

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 March 2015

SITE INSPECTIONS

Report of the Director of Planning

1 Application No: **0690/14** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Drewsteignton**
Grid Ref: **SX695912** Officer: **Jo Burgess**

Proposal: **Change of use of land to use as part of the existing caravan site and siting of up to 20 pods with associated access road and parking spaces and siting of toilet and shower block**

Location: **Woodland Springs Touring Park, Venton, Drewsteignton**

Applicant: **Mr C Patrick**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

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

INTRODUCTION

Members met at the main reception area of the existing caravan site. Members were walked around the current site past the toilet/ablution block and then entered the application site from the existing hard-core road leading to the site entrance.

Members were shown the site in its entirety and planted boundaries were clarified particularly in relation to the majority of hedgerows and trees along the south eastern and north eastern boundaries being outside the applicant's control on neighbouring land. Members noted the position of the reed bed and the current drainage system was explained. Members noted the position of local rights of way past the site and in the field to the east. Members were shown all the submitted plans and the position of the new toilet/shower block was pointed out. Members were also shown a photograph of the same pod in another location within the National Park which had the benefit of planning permission. Other development in the area surrounding the site relating to agricultural and commercial enterprises were pointed out, and the permission

extent of the vehicle storage and maintenance use to the south west was clarified.

The views of the Parish Council were read out which re-iterated their earlier support letter as set out in the earlier agenda report attached.

The views of the local Borough Council Ward Member were noted. The Member was concerned about the impact of the development on the hamlet, scale of development, environmental issues, and dangerous access to the site. He also re-iterated his view that the Parish Council was not unanimous in its support.

The applicants clarified how the septic tank and reed bed system worked and the drainage works they had carried out to the site and answered other questions put to them by Members.

MEMBER VIEWS

Members were unanimous in their views (9 Members in attendance) that there were no overriding objections in relation to change in landscape character or in relation to landscape impact. Members considered that the site was down in a dip and in landscape terms this proposal was seen as unobtrusive and far better than the existing caravan site with its white vans. The site has a backdrop of other development in the vicinity. In particular the site was not visible from the moor Members considered.

Members felt the existing site was well run and that the proposal would support both the current award winning business and economic development in the area generally. Concerns raised in relation to drainage and highways were noted but these did not warrant a refusal of permission.

Members did however wish to see a good landscaping scheme around the site perimeter; bearing in mind the applicants did not control much of the current screening. In addition Members wished to limit any lighting in and around the site and wanted to ensure the pods site was tied to the existing caravan business given its close relationship with it and dependence on access and other facilities. A separate business for the pods would not be acceptable. One Member queried the policy implications and did not want this approval to be seen as setting a precedent for others.

OFFICER COMMENTS

Officers remain concerned that the proposed development does not sit well with policies which deal with this type of development, in particular DMD44. The proposal will have an unacceptable landscape impact, is not small scale, and is not related to a farm diversification project. That said other policies in the DMD refer to supporting existing businesses and businesses based on tourism subject to their being no other overriding planning issues. Officers would therefore wish to retain their reason for refusal as set out above.

If Members are 'minded to approve' this application there are issues that should be resolved prior to the grant of planning permission rather than be dealt with as conditions.

In particular there should be a detailed landscaping scheme submitted which should include a long term management scheme. If the site is to be successfully assimilated in the local landscape it is imperative that a good quality scheme is submitted and agreed in writing.

Whilst the applicants desire not to have tall landscaping near the pods is noted, on this occasion it is more important that the site is well screened with a traditional Devon hedge bank particularly along the north eastern, south eastern and south western boundaries.

Members will have noted the concerns raised regarding local pollution. The applicants have stated it is their intention to install a new septic tank to deal with the outflow from the pods site. No details of this have been submitted however. In addition occupiers of the pods site will no doubt use the main toilet and ablutions block on the main site. That being the case it needs to be clearly confirmed that the new septic tank system will be capable of taking additional flows, and that the main site system can also accommodate potential additional use. The details of the proposed system should therefore be submitted now and the Environment Agency consulted to ensure they are content before planning permission is granted.

OTHER SUGGESTED CONDITIONS

- Restrict use of site only to be used as part of and in connection with the main site – a separate business use relating to the pods site in isolation would be prevented.
- Holiday occupancy condition
- Restrict any form of lighting on the site including lights on the ground or on the buildings.
- Detailed plan to be submitted showing the exact details of the proposed highway works, including materials to be used and width of roadways.
- The Authority's ecologist has requested conditions as set out in the survey report in respect of nesting boxes and landscaping.
- Restrict other types of fencing between pods or elsewhere unless they are agreed in writing with the Authority.
- Phasing plan to be submitted showing how pods, roadways etc. will be phased.
- Landscape maintenance and phasing plan particularly requiring all new Devon hedge banks to be formed and planted up within six months of the first pod being brought to the site. Landscape condition to include future maintenance, particularly in relation to replacing plants that die, ensure appropriate weeding, and ensure any new hedgerows are retained at a height to allow proper screening of the site.
- Details of any works to create a link between the site and the local right of way to the south east to be agreed.
- Details of any hard surfaced areas between pods shall be submitted and no other hard surfaced areas shall be installed without a further approval.
- Details of materials to be used in toilet block
- Provision of additional sewage capacity before pods brought into use

It is recommended that if Members are 'minded to approve' the application that any permission

is delegated to the Director of Planning in consultation with the Chairman and Deputy Chairman. Details regarding landscaping and foul sewage disposal to be submitted now for consideration and approval rather than as a condition bearing in mind the critical importance of these two elements. Failure to approve these details will trigger the application being brought back to Committee.

7. Application No: **0690/14** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Drewsteignton**
Grid Ref: **SX695912** Officer: **Jo Burgess**

Proposal: **Change of use of land to use as part of the existing caravan site and siting of up to 20 pods with associated access road and parking spaces and siting of toilet and shower block**

Location: **Woodland Springs Touring Park, Venton, Drewsteignton**

Applicant: **Mr C Patrick**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

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

Introduction

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

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

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

Planning History

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

February and 15 December each year

Full Planning Permission Grant Conditionally 16 May 1988

03/09/0243/86

Change of use of agricultural land to site for touring units

Change of Use Grant Conditionally 25 September 1986

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No objection

Environment Agency: The treatment system on the site is probably undersized and it is understood that a new sewage treatment system is proposed in association with this development.

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

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

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

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

DNP - Ecology & Wildlife Conservation:

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

Dartmoor For All:

Request units to have provision for the disabled.

Parish/Town Council Comments

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

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR11 - Retaining tranquillity
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR24 - Protecting water resources from depletion and pollution
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD28 - Residential caravans
DMD38 - Access onto the highway
DMD44 - Tourist accommodation
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

5 letters of objection 4 letters of support

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

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

Observations

INTRODUCTION

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

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

PLANNING HISTORY

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

PLANNING POLICY

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

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

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

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

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

LANDSCAPE/VISUAL IMPACT

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

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

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

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

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

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

ECOLOGY

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

WATER QUALITY

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

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

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

TRAFFIC

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

CONCLUSION

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

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

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 March 2015

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

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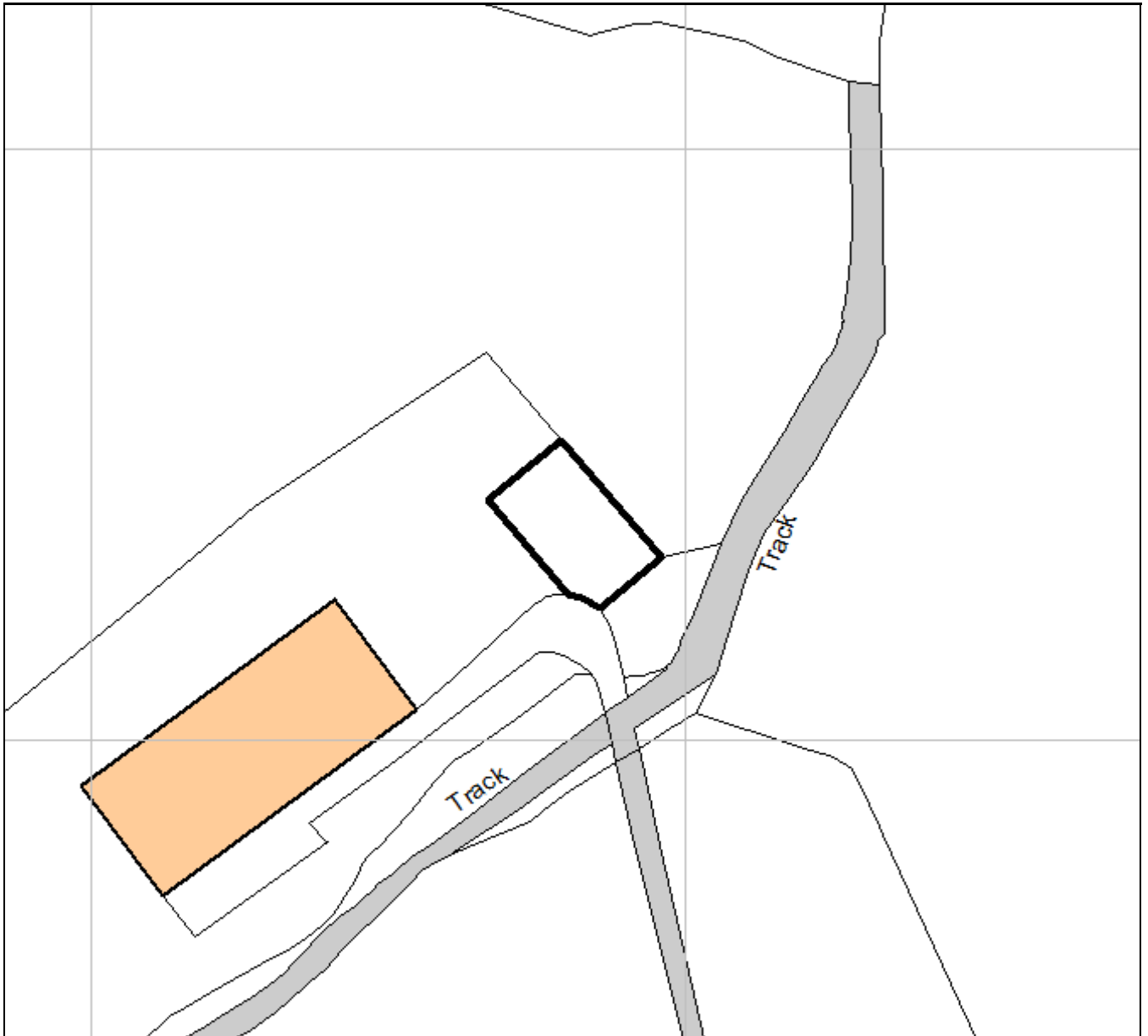
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1. Application No: **0027/15** District/Borough: **Teignbridge District**
Application Type: **Change of Use** Parish: **Ashburton**
Grid Ref: **SX785723** Officer: **Jo Burgess**

Proposal: **Provision of temporary agricultural worker's dwelling (mobile home)
(Resubmission of 0203/14)**

Location: **Land at Goodstone, Bickington**

Applicant: **Mr S Cock**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal is in an area where the Authority would only permit development which is necessary in the interests of agriculture or an established rural business. Having considered an assessment of the holding, the Authority is not satisfied that the agricultural need claimed for this development is such as to override the policy objection. The proposal is contrary therefore to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR15, DMD23 and DMD28 and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The land at Goodstone is located north of the Goodstone junction on the A38 and consists of fields and a hard surfaced yard cut into the surrounding hillside.

The site for the proposed temporary agricultural worker's dwelling (mobile home) is within the yard area which also contains a large agricultural building.

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

Planning History

0203/14	Temporary agricultural worker's dwelling (mobile home)			
	Full Planning Permission	Withdrawn		28 May 2014
0508/01	Renewal of permission ref 5/31/175/96/03 for agricultural building for dairy cows and young stock (2,951sqm)			
	Full Planning Permission	Grant Conditionally		09 October 2001
5/31/057/96/03	Renewal of permission ref. 90/2330/31/3D for an agricultural building for young stock			
	Full Planning Permission	Grant Conditionally		16 April 1996
05/31/2330/90	Agricultural building for young stock, being steel framed loose housing and feed area			
	Full Planning Permission	Grant Conditionally		07 March 1991

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies
NPS South West Ltd:	Since the previous report, there have been changes to the livestock activities and this enterprise now actually require less of a need for a person or persons to be on hand at most times day and night. There are less breeding stock, the ewes lamb outdoors and there will be less heifers to artificially inseminate. No calving takes place at Caton or Goodstone and no young calves are being bucket reared.

If an essential need could be established for a person to be on hand or readily available at most times, there does exist at least one dwelling on the combined holdings for a worker or workers to occupy.

An essential need for a second agricultural workers dwelling to serve the needs of the combined businesses does not exist. The business operated on the land at Goodstone by the applicant does not, in itself, with a theoretical total labour need of just 1.25 FTEs justify an established existing functional need for a worker to be readily available at most times. There is no proven essential need for an additional dwelling.

In terms of financial viability, by reference to the farm accounts, it is not clear whether or not either enterprise is currently financially sound or has a clear prospect of becoming financially sound.

Although the applicant has all the skills, attributes, drive and ambition to be successful in farming, there is clearly no existing need for either a second dwelling on the combined holdings at Caton and at land at Goodstone or for a new dwelling on the land at Goodstone if the businesses operated by the applicant is considered in isolation.

Parish/Town Council Comments

Ashburton TC: Support. The new application shows an increase in the applicant's stock of breeding ewes and arable land holding plus a proposed herd of 200 cows. The applicant wishes to live independantly of his mother and has shown a sound agricultural need for a mobile home on his land.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
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
DMD28 - Residential caravans
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

3 letters of support

Observations

INTRODUCTION

This application is a resubmission of the application withdrawn in 2014 with updated information to address issues raised by the agricultural consultant. A joint site visit with the applicant and the agricultural consultant was carried out to inspect the site and associated buildings. Revised accounts have also been submitted.

