposed extension will not present a significant increase in activity associated with that use such that the residential amenities of neighbouring occupiers would be adversely affected by noise pollution. A request for fixed windows to control noise impact from neighbouring residents is not considered justifiable or appropriate as a planning condition.

The proposal is in accordance with policy DMD4.

PROTECTED SPECIES

The wildlife survey revealed no evidence of nesting birds or bats and is therefore unlikely to have any adverse impact on protected species and no conflict with policies COR7 and DMD14.

ARCHAEOLOGY

The site of the proposed development falls within Hammerslake Farmstead. Hammerslake Farm is a historic farmstead and is shown on the mid 19th century tithe map and thus dates to at least the early part of that century. There is potential for the presence of buried heritage assets with no current surface expression which may be disturbed or destroyed by the proposed development; a watching brief is therefore proposed in line with policies COR6 and DMD13.

OTHER MATTERS RAISED THROUGH PUBLIC CONSULTATION

A suggestion has been made that an extension to the front of the cottage would have a lesser impact on neighbouring dwellings, however, the Local Planning Authority must consider the

proposal before them.

Comments have been raised about impact on property value, however, this is not a material planning consideration.

CONCLUSION

Revised plans have been negotiated with the applicant to reduce the scale of the extension and improve its design, bringing it in line with Design Policy and the 30% floor space allowance. This also improves the relationship with neighbouring properties and whilst the concerns of these residents are noted, there are no justifiable grounds for refusing the application on residential amenity grounds.

The application is therefore recommended for approval.

0317/19 - Corndon Farm, Poundsgate



Scale 1:1,839



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4. Application No: **0317/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX697744** Officer: **Louise Barattini**

Proposal: **Alterations to barn to provide agricultural worker's dwelling**

Location: **Corndon Farm, Poundsgate**

Applicant: **Mrs Monro**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal is in an area where the Authority would only permit a new dwelling in exceptional circumstances. The applicant has provided insufficient information to demonstrate that there is an existing functional need for a second worker to be readily available at all times to meet the proven needs of an established and profitable agricultural enterprise. The proposal is therefore contrary to the Dartmoor National Park Development Plan in particular policies COR2, COR15 and DMD23 and to advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.
2. The existing building is not appropriately sized for the new use and requires substantial extension and alteration which fails to respect Dartmoor's vernacular farm buildings, is of poor design quality and compromises the setting of the building contrary to policies COR1, COR3, COR4, DMD1b, DMD3, DMD5, DMD7 and DMD9 of the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.
3. The proposed development would harm the significance of this grade II curtilage listed building and the setting of the grade II listed farmhouse. The harm that would be created would be permanent and is not outweighed by any public benefits contrary to policies COR1, COR3, DMD1b and DMD8 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 National Planning Policy Framework 2019.
4. The proposed development, by reason of the location and scale of the domestic curtilage, would have a detrimental impact on the character of the local landscape, contrary to policies COR1, COR3, DMD1b and DMD5 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.

Introduction

Corndon Farm comprises a grade II listed farmhouse and range of curtilage listed stone barns, situated on the fringe of Corndon Down to the north-west of Ponsworthy in a rolling pastoral landscape. The application relates to a curtilage listed barn to the south of the farmhouse which flanks directly onto the public highway.

The application proposes the alteration and extension of this barn to provide farm worker

accommodation.