The proposed mobile home is to accommodate a 22 year old third generation farmer on a holding known as Caton Farm. The farm has been owned and occupied by the applicants grandmother, mother and father until his father passed away recently. Caton Farm is a separate farm business operated by the applicant's mother (who works part-time elsewhere) and is equipped with a four bed traditional farmhouse, a two bed bungalow lived in by the grandmother on the other side of the A38, various modern farm buildings together with a number of traditional farm buildings.

The 98 acres at Goodstone has a large portal frame building and is farmed by the applicant as a sole trader on a 15 year Farm Business Tenancy from his mother. This commenced in February 2014. The applicant works part time for Genus an artificial insemination business and until his father's death lived in an owned property with his partner in Ivybridge. Since then they have lived with his mother at Caton.

POLICY

Development Plan Policies COR2, COR15 and DMD23 state that outside settlements planning permission will only be granted for a dwelling under specific circumstances including where it is required for an agricultural holding. A number of criteria have to be satisfied including that there should be a clearly established functional need for a worker to be available at all times, that the accommodation relates to a full time worker or one solely or mainly employed on the holding or enterprise, that the holding has been established for at least three years, that the need for permanent accommodation cannot be met by another suitable and available dwelling on the holding, that there is no satisfactory existing building that could be converted and that the building should be on a scale appropriate to the functional requirement of the holding.

In addition policy DMD28 allows for the provision of residential caravans where on site accommodation is essential to support a new farming business. Evidence should be provided of a functional need for the residential caravan and a firm intention to proceed with the new business.

AGRICULTURAL JUSTIFICATION

The livestock enterprises consist firstly of contract heifer rearing with a long standing neighbour but in the form of a gentleman's agreement rather than a secure contract. The heifers are in batches of 20-30 and reared between the ages of 12 months and calving at a target age of two years. The heifers are normally housed between October and March.

The second element is a flock of 120 ewes half of which lamb February to May. They are brought indoors into the existing farm building adjacent to the proposed site for the caravan to lamb one month before lambing and turned out to grass shortly after. 24 hour supervision is considered vital during the lambing season.

The applicant has also begun to raise a flock of Dorset ewes which he aims to lamb in November/December to attract the early market.

The third element is a small calf rearing unit currently housing five week old calves which are housed at all times. In the last twelve months the applicant has purchased and sold 30 calves.

The fourth element is arable cropping in the form of twelve acres of spring barley, 9 acres of maize and 18 acres of winter wheat grown this year.

The holding is quite heavily stocked with only a limited amount of grass available to be set aside for winter forage production. The applicant is reliant on buying in fodder to meet all feeding needs.

In the near future the applicant plans to substitute contract rearing the heifers and part time artificial insemination work with his own dairy herd with an aim of milking 200 cows.

The applicant has a foundation degree in agriculture and is employed part-time by Genus.

The Authority's agricultural consultant has advised that the theoretical labour requirement (1.25FTE) is not the same as establishing an essential functional need for an agricultural dwelling. The applicant works for 7 days on and 2 days off for Genus. He starts between 5.30am and 6.00am most mornings but will be back on the farm at 12 noon to 1pm most days. In the afternoons he will bed up, feed up and undertake the vast majority of the labour needs of both enterprises. The needs of the heifer and steer rearing and two relatively short lambing intervals with the breeding ewe flock and do not make it essential for someone to be available at most times of the year and day and night. The functional need for a new dwelling is not therefore proven.

The applicant's partner checks the stock before leaving the farm to go to her full time job and the applicant returns early afternoon to work on the farm. The applicants mother does the farm accounts and when she is not at her part-time job, helps monitor stock. The site at Goodstone has been subject to a number of thefts of equipment.

Accounts have been provided. The farm business at Caton has been established for many years but the trading partnership between the applicant and his mother only commenced in July 2014 and the applicants sole business has only been operating for a year up to April 2014. The accounts do not provide clear evidence that either enterprise is currently financially sound or has a clear prospect of becoming financially sound.

ALTERNATIVE LOCATIONS

The farmhouse has four bedrooms. There are only two traditional buildings adjacent to the main farmhouse. One is used as a car port and the other as a workshop. The buildings previously identified as possibly being suitable for conversion on the other side of the road were sold in 2004 by the applicants father to Glendinnings and suffer from flooding issues. The existing agricultural workers bungalow is occupied by a family member not engaged in farming activity.

The applicant's mother does occasional monitoring of the stock and the accounts but does not need to live on the farm to carry out these activities.

CONCLUSION

The proposed location for the mobile home is well screened due to its location in an area excavated into the hillside and screening provided by adjacent hedges. Whilst it could be argued that there is no impact on the character of the landscape, the evidence of a functional need has not been provided and although the applicant has entered into a Farm Business Tenancy there is no evidence of the new business being proposed on a sound financial basis.

It has also been noted that there are alternatives to providing accommodation in a caravan within the holding.

Although the Town Council has supported the application, there is insufficient evidence that there is a functional need for the proposed mobile home and the application cannot therefore be supported.

2. Application No: **0063/15**
Application Type: **Full Planning Permission**
Grid Ref: **SX530720**
Proposal: **Change of use of land to create residential access and driveway**
Location: **Land at Pew Tor Farm,
Sampford Spiney**
Applicant: **Mr & Mrs N Cole**

District/Borough: **West Devon Borough**
Parish: **Sampford Spiney**
Officer: **Jo Burgess**



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Scale 1:1250 @ A4

Recommendation **That, subject to no representations being received raising new material planning considerations before the end of the advert period, planning 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. No development shall take place in connection with application 0064/15 until the new access, turning area and surface water drainage of the yard and access have been provided. The access, turning area and surface water drainage shall be maintained in accordance with the approved drawings and retained for that purpose at all times.
3. Prior to the commencement of any works, demolition or development on the land, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
4. The works shall be carried out strictly in accordance with the Tree Protection Report dated 22 January 2015. No tree shall be felled, uprooted, lopped or topped unless strictly in accordance with the approved survey scheme or with the prior written consent of the Local Planning Authority. Any tree removed without consent, or found to be dying, damaged or diseased, shall be replaced on a like for like basis unless otherwise agreed in writing by the Local Planning Authority.
5. The access hereby permitted shall be hard-surfaced in accordance with samples of hardcore and a cellular confinement system previously submitted to, and approved by the Local Planning Authority, prior to the access being brought into use. The approved surfacing shall be retained thereafter.
6. Prior to the erection of the stock proof fencing and hedging hereby permitted, details of the proposed fencing and planting scheme shall be submitted to the Local Planning Authority for approval. The fencing and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The fencing and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.

Introduction

Planning permission was granted in July 2014 (ref 0141/14) for a new farmhouse and agricultural unit in open countryside 0.5km south west of Sampford Spiney.

A public footpath runs along an existing track and across the field immediately to the north of the site. In order to provide access for domestic purposes this application proposes the change of use of land to accommodate a residential access and driveway together with improvements to the surface. In addition a section of hedgebank has to be removed, in

conjunction with the closure of an existing field gate.

The application is presented to Committee in view of the previous history and at the discretion of the Director of Planning.

Planning History

0141/14	Erection of farmhouse/office and general agricultural unit with improved access	Full Planning Permission	Grant Conditionally	17 July 2014
0064/15	Variation of condition 7 of planning application number 0141/14 to ensure alternative access, turning area and drainage have been provided	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council:	Any comments will be reported at the meeting
County EEC Directorate:	The proposed access is acceptable from a highway point of view to serve the development. A condition reflecting the previous condition 7 is recommended.
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Recreation, Access & Estates:	Any comments to be reported at the meeting
DNP - Trees & Landscape:	No objections subject to conditions

Parish/Town Council Comments

Plasterdown Grouped PC:	Any comments to be reported at the meeting
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD38 - Access onto the highway
DMD42 - Public Rights of Way
DMD5 - National Park Landscape

Representations

1 letter of objection

The advertisement period expires on 13 March.

Observations

INTRODUCTION

Planning permission was granted in 2014 (ref.0141/14) for a new farmhouse and agricultural unit in open countryside 0.5km south west of Sampford Spiney. The existing agricultural access was shown to be improved and condition 7 attached to the planning permission stated that no development should take place until the improved access, turning area and surface water had been provided.

Ownership issues have meant that the applicants are unable to upgrade the access as previously approved or use it for domestic purposes, so an alternative access is sought.

PRE APPLICATION ADVICE

A site meeting was held with the applicant on 25 November 2014 regarding the alleged creation of an access and new trackway on land at Pew Tor Farm, Sampford Spiney.

At the meeting the Authority was advised by Mr Cole that there has historically been a gated access which led into the land beyond, via a trackway. The gate (and attached stile) have been removed, as has the fencing that ran alongside the track from it, as all of it had become rotten. Scrub and brambles that were immediately to the north of the track (and behind the fenceline) on the top and sides of a disused underground reservoir had also been removed.

The works that had taken place to clear the scrub to the north of the track led to the earth on or around the track being disturbed and churned up, which gives the land the appearance of having been freshly excavated. It was also noted that the track that existed petered out at a point where there was previously a gate and a stile (now removed). This area (beyond where the fence and the stile originally were) was extremely churned up and had fresh mud throughout it. However, this was purely because a JCB has driven over it and churned it up.

On the basis of what officers were able to see during their visit to the site and having taken into account the evidence that had been provided to officers, the applicant was advised that the Authority was satisfied that there was clear evidence to suggest that an access and a track existed into the land. The access gate had been removed and the applicant confirmed that it would be repositioned in the near future. It was concluded and the applicant was advised in writing that the works did not require any form of consent. Officers were also content that the depth, width or length of the existing track had not been changed and so did not represent a breach of planning control. Similarly, the works to remove scrub and overgrowth from the area surrounding the track did not require any form of consent.

As a result, it was confirmed that there were no breach(es) of planning control occurring on the site at the time of the visit and that no further action would be taken on this matter by the National Park Authority.

The applicant was advised that if he intended to 'formalise' the track by for example laying rolled stone throughout the length of the track to improve traction for (agricultural) vehicles, then such an undertaking would require the submission of a Prior Notification application and that any proposed use of the track, for purposes other than for agriculture should be discussed with the Authority.

The applicant was also advised in writing that the impact of any new or improved track on the protected trees and important hedgerow would need careful consideration. Subsequently the Trees and Landscape Officer attended site with the applicants tree consultant.

IMPACT ON PROTECTED TREES

The applicant has submitted drawings showing the area of new track within the Root Protection Zones constructed using a no dig method of construction and the use of a cellular confinement system. This is in accordance with the discussions with the Trees and Landscape officer and provided works are carried out strictly in accordance with the methodology set out in the report and that this is conditioned. The Trees & Landscape Officer has indicated that he would have no objections on the grounds of impact on protected trees. It should be noted that no significant tree roots were found within 150mm of the surface of the existing hard surfaced track.

IMPACT ON LANDSCAPE

The works include a new section of track approximately 250m long to a new access through the existing hedgebank. Details of the construction of the track and works to the repairs to the hedgebank at the location of the new opening have been provided and a new stock fence and hedging are shown separating the track from the agricultural land to the north. Details can be required by condition. New gates will be provided at the road end of the track set back from the highway, in the new opening through the hedgebank from the track into the new farm yard and where the track enters the field enabling continued access to the footpath. Turning space for large agricultural vehicles is confirmed on the drawing which also shows the existing gate opening to the east to be closed.

The Trees and Landscape Officer is satisfied that the new access track will not have a detrimental impact on the wider landscape or the character and appearance of the lane and has confirmed that the creation of a new gateway in conjunction with the closure of the existing gateway would not require a Hedgerow Removal Notice to be submitted.

It has been concluded that the works are in accordance with policies COR3, DMD5 and DMD38.

IMPACT ON HIGHWAY SAFETY

The existing track has been used to date to gain agricultural access to the fields and vehicular access to the reservoir (now redundant) on the site by South West Water vehicles, hence it had a hard surface for the initial section. The track has also been used as the start of the public footpath to Sampford Spiney Church.

The existing gully is preserved under the track and the track is to be improved out to the edge of the highway, with grey hard core; without the level being altered. Visibility is good in both directions and the highway officer has confirmed that subject to conditions regarding surfacing and timing, there are no highway objections. Some concerns have been raised by commoners that large vehicles will need to use the common land opposite in order to turn into the access track.

IMPACT ON PUBLIC RIGHT OF WAY

The Sector Ranger has advised that the removal of the existing footpath furniture, the provision of gates and a surface to the track will improve the footpath for users and in view of the previous use of the track, the likely additional traffic will not have a detrimental impact on the enjoyment of walkers therefore the proposal is considered to be in accordance with policy DMD42.

ADDITIONAL INFORMATION

The applicant has been in discussion with officers in order to validate his applications since just before Christmas, in order to ensure that the level of detail contained in the plans is appropriate. Notwithstanding an on-going disagreement about land ownership, notice has been served in the correct manner and does not prejudice the determination of the application.

Clearly those with an interest in the proposal and the Parish Council have to be given sufficient time to respond to the application; however animal welfare issues on the agricultural holding have reached crisis point with a positive TB test meaning that cattle movements are restricted and the need for animal housing is urgent.

A verbal update will be given to Members at the meeting in respect of responses from members of the public and consultees including the Parish Council between the drafting of the report and the date of the committee meeting.

CONCLUSION

The applicant has assured the Authority that the appropriate land ownership certificate has been served. This is disputed by other interested parties but officers are of the opinion that as all interested persons are aware of the applications through the site notices and public advertisement the application can be considered as it stands. If the applicant is in dispute with another regarding ownership that is a civil matter and does not impede the Authority from coming to a conclusion in respect of the planning application.

Officers will verbally report any updates at the meeting and it will be necessary to defer and delegate the final decision to the Director of Planning, the Chair and Vice Chairman in order that any new material considerations raised by the comments of the Parish Council and public can be taken into account.

Should Members grant planning permission and the revised scheme be implemented, this will in effect supersede the earlier permission. This will prevent two new accesses being formed to serve the land. That said the original access in its unimproved form will still be available for agricultural use.

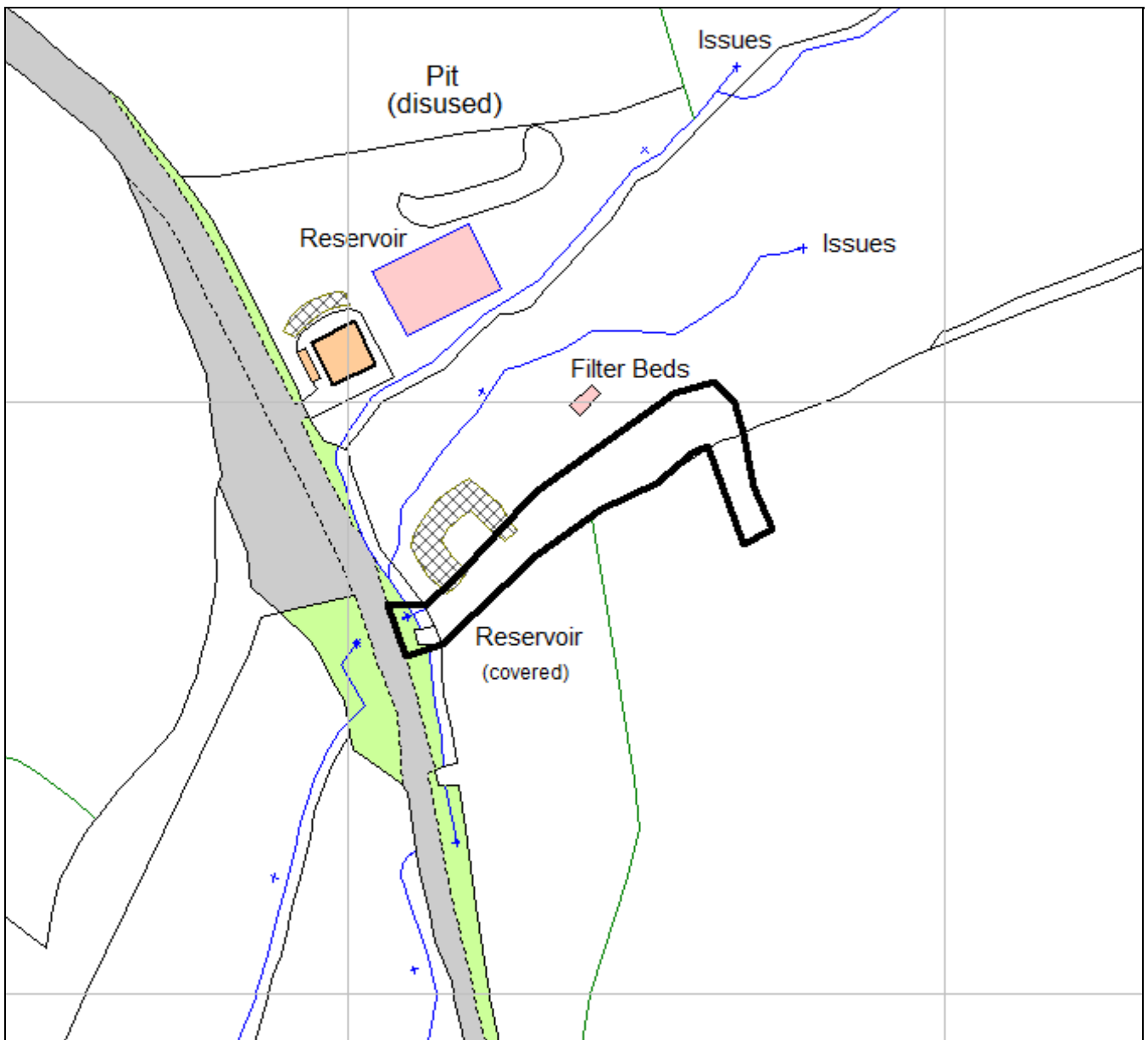
3. Application No: **0064/15**
Application Type: **Full Planning Permission**
Grid Ref: **SX529720**

District/Borough: **West Devon Borough**
Parish: **Sampford Spiney**
Officer: **Jo Burgess**

Proposal: **Variation of condition 7 of planning application number 0141/14 to ensure alternative access, turning area and drainage have been provided**

Location: **land at Pew Tor, Sampford Spiney**

Applicant: **Mr & Mrs N Cole**



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Recommendation **That, subject to no representations being received raising new material planning considerations before the end of the advert period, planning permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
2. No person shall occupy the dwelling to be erected on the Land as part of the Development hereby approved until such time as the agricultural buildings to be erected on the Land as part of the Development have been substantially completed and brought into use for accommodating livestock.
3. No development shall take place until a construction management plan detailing routing for construction traffic, areas for the storage of materials and equipment, hours of working and the disposal of surplus excavated materials has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved construction management plan unless otherwise agreed in writing with the Local Planning Authority.
4. No development shall take place until a phasing plan and planting scheme setting out the formation and planting of the new hedgebanks in accordance with the approved details has been submitted to and approved in writing by the Local Planning Authority. The hedgebanks and landscaping shall be maintained for a period of not less than 5 years from the date of the completion of the landscaping scheme, such maintenance to include the replacement of any trees or shrubs that die or are removed.
5. No development shall take place until all existing trees, shrubs and hedges to be retained have been protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
6. No tree or hedge on the land (other than one permitted to be felled or removed as shown on the approved plans) shall be felled, lopped, topped, cut down or grubbed out without the prior written consent of the Local Planning Authority. Any tree or hedge removed without consent, or found to be dying, damaged or diseased, shall be replaced on a like for like basis unless otherwise agreed in writing by the Local Planning Authority.
7. No development shall take place until the new access (0063/15), turning area and surface water drainage of the yard and access have been provided. The access, turning area and surface water drainage shall be maintained in accordance with the approved drawings and retained for that purpose at all times.
8. Notwithstanding the details of chemical storage hereby approved, prior to the approved chemical store being constructed, details confirming the bunding of the store shall be submitted to and approved in writing by the Local Planning Authority.

9. Notwithstanding the drawings hereby approved, no roof water from the agricultural buildings shall be discharged into the stream. Details of rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority before construction of the agricultural buildings commences and shall be provided to the satisfaction of the Local Planning Authority before the buildings are brought into use.
10. The agricultural buildings hereby approved shall not be brought into use until the foul and surface water drainage systems for the agricultural buildings and yard have been provided to the satisfaction of the Local Planning Authority, with all clean roof and surface water being kept separate from foul drainage.
11. All foul drainage, including foul surface water run-off, shall be disposed of in accordance with the Manure Management Plan dated 15 May 2014 and in such a way as to prevent any discharge to a well, borehole, spring or any watercourse, including dry ditches with a connection to a watercourse.
12. Slurry and silage liquor must be stored within a sealed system, in accordance with the 2009 edition of the DEFRA "Code of Good Agricultural Practice for the Protection of Water, Soil & Air".
13. The roofs of the dwelling and garage hereby approved shall be covered in natural slate, a sample of which shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roofs shall be maintained in the approved natural slate. The slates used for the slate hanging hereby approved shall match the approved roofing slate.
14. The roofs and slate hanging on the dwelling and garage hereby approved shall be natural slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
15. The rooflights on the garage hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
16. Unless otherwise agreed in writing by the Local Planning Authority, all external doors and windows in the dwelling and garage hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows and doors. All new external joinery shall receive a painted finish within one month of its installation.
17. The vehicular access doors of the garage hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, be of vertical timber boarded construction.
18. All new stonework on the dwelling 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 stonework shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the dwelling hereby permitted 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.

20. The occupation of the dwelling hereby approved shall be limited to a person (together with their spouse or partner, children and dependents) solely or mainly working, or last having worked, in the locality in agriculture or forestry, as defined in Section 336(1) of the Town & Country Planning Act 1990 (as amended).
21. The agricultural buildings hereby approved shall only be used for agricultural purposes reasonably necessary on the holding to which they relate. Upon becoming redundant for such purposes, the buildings shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the buildings.
22. The garage hereby permitted shall only be used for the storage of private motor vehicles and incidental domestic or agricultural storage in association with the farm enterprise.
23. At no time should any exterior lighting be installed within the development without the prior written consent of the Local Planning Authority.

Introduction

Planning permission was granted in 2014 (ref 0141/14) for a new farmhouse and agricultural unit in open countryside 0.5km south west of Sampford Spiney.

The existing agricultural access was shown to be improved and condition 7 attached to the planning permission stated that no development should take place until the improved access, turning area and surface water had been provided.

Ownership issues have meant that the applicants are unable to upgrade the access as previously approved or use it for domestic purposes, so an alternative access is sought (planning application 0063/15) and permission is sought to vary condition 7 accordingly.

The application is presented to Committee in view of the previous history and at the discretion of the Director of Planning.

Planning History

0141/14	Erection of farmhouse/office and general agricultural unit with improved access	Full Planning Permission	Grant Conditionally	17 July 2014
0063/15	Change of use of land to create residential access and driveway	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: The condition is recommended to require the provision of the alternative access prior to the development taking place.

Environment Agency: Flood Risk Zone 1 - standing advice applies

DNP - Trees & Landscape: No objections

Parish/Town Council Comments

Plasterdown Grouped PC: Any comments to be reported at the meeting

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

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

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

DMD1a - Presumption in favour of sustainable development

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD42 - Public Rights of Way

DMD5 - National Park Landscape

Representations

Advertisement period expires on 13 March.

Observations

INTRODUCTION

Planning permission was granted in July 2014 (ref. 0141/14) for a new farmhouse and agricultural unit in open countryside 0.5km south west of Sampford Spiney. The existing agricultural access was shown to be improved and condition 7 attached to the planning permission stated that no development should take place until the improved access, turning area and surface water had been provided.

Ownership issues have meant that the applicants are unable to upgrade the access as previously approved or use it for domestic purposes, so an alternative access is sought.

PRE APPLICATION ADVICE

A site meeting was held with the applicant on 25 November 2014 and the applicant was advised that because condition 7 is a 'precedent condition', an application to vary condition 7 would need to be made separately to the application for the residential access and no works should take place to implement the previously approved works until that application was approved.

THE APPLICATION

The application applies to have the condition varied to require that 'no development shall be undertaken until works in relation to the new approved access be completed'.

Clearly the approval of this application rests on the application for the new access being considered acceptable, planning permission being granted and the alternative access completed to the satisfaction of the Local Planning Authority.

ADDITIONAL INFORMATION

Clearly those with an interest in the proposal and the Parish Council have to be given sufficient time to respond to the application; however animal welfare issues on the agricultural holding

have reached a critical point with a positive TB test meaning that cattle movements are restricted and the need for animal housing is urgent.

A verbal update will be given to Members at the meeting in respect of responses from members of the public and consultees including the Parish Council between the drafting of the report and the date of the committee meeting.

CONCLUSION

The applicant has assured the Authority that the appropriate land owners certificate has been served. This is disputed by other interested parties but officers are of the opinion that as all interested persons are aware of the applications through the site notices and public advertisement the application can be considered as it stands. If the applicant is in dispute with another regarding ownership that is a civil matter and does not impede the Authority from coming to a conclusion in respect of the planning application.

Officers will verbally report any updates at the meeting and it will be necessary to defer and delegate the final decision to the Director of Planning, the Chair and Vice Chairman in order that any new material considerations raised by the comments of the Parish Council and public can be taken into account.

All the other conditions are imposed as per the previous permission. Should Members grant planning permission and the revised scheme be implemented, this will in effect supersede the earlier permission. This will prevent two new accesses being formed to serve the land. That said the original access in its unimproved form will still be available for agricultural use.

4. Application No: **0473/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX776769**

District/Borough: **Teignbridge District**
Parish: **Ilington**
Officer: **Jo Burgess**

Proposal: **Removal of agricultural tie from farmhouse in association with comprehensive restoration of house and associated outbuildings**

Location: **Smallacombe Farm, Ilington**

Applicant: **Ms G Morse**



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Recommendation **That, subject to the completion of a Section 106 agreement in respect of phasing of works, planning 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 outbuildings identified as buildings 1, 4, 5, 6, 7, 8, 9, 10 and 11 on drawing Morse/1/PL02 revision A shall be used for agricultural purposes, stabling and non residential purposes ancillary to the house only - as set out in the Schedule of Works hereby approved and for no other purpose (including any other purpose permitted by class M (flexible use) of the Town and Country Planning (General Permitted Development) Order 1995), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
3. Notwithstanding the schedule of works and drawings hereby approved, prior to the proposed new and replacement windows in the outbuildings being installed, details shall be submitted to and approved in writing by the Local Planning Authority. The new and replacement windows shall be installed in accordance with the approved details and retained thereafter, 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 recommendations and requirements of Section 5 of the Bat and Breeding Bird Survey report dated September 2014.
5. Any repointing of the outbuildings shall be completed using techniques and lime render so as to match the pointing on the existing building.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
7. The roof of the stone pillar barn hereby approved shall be covered in natural slate, sample(s) of which shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. The slates shall be fixed by nailing only. At all times thereafter the roof shall be maintained in the approved natural slate.
8. The works shall be carried out strictly in accordance with the drawings hereby approved and the Schedule of Works dated 23 July unless otherwise agreed in writing by the Local Planning Authority.

Introduction

Smallacombe Farmhouse is located adjacent to a public right of way near Haytor Vale. The farmhouse itself is not listed but there is a listed barn nearby. The occupation of the farmhouse is restricted with an agricultural occupancy condition, imposed when permission was granted for the conversion of a nearby building into an agricultural worker's dwelling.

It is proposed to renovate and repair the existing house and barns for incidental domestic use in association with the removal of the agricultural tie.

The application is presented to Members due to the comments of the Parish Council

Planning History

0474/14 Repair of listed barn

	Listed Building Consent	Grant Conditionally	23 December 2014
0127/09	Removal of condition c of permission ref 05/09/1284/86 relating to agricultural occupancy		
	Full Planning Permission	Refused	15 May 2009
05/09/1284/86	Change of use of redundant shippon/hay loft to an agricultural dwelling		
	Outline Planning Permission	Grant Conditionally	05 December 1986

Consultations

Teignbridge District Council:	No objection
County EEC Directorate:	No objection
South West Water:	No objection
Environment Agency:	Flood Risk Zone 1 - Standing advice applies
Dartmoor National Park Authority:	The Ranger and Access Officer does not wish to comment
DNP - Ecology & Wildlife Conservation:	A protected species report (bats, barn owl and nesting birds) has been submitted with the application.