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

Consultations

Environment Agency:	Standing advice only - low risk flood zone
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	The wildlife survey revealed no sign of bats. Nesting bird informative note recommended.
DNP - Archaeology:	No archaeological concerns are anticipated for the proposed development.
DNP - Building Conservation Officer:	Refuse - A key objective when converting historic farm buildings is to maintain and strengthen the character and significance of the farmstead in the landscape, whilst minimising the introduction of non-rural features into the farming landscape. Unfortunately this proposal does not conserve and enhance the barn or the farmstead setting. The extension is too large, historic features are blocked and new openings are proposed in the historic fabric. Recommend refusal as the conversion and proposed extension would overwhelm the current historic fabric resulting in harm to the setting and significance of an early farmstead.
Agricultural Consultant:	Ms Monro purchased Corndon Farm in 1992 and took occupation of the existing Farmhouse in 1997. The proposed agricultural workers dwelling is intended for Mr Butcher, who has been working on the farm since 1992, some 27 years. Ms Monro, is 'mostly' retired, but still keeps involved with the farm enterprises when possible. It is understood that Mr Butcher and Ms Monro have their own stock and keep separate accounts, but run the farm together. Ms Monro remains in occupation of the farmhouse at Corndon Farm. Mr Butcher and his family live in the static caravan located approximately 60m from the existing farmhouse. Of the above 186 acres occupied by the applicant 32% of the land is owned. The remaining 68% of the land is taken on an array of informal grazing and/or mowing annual agreements, with no more than 12 months 'security of tenure'. I note however that all of the leasehold land has been farmed by the applicant for over 5 years, and two of the blocks have been farmed for c.15 years. It is also important to note that Ms Monro states that up to 28 cattle grazing units are attached to Corndon Farm, which are

utilised on the Dartmoor Commons.

There has not been any expansion of the range of farm buildings for over five years. It is understood that this is mainly down to a change in the farming system, which has moved to a less intensive grass based system. It was confirmed on site that there was no intention of increasing the number or size of the farm buildings.

Mr Butcher and Ms Monro both confirmed that they do not have any off-lying agricultural buildings or dwellings either owned or rented.

The applicant currently operates a mixed livestock farming business model, which includes a pedigree South Devon suckler herd and a flock of ewes.

The cows are calved outside during April and May each year, with the calving period extending to approximately two months. The cows are only housed if there is adverse weather conditions during the calving period, or individual cow condition is considered unfavourable. The calves are kept with their mothers until weaning and then transferred across to the store cattle to remain on the farm until approximately 18 months, when the stock is sold through the local livestock market or to personal contacts as stores, and to be finished elsewhere. Ms Monro confirmed that no additional store cattle are purchased in, and all replacements are bred on the holding. The applicant also rears a number of pedigree South Devon bulls from the suckler herd, of which five were reportedly sold off farm before my visit on the 5 August 2019.

The current suckler enterprise is made up of the following: 36 cows, 14 heifers, 28 calves from Spring 2019 calving (still with their mothers), 2 bulls and 28 store cattle from Spring 2018 and kept until approximately 18 months.

The second enterprise is the flock of 58 ewes which lamb in March each year. Lambing is understood to take approximately four weeks with a little crossover with the calving period. The lambs are weaned and generally sold through the local livestock market or to local farming contacts at 6 to 9 months of age.

It is understood that the ewes are lambed inside utilising the available buildings at the time. In order to keep costs down the ewes and lambs are put out to pastures close by, once the lambs are strong enough, approximately 12 to 24 hours after birth. The time ewes are kept inside varies and depend specifically on the weather conditions and the individual health of the ewe and lamb. The current sheep

stocking numbers are as follows: 58 ewes, 53 lambs from March 2019 lambing (still with their mothers) and 2 rams.

It is understood the majority of the farm work is undertaken by Mr Butcher, with Ms Monro helping when and where physically capable of doing so. It is noted that contractors are used for cutting the hedges and baling when necessary.

Currently the use of calving and lambing technology such as CCTV monitoring and calving sensors are not being used on the holding, however this technology is often considered to improve efficiency and reduce the labour requirement of the respective farm enterprises.

Corndon Farm is approximately five years into a ten year scheme under Higher Level Stewardship (HLS) and claims annually for the Basic Payment Scheme.

FUNCTIONAL NEEDS TEST

I note that Rendells have taken into account the existing total labour requirement for the holding, looking at both livestock enterprises and grassland management. Rendells state that the total labour requirement of the holding is 319.67 standard man days per annum which equates to 1.16 fulltime farm worker equivalent per annum.

Although it is useful to understand the existing total labour requirement, I am required to look specifically at the essential need of the business. Therefore, having taken into account the existing total labour requirement, I must look at the essential need which is often described as requiring an additional worker to be readily available at the site at most time, on hand day and night, or to provide regular management input outside of normal working hours.

In this instance I have disregarded the grassland management labour requirement, as in most instances, labour is not required on site at most times, day and night.