No field signs typical of bat roosting behaviour were noted in the buildings. There were signs of prospecting and foraging behaviour in the barns and house with low numbers of bat droppings. Occasional bat droppings and feeding remains were found scattered within the barns.

No bats were seen to emerge from the buildings during the evening emergence survey but bats were seen to forage around the buildings and grounds. No signs of barn owl were recorded. Three swallow nests were noted in the L-shaped courtyard barn and old crevice nests were noted across the site.

No objection subject to works proceeding strictly in accordance with the findings and recommendations [Section 5] of the Bat and Breeding Bird Survey report dated September 2014.

Historic Buildings Officer:	The proposal is an important contribution to help sustain the historic farmstead, the farmhouse and farm buildings which are local heritage assets, and the setting and hence significance of the designated heritage asset, a grade II listed bank barn.
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Parish/Town Council Comments

Ilington PC:	Objects as this would be another farmstead lost in the parish which has very strong local and historic links in the parish.
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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

COR4 - Design and sustainable development principles

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

DMD10 - Enabling development

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

DMD26 - Agricultural occupancy conditions

DMD42 - Public Rights of Way

DMD8 - Changes to Historic Buildings

Representations

2 letters of support

Two letters of support have been received from the occupiers of the adjacent dwelling and a nearby property stating that the development would result in a semi-derelict property and adjacent barns being renovated as one property, maintaining the existing use of the barns. This will protect the buildings which are very visible to passing walkers on the public rights of way adjacent to the site.

Observations

INTRODUCTION

The current applicants purchased the farmhouse, buildings and land in January 2014. Prior to this Smallacombe Farm had until recently been in the ownership of the same family for many years. When planning permission was granted in 1986 for the conversion of one of the stone barns within the curtilage of the farmhouse to be converted into a residential dwelling, a condition was imposed restricting the occupancy of the barn to agricultural workers but also restricting the occupancy of Smallacombe farmhouse, the reason given being 'to ensure the existing farmhouse remains available for the occupancy of persons employed or last employed on the Smallacombe Farm, the agricultural management of which requires two dwellings'. In the intervening years the residential use of the farmhouse ceased and in 2003 Teignbridge District Council produced a list of works required to the farmhouse but these works were not undertaken and the dwelling has continued to deteriorate.

To the north of the farmhouse is a series of barns previously used for agricultural purposes and more recently for storage. To the southwest is the converted barn (now in separate ownership) and a listed bank barn. Listed Building Consent has recently been granted for repairs to and renovation of the Listed barn.

The converted barn to the south of the main farm buildings and to the east of the Listed Barn is still tied by an agricultural occupancy condition and occupied by members of the family who previously owned the whole farmstead. This dwelling was not included in the sale when the current applicants bought the farmhouse, buildings and land.

The applicant has offered for the proposed works (to the farmhouse and outbuildings- specifically the listed barn) to be undertaken prior to occupation of the farmhouse.

PLANNING HISTORY

In 2009 an application was made by the former owners to lift the agricultural tie on the farmhouse and this was refused for the following reason :

In the absence of sufficient justification, the removal of the agricultural occupancy condition would reduce the stock of dwellings available to people employed locally in agriculture and would result in an unjustified unit of accommodation in the open countryside, contrary to policy CO2 of the Devon Structure Plan 2001 to 2016, policy HS5 of the Dartmoor National Park Local Plan First Review, the Dartmoor National Park Core Strategy Development Plan Document, in particular policies COR2 and COR15 and to the advice contained in Circular 12/96 and Planning Policy Statement Nos 1 and 7.

There was no supporting information with that application or grounds of mitigation or justification. The current application came after significant pre-application discussions and was made in conjunction with the Listed Building Consent for works to the bank barn which has subsequently been approved.

STATUS AND CONDITION OF THE BUILDINGS

The bank barn is a designated heritage asset and the farmhouse and associated barns are part of a historic farmstead which appears on the Historic Environment Record and are considered to be local heritage assets. However, these are not formally designated as such. The applicants have undertaken considerable research into the history of the farmstead and it is clear that it functioned as one unit until just over 10 years ago.

The current owners are not farming at present, however intend to use the barns for small scale agricultural purposes and rear livestock on the land. They are keen to preserve the farmstead as one entity and in exchange for the lifting of the agricultural tie, have offered to enter into a Section 106 Agreement to preserve the site as such without converting the barns into alternative uses. The barns are in reasonable condition and the proposed works will retain their integrity as agricultural buildings.

CONDITION OF THE HOUSE

In 2003 when Teignbridge District Council produced a list of works required at the farmhouse this included stripping the roof, stripping the external plaster work, removing the chimney, removing the front porch, rewiring throughout and specialist damp treatment. At that time the works were quoted at £95000. The works were not carried out and the building continued to deteriorate. Water ingress continued and has led to the roof structure failing and wet and dry rot are prevalent throughout the structure. The roof over the rear extension has collapsed into the building. The estimated cost of restoring the building is in excess of £350,000. In addition nine of the eleven farm buildings (including the listed barn) are in urgent need of structural repairs.

VALUE OF THE BARN, OUTBUILDINGS AND LAND

It is clear that significant expenditure is required and it is contended by the applicant that the agricultural tie means that such expenditure cannot be justified as the end value is less than the cost. Furthermore, a combination of the agricultural tie and the condition of the property render it incapable of being mortgaged.

The farmhouse has eight bedrooms and is a four storey Victorian house. The property was on the market in 2011 with a guide of £1 million.

The property was put on the market again in 2013 by the same agents asking for offers over £650,000. Of this, the house, outbuildings, garden and orchard were valued separately at £280,000.

Two independent valuations recommended an asking price of £650,000 and £600-625,000 for the whole property.

Land Registry documents submitted by the applicants confirm that the applicants paid a price within this valuation range for the whole property in January 2014.

It should be noted that the buildings could be sold separately, permitted development rights allow for certain changes of use and any planning applications for conversion and change of use would have to be dealt with on their merits.

PLANNING POLICY

Policy DMD26 of the Development Plan states :

An application for the removal of an occupancy condition on a dwelling will only be approved where:

- (i) evidence has been submitted with the application that the demand by applicable persons for that type of accommodation no longer applies and that the dwelling has been offered for sale, rent or lease for a period of at least twelve months at a price that realistically reflects the existence of the condition; and
- (ii) the applicant is willing to enter into a legal agreement that the property is reserved for occupation by local people as an affordable dwelling.

The applicant argues that if the tie is lifted, the cost of the works is such that it is not realistic for the property to be reserved for occupation by local people as an affordable dwelling. They are however prepared to enter into a Section 106 Agreement to preserve the site as a historic asset in exchange for the lifting of the agricultural tie. This includes the restoration but not the conversion of the barns associated with the farmhouse.

Policy DMD10 of the Development Plan states:

Permission will only be granted for enabling development to secure the future conservation of a heritage asset where the public benefits of the proposed development decisively outweigh the disadvantages of departing from the development plan or from national policies, taking into account whether:

- it will materially harm the significance of the heritage asset or its setting;
- it will avoid detrimental fragmentation of management of the heritage asset;
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- there is a source of funding that might support the heritage asset without the need for enabling development;
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests. original use or to conserve the building or asset through a use that is sustainable; and
- conservation by grant-funding or some form of charitable or public ownership is

demonstrably not possible.

In this case the heritage asset is a Historic Farmstead which is a non-designated local heritage asset but it includes a Listed Bank Barn which is a designated heritage asset. It is clear that the proposed works will enhance the significance of the heritage asset and its setting. It will ensure that the heritage asset is managed as one unit. It will secure the long term future of the heritage asset in residential use. It is clear from the planning and sales history of the property that this heritage asset inherently needs the works being proposed and it does not seem unreasonable from the evidence to hand, that the cost of the works is only justified if the applicant is permitted to lift the agricultural tie. There is no other funding available. The applicant is seeking to restore the farm buildings rather than change their use in accordance with good conservation practice and the works to the house are sympathetic and will enhance it not just internally but when viewed by the public from the adjacent right of way. It is therefore considered that the level of development is the minimum necessary to secure the future conservation of the heritage asset and is of a design and type that minimises harm to other public interests.

In the context of the first National Park purpose and sustainable development, and it is stated in the supporting text of DMD10 that the best use for a listed building or non-designated heritage asset will often be the use for which the building was originally intended.

The Historic Buildings Officer has been involved with the pre-application discussions and has inspected all the buildings and has concluded that the proposal will help sustain the historic farmstead, the farmhouse and farm buildings and the setting and hence significance of the grade II listed bank barn.

PROPOSED WORKS

With respect to the house, the applicants have erected a large canopy over the house to protect it from the weather and the slates have been removed for safety reasons. It is proposed to re-slate the roof, create appropriate render detailing with breathable lime based render, repair and replace windows and doors, reinstate metal rain water goods, remove a modern conservatory and external flue pipe, make some alterations to openings and carry out substantial repairs and replacement of floors.

In addition to the works already approved by a Listed Building Consent in respect of the listed bank barn, works to be carried out to the outbuildings include provision of simple, untreated oak windows and doors, reconstruct the stone pillar barn adjacent to the lane, introduce oak cladding to areas of exposed block work, repair/reinstate corrugated metal barn roofs, repair and repoint external walls to barns, uncover the original cobbled floors in the courtyard barns and re-open previously blocked up historic openings in the outbuildings. All these works are detailed in a Schedule of Works that has been drawn up in association with the Historic Buildings Officer. The applicants have researched the original form and details of the buildings with the help of the family archive from the previous owners.

ECOLOGY

The submitted protected species report makes recommendations in respect of maintaining access to the buildings for bats and swallows, minimising impact on light sensitive bats and timing of works to avoid nesting birds. These can be accommodated in an appropriate planning condition.

PARISH COUNCIL COMMENTS AND REPRESENTATIONS

The Parish Council has objected to the application on the basis that this would be another farmstead lost in the parish. Two letters of support have been received from nearby residents including the occupants of the barn converted in 1986, commenting that the site is visible from those enjoying the numerous rights of way which pass through Smallacombe.

Although the Parish Council comments are noted in respect of the farmhouse being lost, the applicants are clear that they are seeking to remove the agricultural tie on the house, on the basis that a Section 106 Agreement will require the applicant to carry out works to the outbuildings and the farmhouse in accordance with the Schedule of Works dated 23 July 2014 prior to the occupation of the farmhouse and continue to use the outbuildings for agricultural purposes (with permitted development rights under part M in respect of changing the use of the outbuildings to be removed by condition); it is considered that the lifting of the tie is enabling development that will secure the future conservation of heritage assets where the public benefits of the proposed development will decisively outweigh the disadvantages of departing from the development plan and national policies. The development is therefore considered to be in accordance with policy DMD10.

CONCLUSION

The applicant has invested considerable time and care in developing a scheme which represents a significant investment in the fabric of these buildings to the benefit of the overall farmstead and the wider National Park. Whilst the agricultural tie remains on the farmhouse, the funding and justification are not there to make this investment and it is considered that provided the phasing of the work in the short term and uses of the barns in the long term are controlled through the proposed legal agreement, that this is development which is sustainable and good for Dartmoor in terms of preserving the historic context for the farmstead which can be enjoyed not just by the occupiers but by the frequent users of the public rights of way passing through the farmstead.

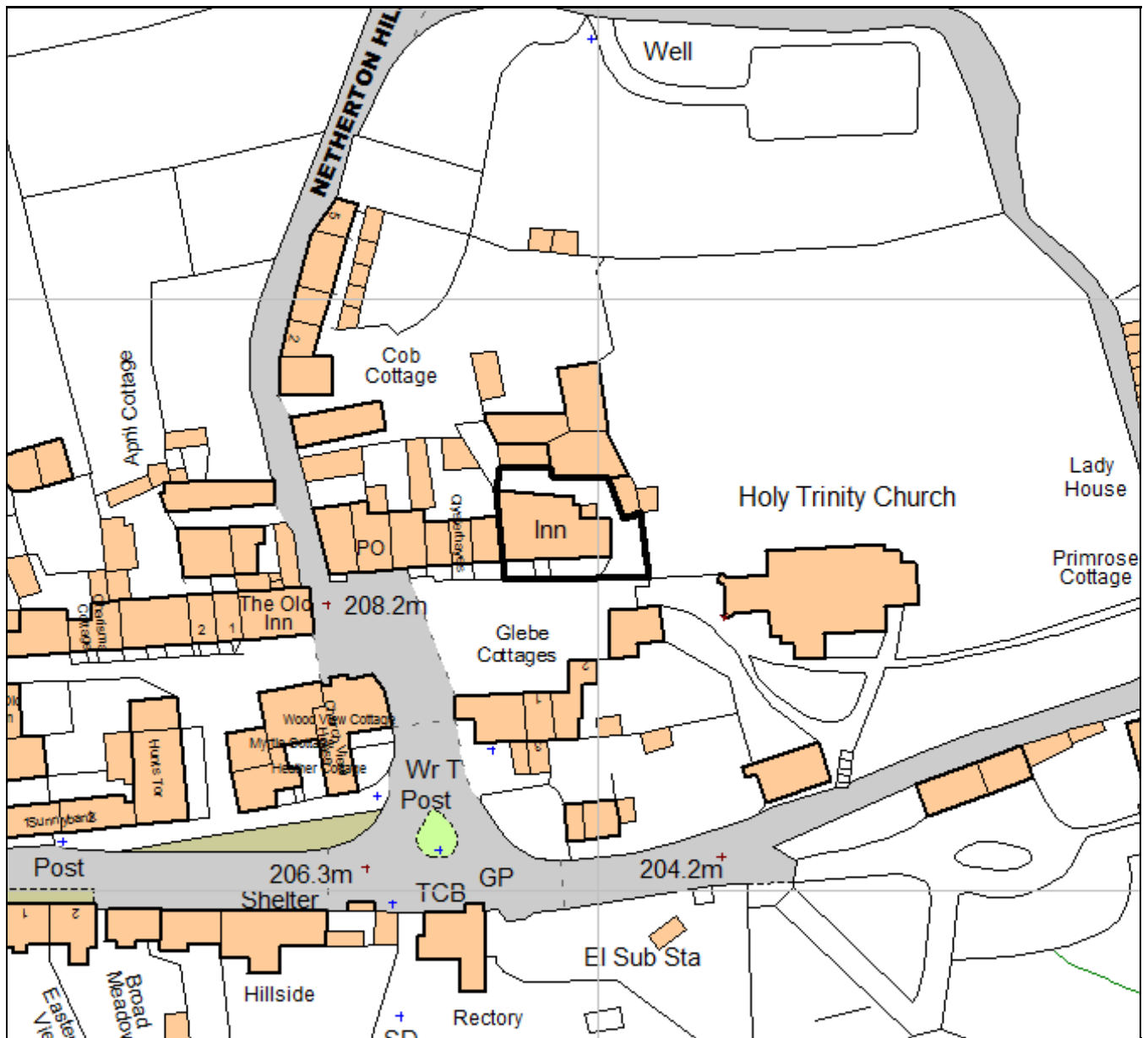
5. Application No: **0019/15**
Application Type: **Listed Building Consent**
Grid Ref: **SX735908**

District/Borough: **West Devon Borough**
Parish: **Drewsteignton**
Officer: **Jim Blackwell**

Proposal: **New signage**

Location: **The Drewe Arms, The Square,
Drewsteignton**

Applicant: **Enterprise Inns plc**



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50m
Scale 1:1250 @ A4

Recommendation **That consent be GRANTED**

Condition(s)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. A section drawing of the proposed timber signs shall be submitted to the Local Planning Authority for approval in writing, prior to their installation.

Introduction

The Drewe Arms is a public house dating from around the 17th century. It is constructed of stone and thatch. The building faces an open square currently used for car parking, seating, access to the church and surrounding residential properties.

The building is grade II* listed and lies within the Drewsteignton Conservation Area.

The applications are presented to Members following comments from the Parish Council.

Planning History

0383/14	New signage Listed Building Consent	Refused	10 September 2014
0384/14	New signage Advertisement Consent	Refused	10 September 2014
0275/06	Conversion of storage outbuildings to form bunk-barn Full Planning Permission	Grant Conditionally	19 July 2006
0276/06	Conversion of storage outbuildings to form bunk-barns with associated works Listed Building Consent	Grant Conditionally	19 July 2006

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

Environment Agency: Flood zone 1 standing advice

Historic Buildings Officer: The original sign which took the form of a name with individual letters was distinctive and part of the character of the listed building and significance of the designated heritage asset. Its removal was a loss to the grade II* listed building.

The proposed sign board is now to be made in wood, hand painted and presented in a traditional font. This will contribute to heritage value and therefore significance of the designated heritage asset.

English Heritage: The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Parish/Town Council Comments

Drewsteignton PC:

The Parish Council object for the following reasons:

Sign A which is supposed to increase visibility and therefore footfall is inappropriate. The building cannot be viewed from a distance due to the immediate geography of the historical village square. The original signage was adequate and part of the building's listing. It was removed without any permission even though it was part of the building's history. The traditional free-standing pub sign is illuminated to guide customers. The entrance to the pub is clear, as there is only one gap in the boundary wall and this gap faces the front door.

There is no justification for the additional decorative lamp.

Residents of the village square and nearby have been consulted and find the works intrusive and unacceptable.

The floodlighting under the eaves is also intrusive and unnecessary impacting on residents, and the historical appearance of the building and character of the pub, neighbouring church and square.

The Parish Council have no objection to the following:
Sign C for menus is necessary and suitably designed.
Sign D for the car-park is also necessary and of suitable appearance.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

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

DMD36 - Signs and advertisements

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Following the display of unauthorised signage in 2014 and subsequent refusal of advertisement consent and listed building consent for four aluminium signs and a single

lantern, these current applications are for replacement signage in timber.

PROPOSAL

The applications are for the display of the following:

- i. One timber sign written fascia panel - sign A;
- ii. One timber amenity board - sign C (reduced from A2 to A3);
- iii. One timber car park directional sign - sign D;
- iv. Retention of a single lantern - E (placed above sign C).

PLANNING HISTORY

The previous applications (ref: 0383/14 and 0384/14) for aluminium signs were refused for the following reason:

'The signage, by reason of their siting, size, materials, appearance and means of illumination, is detrimental to the character and appearance of this part of the National Park, which is within an Area of Special Control of Advertisements, the grade II* listed building and the Drewsteignton Conservation Area. The works are therefore contrary to policy COR3 of the Dartmoor National Park Authority Core Strategy Development Plan Document and policies DMD8 and DMD36 of the Development Management and Delivery Development Plan Document and to the advice contained in the English National Parks and the National Planning Policy Framework 2012.'

The applications in 2014 were submitted in order to regularise the situation at the site by gaining approval for the unauthorised signs. The applications were to retain the aluminium fascia sign with trough light, an amenity sign describing the facilities on the front elevation, a menu sign board and a square car park sign on the wall to the east. A lantern light was also included in the application.

The signage was constructed of modern materials and, whilst the font type and layout of the sign boards were generally acceptable, the choice of materials was not in keeping with the significance and quality of the grade II* listed building in the Conservation Area. Also, the trough lighting for the fascia sign was not considered acceptable.

Following the decision, the agent was advised that it would be important to present a more traditional appearance which would preserve the character and appearance of the listed building. A suitably sized sign board made of timber and hand painted would be a more appropriate approach.

REPRESENTATIONS

The Parish Council have objected to the loss of the original 'Drewe Arms' sign and consider the lantern is not justified. They report that the adjacent residents find the works intrusive and unacceptable. They have also raised the issue of the unauthorised floodlighting under the eaves.

English Heritage has stated the applications should be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.

The Historic Buildings Officer has commented that the original sign, which took the form of a

name with individual letters, was distinctive and part of the character of the listed building and significance of the designated heritage asset. Its removal was a real loss to the grade II* listed building. However, the proposed sign board is now to be made in wood, hand painted and presented in a traditional font. This will contribute to heritage value and therefore significance of the designated heritage asset. The Historic Buildings Officer does not object to the current applications.

IMPACT ON THE HERITAGE ASSET

The proposed fascia sign is positioned centrally over the entrance door and the lettering replicates the font used on the original sign. It is in proportion with the size of the front elevation and position of the windows and door. The small menu board positioned to the side of the entrance door is modest in size and also considered in proportion. The black lantern has already been installed and appears to be in an appropriate position. The car park sign is fixed to the wall and does not adversely impact on the setting of the listed building.

The existing signs are constructed of painted metal and have a high gloss, shiny finish. Given the significance of the building, the proposed timber signs are considered a more appropriate material and are therefore acceptable. However, in order to ensure the proposed signs are appropriately detailed in terms of the thickness of timber and moulding details, a condition has been included to require further information to be submitted and agreed in writing before they are installed.

These current applications aim to minimise the impact of the signage on the grade II* listed building. On request of the case officer the additional sign advertising the establishments drinks, food and accommodation (sign B) was removed. The trough light above the fascia sign was also removed and is omitted from this application. The materials and details have been amended to show timber construction which overcomes the previous concerns of the Historic Buildings Officer.

The Enforcement Officer is in contact with the agent to resolve the unauthorised floodlighting on the building.

CONCLUSION

It is clear that the old sign name was distinctive and formed part of the character and significance of the building. Whilst it is unfortunate it was removed during the re-branding of the business, the proposed signage is now considered acceptable. The Historic Buildings Officer has not objected to the new signage or lantern. The size, position, proportion and use of materials are appropriate for this grade II* listed building.

The proposed signage is considered to have a minimal impact on the character and appearance of this part of the National Park, which is within an Area of Special Control of Advertisements, the grade II* listed building and the Drewsteignton Conservation Area. The siting, size, choice of materials and appearance are now considered appropriate. The concerns of the Parish Council have been noted, but it is considered there are no substantive grounds to refuse this revised application.

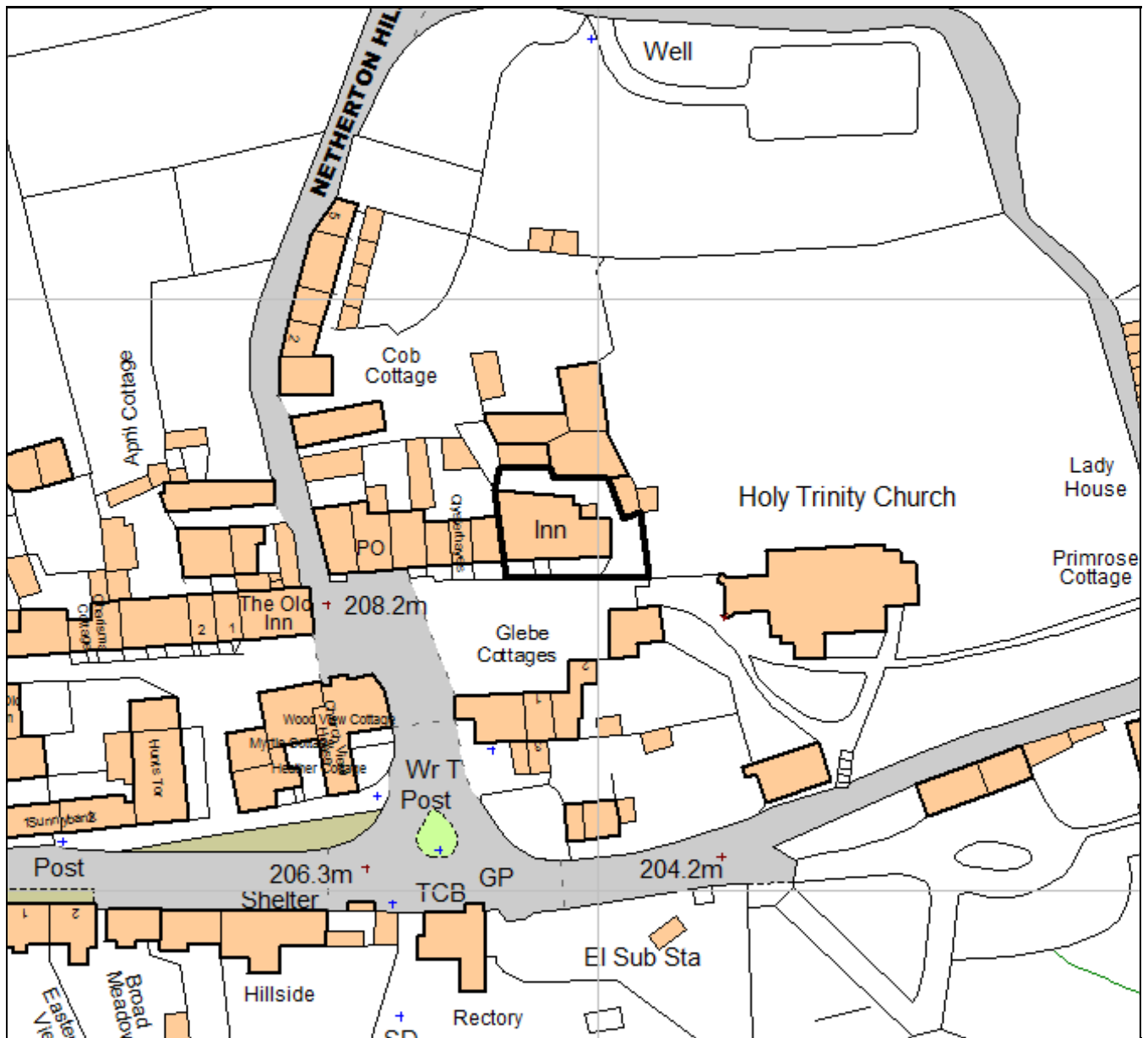
6. Application No: **0020/15**
Application Type: **Advertisement Consent**
Grid Ref: **SX735908**

District/Borough: **West Devon Borough**
Parish: **Drewsteignton**
Officer: **Jim Blackwell**

Proposal: **New signage**

Location: **The Drewe Arms, The Square,
Drewsteignton**

Applicant: **Enterprise Inns plc**



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50m
Scale 1:1250 @ A4

Recommendation **That consent be GRANTED**

Condition(s)

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Introduction

The Drewe Arms is a public house dating from around the 17th century. It is constructed of stone and thatch. The building faces an open square currently used for car parking, seating, access to the church and surrounding residential properties.

The building is grade II* listed and lies within the Drewsteignton Conservation Area.

The applications are presented to Members following comments from the Parish Council.

Planning History

0383/14	New signage Listed Building Consent	Refused	10 September 2014
0384/14	New signage Advertisement Consent	Refused	10 September 2014
0275/06	Conversion of storage outbuildings to form bunk-barn Full Planning Permission	Grant Conditionally	19 July 2006
0276/06	Conversion of storage outbuildings to form bunk-barns with associated works Listed Building Consent	Grant Conditionally	19 July 2006

Consultations

West Devon Borough Council: Does not wish to comment
County EEC Directorate: No highway implications
Environment Agency: Flood zone 1 standing advice

Historic Buildings Officer: The proposed signs are to be made of wood and hand painted as recommended and will not cause harm to the significance of the Drewsteignton Conservation Area.

English Heritage: The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Parish/Town Council Comments

Drewsteignton PC: The Parish Council object for the following reasons:

Sign A which is supposed to increase visibility and therefore footfall is inappropriate. The building cannot be viewed from a distance due to the immediate geography of the historical village square. The original signage was adequate and part of the building's listing. It was removed without any permission even though it was part of the building's history. The traditional free-standing pub sign is illuminated to guide customers. The entrance to the pub is clear, as there is only one gap in the boundary wall and this gap faces the front door.

There is no justification for the additional decorative lamp.

Residents of the village square and nearby have been consulted and find the works intrusive and unacceptable.

The floodlighting under the eaves is also intrusive and unnecessary impacting on residents, and the historical appearance of the building and character of the pub, neighbouring church and square.

The Parish Council have no objection to the following:
Sign C for menus is necessary and suitably designed.
Sign D for the car-park is also necessary and of suitable appearance.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

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

DMD36 - Signs and advertisements

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Following the display of unauthorised signage in 2014 and subsequent refusal of advertisement consent and listed building consent for four aluminium signs and a single lantern, these current applications are for replacement signage in timber.

PROPOSAL

The applications are for the display of the following:

- i. One timber sign written fascia panel - sign A;
- ii. One timber amenity board - sign C (reduced from A2 to A3);
- iii. One timber car park directional sign - sign D;
- iv. Retention of a single lantern - E (placed above sign C).