As this application is for a second agricultural dwelling on the holding, I would expect to see a minimum existing total labour requirement of two full time farm worker equivalent per annum.

I note that there would be some benefits to the business and in particular to the applicant in having a second dwelling on the farm, however overall I have not seen any convincing evidence to determine that the demands of the business are such that an additional worker needs to be readily available at the site at most times, on hand day and night, or to provide regular

management input outside of normal working hours.

It is for this reason I conclude that the functional test has not been met on this occasion.

FINANCIAL TEST

The applicants business has been established for over three years. The business does not appear to have been profitable since 2017 and in my opinion, has not satisfied the financial test.

Looking at the accounts provided, it appears the business has only been profitable for one year that copies of the accounts have been provided for.

In previous applications of this type, Dartmoor National Park have accepted that the business should be able to support the wage of one agricultural worker at £14,922 (John Nix Farm Management Pocketbook, 2016). As this is an application for a second dwelling, the above figure is doubled to £29,844.

Based upon the accounts supplied, the financial test has not been met on this occasion.

AVAILABILITY OF ALTERNATIVE ACCOMMODATION

Due to a combination of price and distance from Corndon Farm, available properties on the housing market are considered unsuitable for the applicants.

SECURITY

Ms Monro and Mr Butcher confirmed on site that no crimes had been reported in the last five years, however a chainsaw was reportedly stolen from the holding in 1999. No crime numbers were disclosed with the application.

Security does not offer the applicant a sole reason to be living on site, however it is something that has been considered as part of the essential need in this application for a permanent agricultural dwelling.

The proposal fails to meet the functional and financial needs test set out in policy.

Parish/Town Council Comments

Widcombe PC:

The application is supported for the following reasons:

- Appropriate size, quantity & location for parking
- Re-use of dug materials on site for walling and new hedge bank.
- Within the curtilage of listed building with appropriate materials being proposed, in-keeping with the area. The scale of development is modest, mainly improving an

existing semi-derelict barn.

- The layout and density of the development is appropriate for the location and proposed use.
- Design, appearance and materials are suitable
- An improvement to existing look of buildings will be achieved
- Agree with the Strategy detailed in the applicant's Design & Access Statement

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR21 - Dealing with development and transport issues in a sustainable way

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR6 - Protecting Dartmoor's Archaeology

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

DMD13 - Archaeology

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD4 - Protecting local amenity

DMD42 - Public Rights of Way

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

2 letters of support

There is a need for a full time rural worker on site, and the ongoing farming activity definitely contributes to the conservation of the National Park's Special Qualities. The existing building must be difficult to use in a modern agricultural context and the changes to it proposed seem to allow the new and existing aspects of the building to be interpreted as such. Even if it was possible to live off-site there is a lack of affordable housing in the parish as evidenced by the current housing needs survey.

Extra accommodation needed to keep the farm viable.

Mr Butcher a very integrated part of the local rural community. The existing caravan accommodation is not satisfactory for the family.

It will have very little adverse impact on the neighbouring farming enterprise, and the current farm building is very much in need of restoration. The development would be accessed by a quiet tarmac lane.

Observations

JUSTIFICATION FOR SECOND FARM WORKER DWELLING

Planning policy is explicit that new dwellings in the countryside will only be permitted in exceptional circumstances; a dwelling to meet the proven needs of an established agricultural/forestry enterprise being one of those circumstances. The assessment of such proposals are subject to the stringent tests set out in policy DMD23.

Policy DMD23 states that where a new building is proposed the following criteria should be satisfied:

- (i) There is no satisfactory existing building that could be converted to provide the accommodation
- (ii) There is a clearly established existing functional need for a worker to be readily available at most times
- (iii) The accommodation need relates to a full-time worker or one solely or mainly employed on the holding or enterprise
- (iv) The holding or rural based business enterprise has been established for at least three years, profitable for at least one, is currently financially sound and has a clear prospect of remaining so
- (v) The need for permanent accommodation cannot be met by another suitable and available dwelling on the holding or unit or in the locality
- (vi) The building should be on a scale appropriate to the functional requirements of the holding or rural based business and sited such that it does not cause harm to the character and appearance of the site or the landscape character of the area.