PLANNING HISTORY

The previous applications (ref: 0383/14 and 0384/14) for aluminium signs were refused for the following reason:

‘The signage, by reason of their siting, size, materials, appearance and means of illumination, is detrimental to the character and appearance of this part of the National Park, which is within an Area of Special Control of Advertisements, the grade II* listed building and the Drewsteignton Conservation Area. The works are therefore contrary to policy COR3 of the Dartmoor National Park Authority Core Strategy Development Plan Document and policies DMD8 and DMD36 of the Development Management and Delivery Development Plan Document and to the advice contained in the English National Parks and the National Planning Policy Framework 2012.’

The applications in 2014 were submitted in order to regularise the situation at the site by gaining approval for the unauthorised signs. The applications were to retain the aluminium fascia sign with trough light, an amenity sign describing the facilities on the front elevation, a menu sign board and a square car park sign on the wall to the east. A lantern light was also included in the application.

The signage was constructed of modern materials and, whilst the font type and layout of the sign boards were generally acceptable, the choice of materials was not in keeping with the significance and quality of the grade II* listed building in the Conservation Area. Also, the trough lighting for the fascia sign was not considered acceptable.

Following the decision, the agent was advised that it would be important to present a more traditional appearance which would preserve the character and appearance of the listed building. A suitably sized sign board made of timber and hand painted would be a more appropriate approach.

REPRESENTATIONS

The Parish Council have objected to the loss of the original ‘Drewe Arms’ sign and consider

the lantern is not justified. They report that the adjacent residents find the works intrusive and unacceptable. They have also raised the issue of the unauthorised floodlighting under the eaves.

English Heritage has stated the applications should be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.

The Historic Buildings Officer has commented that the original sign, which took the form of a name with individual letters, was distinctive and part of the character of the listed building and significance of the designated heritage asset. Its removal was a loss to the grade II* listed building. However, the proposed sign board is now to be made of wood, hand painted and presented in a traditional font. This will contribute to heritage value and therefore significance of the designated heritage asset. The Historic Buildings Officer does not object to the current application.

IMPACT ON THE HERITAGE ASSET

The proposed signs are modest in size, relate well to the existing features on the front elevation and are no longer illuminated. The impact on the Drewsteignton Conservation Area is therefore considered minimal. On request of the case officer the additional amenity sign (sign B) and trough light have been removed. The materials and details have been amended to show timber construction which overcomes the previous concerns of the Historic Buildings Officer.

The Enforcement Officer is in contact with the agent to resolve the unauthorised floodlighting on the building.

CONCLUSION

It is clear that the old sign name was distinctive and formed a part of the character and significance of the building. Whilst it is unfortunate it was removed during the re-branding of the business, the proposed signage is now considered acceptable. The Historic Buildings Officer has not objected to the new signage or lantern.

The proposed signage is considered to have a minimal impact on the character and appearance of this part of the National Park, which is within an Area of Special Control of Advertisements, the grade II* listed building and the Drewsteignton Conservation Area. The siting, size, choice of materials and appearance are now considered appropriate. The concerns of the Parish Council have been noted but it is considered there are no substantive grounds to refuse this revised application.

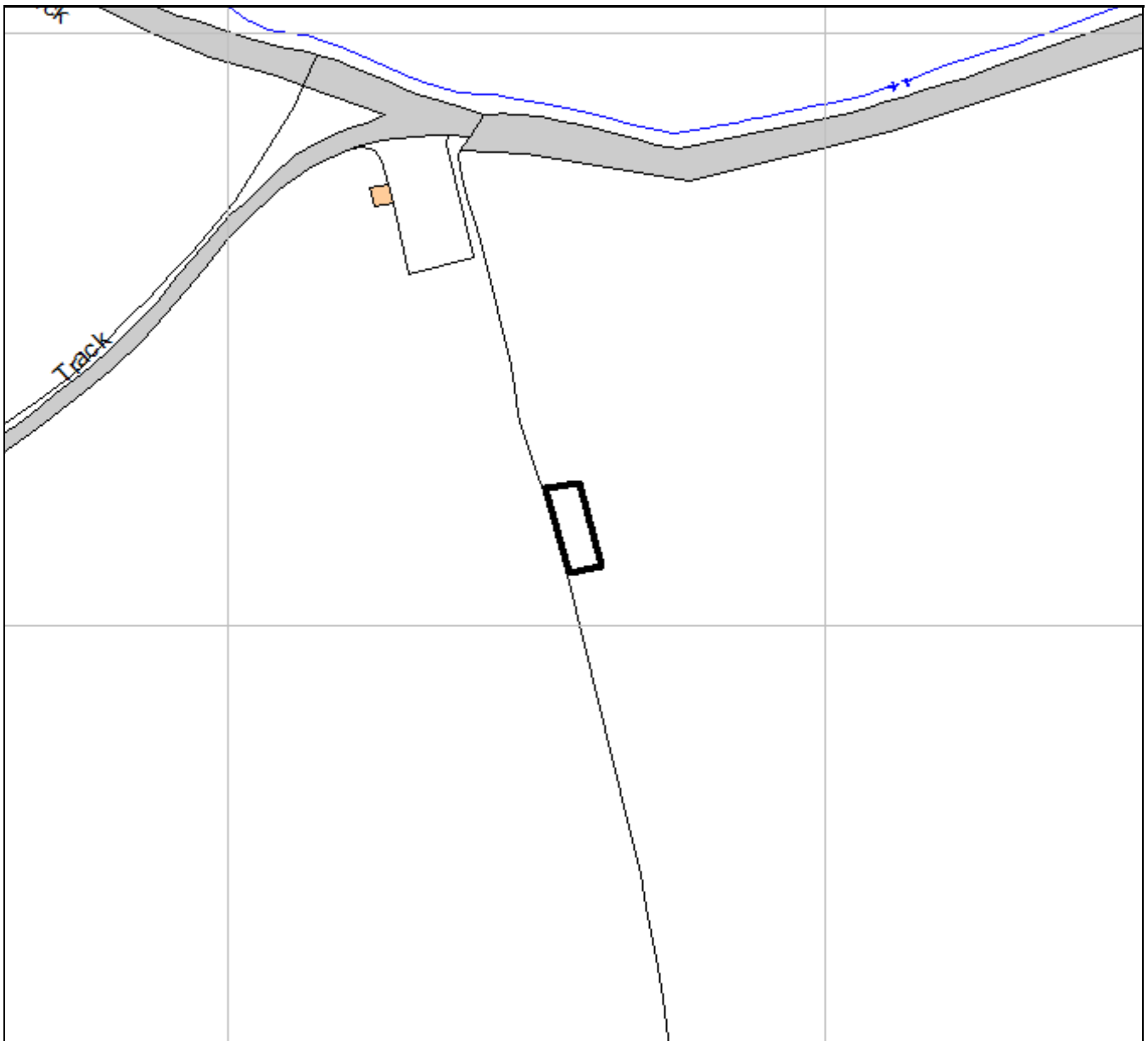
7. Application No: **0707/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX703885**

District/Borough: **West Devon Borough**
Parish: **Chagford**
Officer: **Jim Blackwell**

Proposal: **Erection of 14m x 4.5m timber-framed agricultural barn to enable the successful operation of established market garden enterprise**

Location: **Rushford Mill Farm, Chagford**

Applicant: **Chagfood CIC Ltd**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed agricultural building, by reason of its prominent location and divorced relationship with other building groups, will have a detrimental impact on the character and appearance of this part of the Dartmoor National Park contrary to policies COR1, COR3 and COR4 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD1b, DMD5 and DMD34 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document and to the advice contained in the English National Parks and the Broads UK Government Vision 2012, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

The application relates to agricultural land to the west of Rushford Mill on the outskirts of Chagford. The field is elevated above Rushford Mill and the higher part of the field, flanking the western field boundary (with public right of way beyond), has been fenced off and is used for horticulture (2ha). This land is rented by the applicant on a rolling 3 year farm business tenancy agreement.

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

Planning History

0636/13	Erection of timber framed agricultural barn (5m x 14m)		
	Full Planning Permission	Refused	22 January 2014

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

Environment Agency: Flood Zone 1 Standing Advice

DNP - Trees & Landscape: The site is very visible from the minor road to the east, particularly when traveling south along the road. The building will be seen in isolation and will appear on the sky line when viewed from the road. There are views from a footpath which runs through the adjacent field to the west. Part of the building will be hidden by the bank and hedge, but the upper parts of the building will be visible. There are distant views of the site from the high ground to the south (1800m). From this view the building will be seen as an isolated structure in a predominantly pastoral landscape.

The proposed development will have a detrimental impact on the character of the area. This part of Dartmoor has a predominately pastoral character, the sub-division of the field and crop growing enterprise has changed the character of the field and the introduction of a large isolated building and car park will further change the character of the local landscape. The building, being located on the sky line, will be visually intrusive. Buildings in this landscape

are mostly grouped and located in villages, hamlets or nucleated farmsteads and the introduction of isolated building will have a detrimental impact on the local landscape character.

The development will be contrary to policy COR1 in that it does not respect or enhance the character, quality or tranquillity of the local landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. The development is also contrary to DMD5 because it does not conserve/or enhance the character and special qualities of the Dartmoor landscape by respecting the valued attributes of the Dartmoor landscape, specifically the strong pattern of medieval fields with prominent Devon hedgebanks and drystone walls and the pastoral character of fields. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic development that harms the wider landscape.

Parish/Town Council Comments

Chagford PC:

The Parish Council noted the discrepancy in the height of the ridgeline between the 3D and 2D drawings showing 5.0m and 4.5m.

Based on the higher of these the Council objected on the basis that the development has a large environmental impact contrary to COR4 and DMD5.

If the building were lower in height the Council would remove its objection subject to the following conditions:

1. The structure is removed on redundancy
2. The use is limited to daylight hours
3. No retail sales are carried out other than the produce grown on site.

On receipt of the revised 3D plan the Parish Council removed their objection.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD34 - Agricultural and forestry

DMD5 - National Park Landscape

Representations

48 letters of support

The letters received support Chagfood as a provider of local, affordable, organic produce and the opportunities it provides for community involvement. These sustainability benefits are stated to over-ride any harm arising from a new isolated building which is needed to support the enterprise.

Observations

INTRODUCTION

This application is for a proposed agricultural barn to support the operation of the established market garden business.

PLANNING HISTORY

Planning permission (ref: 0636/13) for an identical agricultural barn was refused in 2013 for the following reason:

‘The proposed agricultural building, by reason of its prominent location and divorced relationship with other building groups, will have a detrimental impact on the character and appearance of this part of the Dartmoor National Park landscape contrary to policies COR1, COR3 and COR4 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD1b, DMD5 and DMD34 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document and to the advice contained in the English National Parks and the Broads UK Government Vision 2012, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.’

PROPOSAL

Chagfood is a community supported market garden providing vegetable boxes to the local community. They operate on two sites; Rushford Farm and Easton Cross. Different crops are grown over different seasons over the two sites and at the Easton Cross site there is an existing packing shed and polytunnels. Horse drawn machinery is only used at Rushford. Presently, the applicant is packaging some vegetable boxes in the open at Rushford and then driving many of the crates back to Easton Cross to be packed in the existing packing shed and distributed into separate boxes. The applicant explains that the packaging area needs to be as close to the cultivated area as possible from a functional point of view.

The application proposes a 4.5m x 14m timber frame agricultural building for use as a packing shed for produce harvested on the land, tie up space for working horses, storage space and tea room/small office space.

The application also includes a car parking area with landscaped bunds on two sides. It would require access from the existing lane to the north.

A revised 3D plan has been submitted showing the height of the roof reduced from 5m to 4.5m. The plans are now all consistent.

The principal consideration in assessing the proposal is the impact on this part of the Dartmoor National Park landscape.

REPRESENTATIONS

As with the previous application there has been a positive response from local residents and supporters of the business. In total 48 letters of support have been received, the main theme of which relate to the positive community benefits.

The Parish Council noted the discrepancy in the height of the ridgeline between the 3D and 2D drawings showing 4.5m and 5.0m.

Based on the higher of these the Council objected on the basis that the development has a large environmental impact contrary to COR4 and DMD5. It went on to say that if the building were lower in height they would remove their objection subject to conditions relating to the structure being removed on redundancy, the use is limited to daylight hours and no retail sales being carried out other than the produce grown on site. At a more recent meeting the Parish supported the application at the 4.5m ridge height.

POLICY CONSIDERATIONS

The National Planning Policy Framework states that great weight should be given to conserving the landscape and scenic beauty, cultural heritage and wildlife of National Parks which have the highest status of protection. The importance of delivering these Park purposes is reiterated in the objectives of local policy DMD1b, which stipulates that these considerations will be given priority over other considerations in the determination of planning applications.

Policies COR1 and COR3 require all new development proposals to respect and enhance the character and quality of local landscapes and to sustain local distinctiveness and Dartmoor's special environmental qualities. Policy COR4 requires development proposals to demonstrate a scale and layout appropriate to the site, conserving and enhancing the quality and distinctiveness of the local landscape and built environment.

The importance of understanding landscape character is fundamental to a consideration of these issues and this is embedded in policy DMD5. This policy explicitly states that development proposals should respect the valued attributes of landscape character types, ensuring that location, layout, scale and design conserves or enhances the special qualities of the local landscape, avoiding unsympathetic development that will harm the wider landscape.

Policy DMD34 requires new agricultural development to demonstrate a need proportionate to the use of the land, a scale and form related to its function, relate well to local landscape features and other building groups and be located and orientated to respect local topography.

The Dartmoor National Park Design Guide explains that new agricultural buildings need to be carefully sited in the landscape. Development should aim to fit into and be sympathetic to, existing farmsteads and the landscape, avoiding visually intrusive new buildings and reference being made to trees and folds in the landscape providing opportunities for sensitive, unobtrusive siting.

LANDSCAPE CHARACTER

The site is within the landscape character type 'Moorland Edge Slopes'. The land immediately around the site is undulating agricultural land comprising small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on these hedge banks. Narrow winding lanes connect small settlements. Broadleaved woodlands growing on hill tops and hill sides are a feature of this landscape. There is a sparse settlement

pattern with small hamlets, nucleated villages and isolated farmsteads. There are few isolated buildings in the landscape, but there are several mobile chicken houses and structures in the fields along the valley bottom. Several fields nearby have been covered in plastic to aid crop production.