Ms Monro purchased Corndon Farm in 1992 and took occupation of the existing Farmhouse in 1997. The proposed agricultural workers dwelling is intended for Mr Butcher, who has been working on the farm since 1992, some 27 years.

Ms Monro, is 'mostly' retired, but still keeps involved with the farm enterprises when possible. It is understood that Mr Butcher and Ms Monro have their own stock and keep separate accounts, but run the farm together. Ms Monro remains in occupation of the farmhouse at Corndon Farm.

The applicant currently operates a mixed livestock farming business model, which includes a pedigree South Devon suckler herd and a flock of ewes on a 186 acre holding. Further details are provided in the Agricultural consultant's comments earlier in the report.

The cows are calved outside during April and May each year, with the calving period extending to approximately two months. The calves are kept with their mothers until weaning and then transferred across to the store cattle to remain on the farm until approximately 18 months, when the stock is sold. Lambing takes place in March each year (approximately four weeks), with a little crossover with the calving period, and typically put out to pasture 12 – 24 hours after birth. The lambs are weaned and generally sold through the local livestock market or to local farming contacts at 6 to 9 months of age.

The current suckler enterprise is made up of the following: 36 cows, 14 heifers, 28 calves from Spring 2019 calving (still with their mothers), 2 bulls and 28 store cattle from Spring 2018 and kept until approximately 18m.

The current sheep stocking numbers are as follows: 58 ewes, 53 lambs from March 2019

lambing (still with their mothers) and 2 rams.

It is understood the majority of the farm work is undertaken by Mr Butcher, with Ms Monro helping when and where physically capable of doing so. It is noted that contractors are used for cutting the hedges and baling when necessary.

Currently the use of calving and lambing technology such as CCTV monitoring and calving sensors are not being used on the holding, however this technology is often considered to improve efficiency and reduce the labour requirement of the respective farm enterprises.

When considering the existing total labour requirement, planning policy requires an assessment of the essential need for a worker to be readily available at the site at most time, on hand day and night, or to provide regular management input outside of normal working hours.

The existing essential total labour requirement for the livestock enterprise at Corndon Farm, as calculated by the Authority's independent agricultural consultant, is approximately half a fulltime farm worker equivalent per annum. Grassland management does not factor into the functional need to be on site at most times day and night and it is therefore not appropriate to include this.

As this application is for a second agricultural dwelling on the holding, officers would expect to see a minimum existing total labour requirement of two full-time farm worker equivalent per annum.

There would obviously be some benefits to the business and in particular to the applicant in having a second dwelling on the farm, however overall there is no convincing evidence to determine that the demands of the business are such that an additional worker needs to be readily available at the site at most times, on hand day and night, or to provide regular management input outside of normal working hours.

For this reason, the functional test has not been met.

The applicants business has been established for over three years. The business does not appear to have been profitable since 2017 and has not satisfied the financial test.

Looking at the accounts provided, it appears that the business has only been profitable for one year that copies of the accounts have been provided for.

BARN CONVERSION POLICY

The application seeks to extend and alter the existing barn to provide the accommodation sought.

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

Policy DMD9 is concerned with the 'conversion or re-use of buildings outside classified settlements'. The criteria within the policy stipulates that the building should be structurally

sound, appropriately sized for the new use and hence capable of conversion without the need for substantial extension, alteration or reconstruction and capable of conversion without requiring significant changes in the relationship with existing ground levels. Imperative to this is the requirement to ensure the conversion retains features of interest, is in keeping with the local vernacular and rural character and sustains the building's setting.

This approach is supported in the guidance contained in the Dartmoor Design Guide which stipulates that the layout of the existing building will impose limits on what is achievable and that conversions should work within the existing envelop as extensions are not usually acceptable. It goes on to state that successful conversions respect /reflect the buildings original function and agricultural character and that making new windows in walls is not usually acceptable and domestic details should not be added.

The policies clearly only permit the CONVERSION of traditional rural; this proposal directly conflicts with this as it incorporates substantial extension and alteration to create a dwelling (raised walls and roof to create first floor and substantial wrap around single storey extension) and there are no clear over-riding conservation grounds for doing so. This report goes on to explain the harm to the curtilage listed building.

Furthermore, the proposal conflicts with so many of the design principles for converting such buildings as it is not in keeping with the local vernacular and fails to reflect the buildings original function and agricultural character, incorporating new windows and domestic details. The proposal conflicts with the spirit of the policy for the conversion of such buildings as it fails to conserve the special character of this traditional building.

DESIGN & IMPACT ON HERITAGE ASSET

Policies COR1, COR4, DMD1b, DMD3 and DMD7 require new development to show high standards of design and respect the local vernacular on Dartmoor.

Policy DMD8 specifically deals with listed buildings and requires new proposals to demonstrate that there will be no harm to the special heritage interest (significance) of the listed building unless that harm is outweighed by the public benefits of a scheme. In assessing harm, decision makers will assess to what degree a proposal will detract from the original scale, significance, form, quality or setting of the building and impact on its historic/architectural interest and cultural significance.

The Statement of Significant (Historic Buildings Assessment) submitted by the applicant fails to assess the special heritage interest of this curtilage listed building and the contribution that it makes to the setting of the listed farmhouse. It also fails to assess the impact of the development in these respects.

Corndon Farm is an isolated farmstead comprising a farm house with 16th Century origins, (possibly a former longhouse) and several associated barns. The farmhouse is Grade II listed and the associated barns are curtilage listed. The barn that is the subject of this application stands directly on the lane, and is the first traditional building you come across before reaching the farmhouse.

The barn in question has a single storey mono pitch corrugated roof. It is constructed of granite moor stone with hewn quoins. It is clear that there have been several changes to the building including significant reduction in height. The south east elevation has two arrow-slit ventilation openings at ground floor level and, above them in the south east corner, it is

possible to see the remains of a blocked up window indicating the roof was originally higher and dual pitched.

The Historic Environment Record refers to Corndon farmstead being first mentioned in 1303 and again in 1412. The proximity of the deserted medieval settlement opposite reflects that the site has been occupied for a long period. Corndon appears on the OS 1880 -1889 map as two large buildings and three smaller buildings in an irregularly shaped yard. The current layout and relationship between farmhouse and barns is little altered. The barn stands neatly by the ancient trackway that leads to the farmhouse and reflects the local vernacular tradition of building using loose moor stone. The barn's relationship with the farmhouse is that is of a high quality building, evidenced by the quoins but subservient to the main house. The barn is most probably a shippon, the ventilation slits and low doorway indicative features of this building type and almost definitely would have had a hayloft above.

The scheme is over-ambitious and causes clear harm to the significance of this curtilage listed building. The proposal does not present a conservation-led design and introduces a number of harmful elements.

A significant number of new windows are proposed which would suburbanise the character of the building and conflict with the vernacular solid/void ratio of this agricultural building. There does not appear to be any coherence to the treatment and design of new windows across the development and the individual design and detailing in many cases fails to respect the building's vernacular character, is not informed by an understanding of historic function/form and results in loss of historic fabric. The internal layout compromises the simple historic plan form of the building and places pressure for unsympathetic external alterations.

The proposal incorporates insensitive material finishes which disregard the special heritage interest of the building; e.g. the use of box profile roof sheeting and plastic rainwater goods. Limited information has been provided on the treatment of internal finishes to surviving historic fabric to ensure the use of honest, sympathetic and breathable materials.

The plans incorporate a substantial wrap around extension at the lower end of the barn incorporating unsympathetic layout, proportions, form and detailing, which would be harmful to the special heritage interest and setting of the existing barn. It would also obscure the two historic ventilation slits at the lower end of the building which would be harmful to the significance of this building.

The proposed alteration and extensions of the barn would create a sizeable dwelling which, together with the large garden proposed, would compete with the hierarchy of the small outlying curtilage listed building within the listed farmstead impacting adversely on setting.

The proposed development will materially harm the special heritage interest of this curtilage listed building and setting of the principal listed building in this historic farmstead. It would cause permanent harm which is not consistent with the assets conservation would not be outweighed by any public benefits.

LANDSCAPE IMPACT

The field system is likely to be mid to late medieval and is virtually complete and as such contributes significantly to the character of this part of the Dartmoor National Park landscape.

The application proposes a significant domestic curtilage associated with the proposed

dwelling which will impact adversely on the character of the historic field system and therefore the character of the local landscape.

Local plan policy DMD5 sets out how Dartmoor's internationally renowned landscape should be protected. It is recognised that landscapes change, but the emphasis is on protecting the character and special qualities of Dartmoor's landscape.

Policy DMD5 is very clear that development should conserve and/or enhance the character of Dartmoor's landscape. The proposed development will have a detrimental impact on the historic field system and the pastoral character of the area. The development does not respect the valued attributes set out in the Landscape Character Assessment and it does not conserve and/or enhance the character of the landscape.

WILDLIFE IMPACT

The wildlife survey report revealed no signs of bats or suitable crevice dwelling opportunity and no signs of nesting birds. The proposal will not adversely affect the conservation status of the local bat population and will therefore not conflict with the objectives of policies COR7 and DMD14.

HIGHWAY SAFETY

The plans make provision for parking facilities and the Highway Authority raise no objection to the layout proposed and the additional traffic the scheme would generate. The proposal would not conflict with policy COR21.

OTHER MATTERS

The proposal is some distance from any neighbouring residents and would not adverse impact on residential amenity under policy DMD4.

The application form states that surface water will be discharged to the watercourse which does not strictly follow the sustainable hierarchy for dealing with surface water, however, it should be possible to consider the use of soakaways; if deemed unfeasible there would be scope to consider alternative options given the scale and siting of the application.

CONCLUSION

The applicants are hardworking farmers, well respected in the community, and the support received by the two neighbours and the Parish Council for this application is acknowledged.

The application, however, fails to pass the stringent functional and financial tests for a second dwelling on the farm and the alterations to the grade II curtilage listed barn are poor quality, conflicting with policy and adversely impacting on the special heritage interest of the barn and setting of the listed farmhouse.

The proposal tests the very heart of National Park policies for the protection of Dartmoor's special qualities and cultural heritage and there are no material planning grounds for departing from policy.

This application was not the subject of any pre-application discussions/advice.

0318/19 - Corndon Farm, Poundsgate



Scale 1:1,839



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5. Application No: **0318/19** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX697744** Officer: **Louise Barattini**

Proposal: **Alterations to barn to provide agricultural worker's dwelling**

Location: **Corndon Farm, Poundsgate**

Applicant: **Mrs Monro**

Recommendation **That consent be REFUSED**

Reason(s) for Refusal

1. The proposed development would harm the significance of this grade II curtilage listed building. The harm that would be created would be permanent and is not outweighed by any public benefits contrary to policies COR1, COR3, DMD1b and DMD8 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 2019.

Introduction

Corndon Farm comprises a grade II listed farmhouse and range of curtilage listed stone barns, situated on the fringe of Corndon Down to the north-west of Ponsworthy in a rolling pastoral landscape. The application relates to a curtilage listed barn to the south of the farmhouse which flanks directly onto the public highway.

The application proposes the alteration and extension of this barn to provide farm worker accommodation.

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

Consultations

Environment Agency:	Standing advice only - low risk flood zone
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Archaeology:	No archaeological concerns are anticipated for the proposed development.
DNP - Building Conservation Officer:	Refuse - A key objective when converting historic farm buildings is to maintain and strengthen the character and significance of the farmstead in the landscape, whilst minimising the introduction of non-rural features into the farming landscape. Unfortunately this proposal does not conserve and enhance the barn or the farmstead setting. The extension is too large, historic features are blocked and new openings are proposed in the historic fabric.

The conversion and proposed extension would overwhelm the current historic fabric resulting in harm to the setting and significance of an early farmstead.

DNP - Ecology & Wildlife Conservation:

No objection. Please can we issue the applicant with the following informative regarding protected species:

Bats and their roosts (resting/breeding places) and nesting birds are protected by law. In the event that a bat is discovered then works should cease and the advice of Natural England and/or a suitably qualified ecologist should be obtained. Works should not resume until their advice has been followed. If any nesting birds are discovered using the areas to be affected, work should not proceed until breeding has finished and all fledglings have departed the nest.

Parish/Town Council Comments

Widecombe PC:

The application is supported for the following reasons:

- Appropriate size, quantity & location for parking
- Re-use of dug materials on site for walling and new hedge bank.
- Within the curtilage of listed building with appropriate materials being proposed, in-keeping with the area. The scale of development is modest, mainly improving an existing semi-derelict barn.
- The layout and density of the development is appropriate for the location and proposed use.
- Design, appearance and materials are suitable
- An improvement to existing look of buildings will be achieved
- Agree with the Strategy detailed in the applicant's Design & Access Statement

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

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

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

DESIGN & IMPACT ON HERITAGE ASSET

Policies COR1, COR3, DMD1b and DMD8 deal with conservation and enhancement of Dartmoor's cultural heritage.

Policy DMD8 specifically deals with listed buildings and requires new proposals to demonstrate that there will be no harm to the special heritage interest (significance) of the listed building unless that harm is outweighed by the public benefits of a scheme. In assessing harm,

decision makes will assess to what degree a proposal will detract from the original scale, significance, form, quality or setting of the building and impact on its historic/architectural interest and cultural significance.

The Statement of Significant (Historic Buildings Assessment) submitted by the applicant fails to assess the special heritage interest of this curtilage listed building and the contribution that it makes to the setting of the listed farmhouse. It also fails to assess the impact of the development in these respects.

Corndon Farm is an isolated farmstead comprising a farm house with 16th Century origins, (possibly a former longhouse) and several associated barns. The farmhouse is Grade II listed and the associated barns are curtilage listed. The barn that is the subject of this application stands directly on the lane, and is the first traditional building you come across before reaching the farmhouse.

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The scheme is over-ambitious and causes clear harm to the significance of this curtilage listed building. The proposal does not present a conservation-led design and introduces a number of harmful elements.

A significant number of new windows are proposed which would suburbanise the character of the building and conflict with the vernacular solid/void ratio of this agricultural building. There does not appear to be any coherence to the treatment and design of new windows across the development and the individual design and detailing in many cases fails to respect the building's vernacular character, is not informed by an understanding of historic function/form and results in loss of historic fabric. The internal layout compromises the simple historic plan form of the building and places pressure for unsympathetic external alterations.

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the special heritage interest and setting of the existing barn. It would also obscure the two historic ventilation slits at the lower end of the building which would be harmful to the significance of this building.

CONCLUSION

The proposed alteration and extensions of the barn would create a sizeable dwelling which, together with the large garden proposed, would compete with the hierarchy of the small outlying curtilage listed building within the listed farmstead impacting adversely on setting.

The proposed development will materially harm the special heritage interest of this curtilage listed building. This would result in permanent harm which is not consistent with the assets conservation would not be outweighed by any public benefits.

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 September 2019

APPEALS

Report of the Head of Development Management

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

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

1	Application No:	D/19/3222438	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Christow
	Proposal:	Extend house to form first floor over		
	Location:	Denver, Bridford Road, Christow		
	Appellant:	Mr P Carey		
	Decision:	DISMISSED		

2	Application No:	W/19/3223644	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Chagford
	Proposal:	Re-instatement of one dwelling back to two cottages		
	Location:	22 The Square, Chagford		
	Appellant:	New Home Construction Ltd		
	Decision:	ALLOWED		

3	Application No:	W/19/3223934	District/Borough:	South Hams District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	South Brent
	Proposal:	Retention of existing commercial building at River View and change of use and conversion of Mill House from B1 to three dwellings		
	Location:	Manor Mill, Exeter Road, South Brent		
	Appellant:	Packfirst Removals Ltd		
	Decision:	DISMISSED		

4	Application No:	w/19/3225348	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Chagford
	Proposal:	Change of use of ground floor restaurant and associated accommodation to a single dwelling together with works to the building including removal of		

shop front
Location: **22 Mill Street, Chagford**
Appellant: **Mr P Biggin**
Decision: **DISMISSED**

5 Application No: W/19/3226004 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Widecombe-in-the-Moor
Proposal: Construction of new dwelling (under National Planning Policy Framework para. 79)
Location: **field at Southcombe Cross, Widecombe**
Appellant: **Mr & Mrs I Bowman**
Decision: **DISMISSED**

CHRISTOPHER HART