IMPACT ON VISUAL AMENITY

The site of the proposed building is on an elevated part of the field with open uninterrupted views across the landscape, especially to the east. The site is very visible from the minor road to the east, particularly when traveling south along the road.

The building will also be seen in isolation and will appear on the sky line when viewed from the road, contrary to the requirements set out in the Development Plan and the Design guide. There are views from a footpath which runs through the adjacent field to the west. Part of the building will be hidden by the bank and hedge, but the upper parts of the building will be visible. There are distant views of the site from the high ground to the south (1800m). From this view the building will be seen as an isolated structure in a predominantly pastoral landscape.

The proposed building is sited away from the highway access and would be likely to require a track to access the car parking area. The access and parking area would further erode the pastoral landscape.

The proposal will neither conserve nor enhance the appearance of this part of the National Park landscape.

IMPACT ON LANDSCAPE CHARACTER

This part of Dartmoor has a predominately pastoral character, the sub-division of the field and crop growing enterprise has changed the character of the field and the introduction of the proposed isolated building on the skyline will further change the character of the local landscape. Buildings in this landscape are grouped, located in villages or nucleated farmsteads and the introduction of isolated buildings will have a detrimental impact on the local landscape character.

It is worth noting the recent appeal decision for a proposed implement shed at Higher Burrows, Shilstone Lane, Throwleigh (ref: 0594/13). The application was for a similar isolated agricultural building visible from a public right of way. The Inspector accepted that there can be a conflict between conserving the special landscape qualities of the Park and the needs of local traditional farming communities who are an essential part of the socio-economic vitality of the park. However, the appeal was dismissed due to the impact on the sensitive landscape.

CONCLUSION

It is acknowledged that this market gardening business is an asset to the local community, however, the proposed agricultural barn in this location will have a detrimental impact on the character and appearance of this part of the Dartmoor National Park in conflict with the Development Plan. The National Planning Policy Framework is explicit that great weight should be given to conserving the landscape and scenic beauty. This is a primary purpose of the National Park and policy DMD1b stipulates that it will be given priority over other considerations in the determination of planning applications.

8. Application No: **0032/15** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX701728** Officer: **Louise Barattini**

Proposal: **Internal and external alterations to the site and buildings, including restoration of the barn to provide interpretation space in association with programmed heritage visits**

Location: **Higher Uppacott, Poundsgate**

Applicant: **Dartmoor National Park Authority**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to the consideration of any comments on the revised plans and approval from the Secretary of State, permission be GRANTED**

Condition(s)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be implemented strictly in accordance with the drawings hereby approved.
3. Unless otherwise agreed in writing by the Local Planning Authority, no works (other than those exploratory works agreed in the Written Scheme of Investigation) to the shippon floor, cross passage floor and beams, hall wall linings and floors, hall ceiling, blocked hall window, blocked up WC doorway, inner room wall lining, hall chamber floor and inner room chamber floor hereby approved shall take place until a Written Scheme of Investigation for exploratory works, recording and analysis has been prepared by an appropriately qualified archaeologist or historic buildings specialist and submitted to the Local Planning Authority for approval. A full report detailing the findings and the proposed material finishes and details for the specified works shall be submitted to the Local Planning Authority for approval prior to these works taking place. All works shall be carried out strictly in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
4. No works shall take place until a Level 3 Analytical Record (English Heritage Guidance 2006: Understanding Historic Buildings A Guide to Good Recording Practice) of the longhouse and barn walls at Higher Uppacott has been undertaken and submitted to the Local Planning Authority.
5. All new thatching shall be carried out in wheat reed and shall be finished with a plain Devon ridge unless otherwise previously agreed in writing with the Local Planning Authority.
6. A sample of the slate for the roofing works hereby approved shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roof shall be maintained in the approved natural slate.
7. The slate roofs hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
8. Details of the proposed lime mortar specification mix shall be submitted to the Local Planning Authority prior to pointing/repointing works taking place.

9. Any new cobbling shall be completed using techniques and materials so as to match the existing cobbling. If large areas of cobbling are necessary, a sample panel shall be prepared for inspection by the Local Planning Authority and no further cobbling shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
10. All new stonework and repointing of the buildings and walls hereby approved shall be completed using techniques and materials so as to match the pointing and stonework on the existing building and walls. A sample panel of the new stonework and repointing on the barn shall be prepared for inspection by the Local Planning Authority and no further stonework or repointing shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.

Introduction

Higher Uppacott is a Grade I listed building of national significance in its type, detail and survival. It is an early Dartmoor longhouse with an unconverted shippon, cross passage, two-storey hall, inner room and thatched roof.

This listed building consent application proposes internal and external alterations to the site and buildings, including the restoration of the barn to provide an interpretation space in connection with the proposed increase in programmed heritage visits to the site.

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

Planning History

0512/14	Replacement lintels and windows to south elevation of barn cottage and lower parlour wing Listed Building Consent	Grant Unconditionally	25 November 2014
0260/13	Fire precautions works to include heat and smoke detectors with control panel and extinguishers Listed Building Consent	Grant Unconditionally	09 July 2013
0090/03	Remove existing bathroom, kitchen and dividing partition and create new bathroom and kitchen, re-fenestration of barn conversion and create porch roof, create WC and access path for the less-abled, re-open historic doorways, remove modern dry-lining, remove thatched porch roof, create viewing hatches to roof spaces, replace asbestos roofs in corrugated iron, refurbish medieval door frame, refurbish garage Listed Building Consent	Grant Conditionally	22 July 2003
5/06/033/93/03	Garden Shed Full Planning Permission	Grant Unconditionally	23 March 1993
05/06/0822/90	1) Remove defective glazing from ventilation slits in shippon and replace with makrolon 2) replace existing handrail with oak spindle ballustrade Other	Withdrawn	19 February 1993
0033/15	External alterations to the site and buildings, including restoration of the barn to provide interpretation space in association with programmed heritage visits Full Planning Permission	Not yet determined	

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No comment
Environment Agency:	No objection - flood risk zone 1 standing advice only
English Heritage:	The proposals are welcomed as they will better reveal the significance of this grade I listed building. Amendments are requested together with a conditional staged approach to approval of internal finishes following opening up works. Any comments received on the revised plans will be presented at the committee meeting.
DNP - Archaeology:	Full Recording condition to take place prior to works followed by a watching brief. The recording watching brief is to be undertaken by an accredited archaeological contractor following a detailed WSI approved by DNPA archaeologists.
Historic Buildings Officer:	Approve - The impact of the proposals is considered in the context of informed conservation and change will ensure the significance, as identified in the Higher Uppacott conservation plan, of the designated heritage asset and setting will not be harmed.

Parish/Town Council Comments

Widcombe PC:	No objection to the original scheme. Any comments received on the revised plans will be presented at the committee meeting.
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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

1 letter of objection

The objector queries the existing use of the building and raises objection to the introduction of new rainwater goods where none presently exist and objects to the alteration of the existing balustrade.

Observations

THE PROPOSAL & BACKGROUND INFORMATION

The site comprises a grade I listed farmstead with residential use and ancillary buildings, which is owned and maintained as an historic resource by this Authority.

The longhouse is unoccupied with an un-converted shippon. The cottage and parlour wing is used as a dwellinghouse. The Authority runs guided heritage visits to the site. This amounts to approximately 15 programmed visits per annum which is deemed to be ancillary to the established residential use of the site.

In 2012 an historic architectural report was commissioned which sets out the significance and key components of this important listed group. This has informed a Conservation Plan for the site and the proposals before you.

In the proposed scheme, the shippon would remain unconverted with some restorative conservation works and a proposal to increase the number of guided education visits to the site. The traditional agricultural presentation of the shippon would be retained to allow visitors to experience this unique surviving un-converted feature of the longhouse. The scheme incorporates a package of conservation informed works to remove modern interventions and restore traditional finishes and details within the longhouse.

The proposed scheme of restoration works and increased managed heritage interpretation for the public is a project within the Heritage Lottery Fund Landscape Partnership Scheme 'Moor than Meets the Eye'.

POLICY

This Grade I Listed Building is an iconic element of the cultural heritage of the National Park. Any proposals to the building need to demonstrate that they conserve or enhance the building and its setting in accordance with policies COR1, COR3, COR5, DMD1b and DMD8 of the Dartmoor Development Plan.

Policy DMD1b outlines the importance of delivering National Park purposes by conserving Dartmoor's cultural heritage and promoting understanding and enjoyment of the special qualities of the National Park.

DESIGN AND IMPACT ON HERITAGE ASSET

The proposed works will better reveal the traditional presentation and significance of the building and the proposed materials and finishes will help to sustain the historic fabric of the building and its setting in line with policies DMD1b, DMD7, DMD8, COR1 and COR3.

Notable enhancements include the removal of the 20th Century partition screen, exposure of original cobbled cross passage floor, removal of plasterboard dry linings and modern partitions, replacement of modern doors and with sensitive conservation-informed replacements, restoration of original floor levels and materials, replacement of modern stair balustrade, replacement of plasterboard ceilings with lathe and plaster, removal of modern porch, new scantle slate roofs to outshut and conservation-informed restoration of former barn.

English Heritage has identified the need for the final specification of finishes to be agreed by condition once the opening up of existing works has been undertaken to ensure informed and appropriate presentation of historic fabric.

Further amendments were requested by English Heritage and revised plans have been received showing amendments to door details, omission of rainwater goods, closure of one loft viewing hatch, parking area and barn design together with clarification notes on the building

regarding internal finishes and archaeological investigation.

A member of the public raised objection to the inclusion of rainwater goods but this element has since been amended. An objection has also been raised to the proposed balustrade. The existing balustrade was installed in the 1960's/70's and does not reflect historic detailing. A new sympathetic balustrade is proposed to enhance the presentation of this element of the building and in the absence of historic evidence of installation heights, a height to meet current building regulations is proposed.

The final comments from English Heritage will be presented to Members at the meeting.

CONCLUSION

The detail of the works proposed has been carefully considered to ensure that the impact on this important Listed Building will be minimal and has been revised following comments received from English Heritage. The scheme aligns with Park purposes for the conservation of Dartmoor's cultural heritage and promoting the understanding and enjoyment of the special qualities of the National Park.

This listed building application needs to be referred to the Secretary of State before a decision can be issued as it involves work to a listed building owned by this Authority.

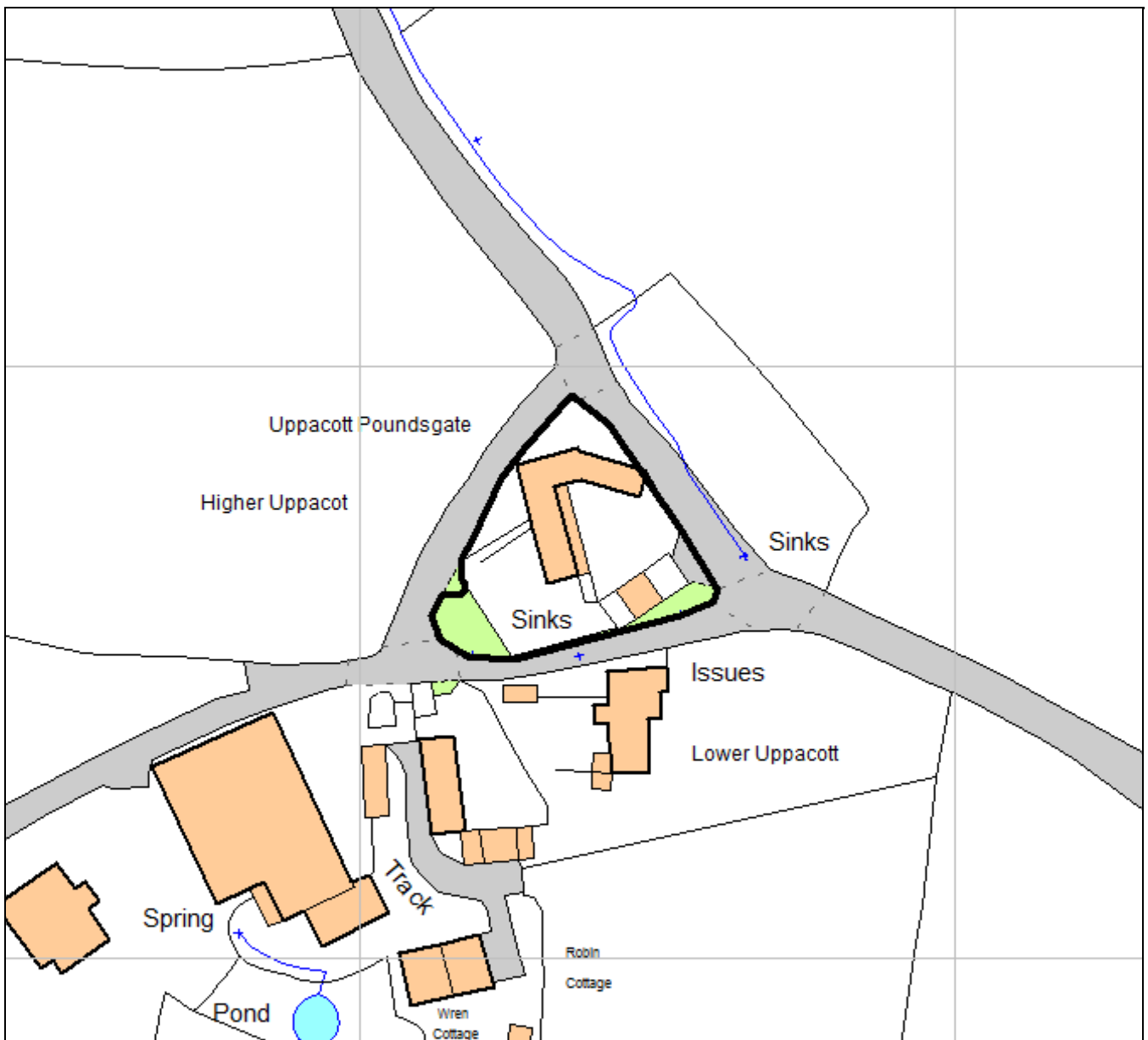
9. Application No: **0033/15**
Application Type: **Full Planning Permission**
Grid Ref: **SX701728**

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

Proposal: **External alterations to the site and buildings, including restoration of the barn to provide interpretation space in association with programmed heritage visits**

Location: **Higher Uppacott, Poundsgate**

Applicant: **Dartmoor National Park Authority**



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50m
Scale 1:1250 @ A4

Recommendation That, subject to the consideration of any comments on the revised plans, 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. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be implemented strictly in accordance with the mitigation recommendations on pages 15-27 of the Bat & Bird Survey Report and Mitigation Strategy dated 15 February 2015 (Amended) by George Bemment Associates.
3. No works shall take place until a Level 3 Analytical Record (English Heritage Guidance 2006:Understanding Historic Buildings A Guide to Good Recording Practice) of the longhouse and barn walls at Higher Uppacott has been undertaken and submitted to the Local Planning Authority.
4. Unless otherwise agreed in writing by the Local Planning Authority, 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 external ground disturbance works (except for the car park area) has been submitted to and approved in writing by the Local Planning Authority. The scheme 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. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
5. The site shall be used for mixed use as a Dartmoor longhouse interpretation centre/museum and dwellinghouse and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
6. Unless otherwise agreed in writing by the Local Planning Authority, the heritage visits to the site hereby approved shall not exceed a total of 50 in any one calendar year and not more than 20 visitors at any one time. A permanent written record shall be kept of the number of people and groups attending a heritage visit, together with the dates of their visit. The record shall be produced to an authorised officer of the Authority for inspection upon request.
7. Site clearance, preparation and construction work shall only take place on the site between 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, not at any time on Sundays, Bank or Public Holidays.

8. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be implemented strictly in accordance with the drawings hereby approved.
9. The site shall not be brought into the use hereby approved until the parking spaces for motor vehicles shown on the approved plans have been made available for use; thereafter the parking spaces shall be permanently retained for that use alone unless an alternative parking arrangement has been submitted to the Local Planning Authority for approval.
10. A sample of the slate for the roofing works hereby approved shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roof shall be maintained in the approved natural slate.
11. The slate roofs hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
12. Details of the proposed lime mortar specification mix shall be submitted to the Local Planning Authority prior to pointing/repointing works taking place.
13. All new thatching shall be carried out in wheat reed and shall be finished with a plain Devon ridge unless otherwise previously agreed in writing with the Local Planning Authority.
14. Prior to the substantial completion of the development hereby permitted, details of the proposed external surfacing 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 materials shall be used in the development.
15. Any new cobbling shall be completed using techniques and materials so as to match the existing cobbling. If large areas of cobbling are necessary, a sample panel shall be prepared for inspection by the Local Planning Authority and no further cobbling shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
16. All new stonework and repointing of the buildings and walls hereby approved shall be completed using techniques and materials so as to match the pointing and stonework on the existing building and walls. A sample panel of the new stonework and repointing on the barn shall be prepared for inspection by the Local Planning Authority and no further stonework or repointing shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.

Introduction

Higher Uppacott is a Grade I listed building of national significance in its type, detail and survival. It is an early Dartmoor longhouse with an unconverted shippon, cross passage, two-storey hall, inner room and thatched roof.

This planning application proposes external alterations and change of use, including the restoration of the barn to provide an interpretation space in connection with the proposed increase in programmed heritage visits to the site. An associated application for listed building consent follows on the agenda.

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

Planning History

	lower parlour wing		
	Listed Building Consent	Grant Unconditionally	25 November 2014
0260/13	Fire precautions works to include heat and smoke detectors with control panel and extinguishers		
	Listed Building Consent	Grant Unconditionally	09 July 2013
0090/03	Remove existing bathroom, kitchen and dividing partition and create new bathroom and kitchen, re-fenestration of barn conversion and create porch roof, create WC and access path for the less-abled, re-open historic doorways, remove modern dry-lining, remove thatched porch roof, create viewing hatches to roof spaces, replace asbestos roofs in corrugated iron, refurbish medieval door frame, refurbish garage		
	Listed Building Consent	Grant Conditionally	22 July 2003
5/06/033/93/03	Garden Shed		
	Full Planning Permission	Grant Unconditionally	23 March 1993
05/06/0822/90	1) Remove defective glazing from ventilation slits in shippon and replace with makrolon 2) replace existing handrail with oak spindle ballustrade		
	Other	Withdrawn	19 February 1993
0032/15	Internal and external alterations to the site and buildings, including restoration of the barn to provide interpretation space in association with programmed heritage visits		
	Listed Building Consent	Not yet determined	

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No comment
Environment Agency:	No objection - Flood Risk Zone 1 standing advice only
English Heritage:	The proposals are welcomed as they will better reveal the significance of this grade I listed building. Amendments are requested together with a conditional staged approach to approval of internal finishes following opening up works.
	Any comments received on the revised plans will be presented at the committee meeting.
DNP - Archaeology:	Full Recording condition to take place prior to works followed by a watching brief.
	The recording watching brief is to be undertaken by an accredited archaeological contractor following a detailed Written Scheme of Investigation approved by DNPA archaeologists.
Historic Buildings Officer:	Approve - The proposal will sustain the grade I listed longhouse and will not cause harm to the designated heritage asset and its setting.
DNP - Ecology & Wildlife Conservation:	Works to proceed in accordance with the findings and recommendations of the submitted Bat and Bird Survey Report and Mitigation Strategy (Amended 15 February 2015)

Parish/Town Council Comments

Widecombe PC: No objections to the original scheme.

Any comments received on the revised plans will be presented at the committee meeting.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR13 - Providing for high standards of accessibility and design
COR18 - Providing for sustainable economic growth
COR19 - Dealing with proposals for tourism development
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
DMD10 - Enabling development
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
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD43 - New visitor attractions and development of existing enterprises
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

1 letter of objection

The objector queries the existing use of the building and raises objection to the introduction of new rainwater goods where none presently exist and objects to the alteration of the existing balustrade.

Observations

THE PROPOSAL & BACKGROUND INFORMATION

The site comprises a grade I listed farmstead with residential use and ancillary buildings, which is owned and maintained as an historic resource by this Authority.

The longhouse is unoccupied with an un-converted shippon. The cottage and parlour wing is

used as a dwellinghouse. The Authority runs guided heritage visits to the site. This amounts to approximately 15 programmed visits per annum which is deemed to be ancillary to the established residential use of the site.

In 2012 an historic architectural report was commissioned which sets out the significance and key components of this important listed group. This has informed a Conservation Plan for the site and the proposals before you.

In the proposed scheme, the shippon would remain unconverted with some restorative conservation works and a proposal to increase the number of guided education visits to the site. The traditional agricultural presentation of the shippon would be retained to allow visitors to experience this unique surviving un-converted feature of the longhouse. The scheme incorporates a package of conservation informed works to remove modern interventions and restore traditional finishes and details within the longhouse.

This application for change of use and works seeks to increase the number of programmed heritage visits to approximately 50 per year in conjunction with the restoration of the detached barn on the site to provide a new heritage interpretation space. The number of attendees per visit is capped at 20 persons for insurance purposes.

Parking provision on site is proposed to be improved and linked a green travel plan with Bel Tor car park. The scheme also incorporates a number of bat mitigation measures and sensitive amendments to the site to provide accessibility for all.

The proposed scheme of restoration works and increased managed heritage interpretation for the public is a project within the Heritage Lottery Fund Landscape Partnership Scheme 'Moor than Meets the Eye'.

POLICY

This Grade I Listed Building is an iconic element of the cultural heritage of the National Park. Any proposals to the building need to demonstrate that they conserve or enhance the building and its setting in accordance with policies COR1, COR3, COR5, DMD1b and DMD8 of the Dartmoor Development Plan.

Policy DMD1b outlines the importance of delivering National Park purposes by conserving Dartmoor's cultural heritage and promoting understanding and enjoyment of the special qualities of the National Park.

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

Policy COR2 sets out the spatial development strategy on Dartmoor. Outside identified settlements development is supported where it is needed to promote National Park Purposes and where it would sustain buildings that contribute to Dartmoor's special qualities.

Policy COR19 and DMD43 support new visitor attractions and development of existing tourism enterprises where proposals will (i) increase visitor's understanding and enjoyment of Dartmoor's special qualities in a manner that conserves and enhances those special qualities, (ii) not generate increased activity or noise that would detract from the experience of visitors or

neighbour amenity, (iii) be satisfactorily accessed from the road network or by other sustainable transport modes, and (iv) where it will make use of an existing building.

Policies COR7 and DMD14 require new developments to safeguard statutorily protected species and policies COR6 and DMD13 require new development to conserve Dartmoor's archaeology.

Policy COR13 requires new development to meet highest standards of access ability and design.

Policy DMD4 sets out the objectives for protecting residential amenity and policy COR21 deals with highway safety matters.

The Dartmoor National Park Authority Design Guide sets out specific guidance for historic buildings and generic guidance on building elements and materials within the National Park.

USE

The proposed use for programmed heritage visits and interpretation space at this exceptionally well preserved Grade I listed longhouse, an iconic building on Dartmoor, is consistent with Park purposes for the conservation of Dartmoor's cultural heritage and promoting understanding and enjoyment of the special qualities of the National Park which is enshrined in policy DMD1b and COR2 (iii)(c) and (iii)(f).

The proposal is also considered to satisfy the 4 criteria set out under policy DMD43 (above) for visitor attractions and tourism enterprises. These matters are discussed below.

DESIGN AND IMPACT ON HERITAGE ASSET AND LANDSCAPE QUALITIES

The proposed works will better reveal the traditional presentation and significance of the building and the proposed materials and finishes will help to sustain the historic fabric of the building and its setting in line with policies DMD1b, DMD7, DMD8, COR1 and COR3. It will aid public understanding of the special qualities of the building whilst helping to sustain the asset in the long term, consistent with objectives (i) and (iv) of policy DMD43.

Notable enhancements include the new scantle slate roofs to outshut and conservation-informed restoration of former barn.

English Heritage requested amendments to the design and scale of the proposed scheme for the restoration of the former barn. Comments from English Heritage on the revised plans will be presented at the committee meeting.

IMPACT ON THE AMENITY

The proposed increase in programmed heritage visits from 15-50 per year will intensify the frequency of activities on the site, however, the number of attendees will still be restricted to a maximum of 20 persons and nature of visits will remain largely unchanged. Provision of an additional interpretation space in the barn will enable congregation of groups within this building. The visits are proposed to be programmed and managed by the Authority, as existing.

Parking on site will be restricted to 3 visitor spaces (incorporating parking for disabled persons)

so there will not be significant nuisance created by traffic movements on site. It is proposed to manage visitors to Higher Uppacott by using appropriate existing car parks off site with access to the site itself would be via shared drop off arrangement and guided walk to the site (except for disabled persons where provision is proposed on site). These arrangements have worked satisfactorily in recent years for such events.

It is considered that the proposed increase in frequency of managed visits, incorporating additional spaces on the site, will not have a detrimental impact on the residential amenities of neighbouring occupiers having regard to the nature and scale of activity, existing operations at Higher Uppacott and farming activities in the locale. The proposal is therefore not considered to conflict with the objectives of policies DMD4 and DMD43(ii).

HIGHWAY SAFETY & ACCESSIBILITY

The arrangements for parking and access are discussed above and no comment is raised by the Highway Authority. The proposal will not have an adverse impact on highway safety and will therefore not conflict with the objectives of policies COR21 and DMD43(iii).

Provision is made for disabled parking and ease of access where practical in the interests of balancing the objectives of policies COR13 with heritage policies COR1, COR3, DMD1b and DMD8.

The area shown on the plans for car parking is not currently within the ownership or control of the Authority, however there is a high likelihood that the works can take place and in the event that parking is not available in this area, condition 9 allows for alternative on site parking arrangements to be agreed.

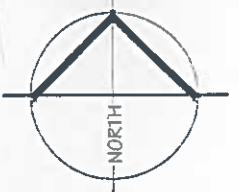
WILDLIFE

The protected species survey indicates regular but relatively low levels of roosting activity within the longhouse roof by individual and small numbers of non-breeding lesser horseshoe bats and also bird nesting activity is observed on site. The report proposes a mitigation strategy which will ensure that the works will not have an adverse impact on protected species in line with policies COR7 and DMD14.

CONCLUSION

The detail of the works proposed has been carefully considered to ensure that the impact on this important Listed Building will be minimal and has been revised following comments received from English Heritage. The scheme aligns with Park purposes for the conservation of Dartmoor's cultural heritage and promoting the understanding and enjoyment of the special qualities of the National Park. It meets the criterion for new visitor attractions within the Park whilst conserving the interests of protected species, neighbouring residents and highway safety.

The application is therefore recommended for approval.



ROOFS

Longhouse
Existing wheat reed thatch patch repaired / recoated

Cottage (converted farm building)
New single sized and centre nailed natural slate - Delabole or Trevillet. Cast iron gutters and downpipes

Outshot
New, fully mortared small size head nailed scantle slate roof - Delebole or Trevillet.

Barn
New wheat reed thatch with flush wrap-over ridge

EXTERNAL LIGHTING

Additional external lighting to be provided for the principal pedestrian access within the site to provide safe access for the public, but will be low level and shielded to produce downward light and be activated by PIR or a switch with timers to avoid unnecessary use of light and light pollution, their appearance will respect the historic character of the building group.



- Ex Existing light fitting to remain
- 1 External wall mounted light fitting
- 2 Downlight (80mm dia.) fitted at 1.0m above GL
- 3 Bulkhead light (210x120x100mm) fitted under eaves and on timber post at parking area

Existing fencing removed and replaced with black painted park railings and stock netting behind to drop to drainage trench

Raised planting beds within low stone walls altered to allow wheelchair access between

Granite ditched wall into existing bank

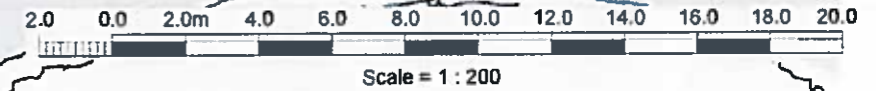
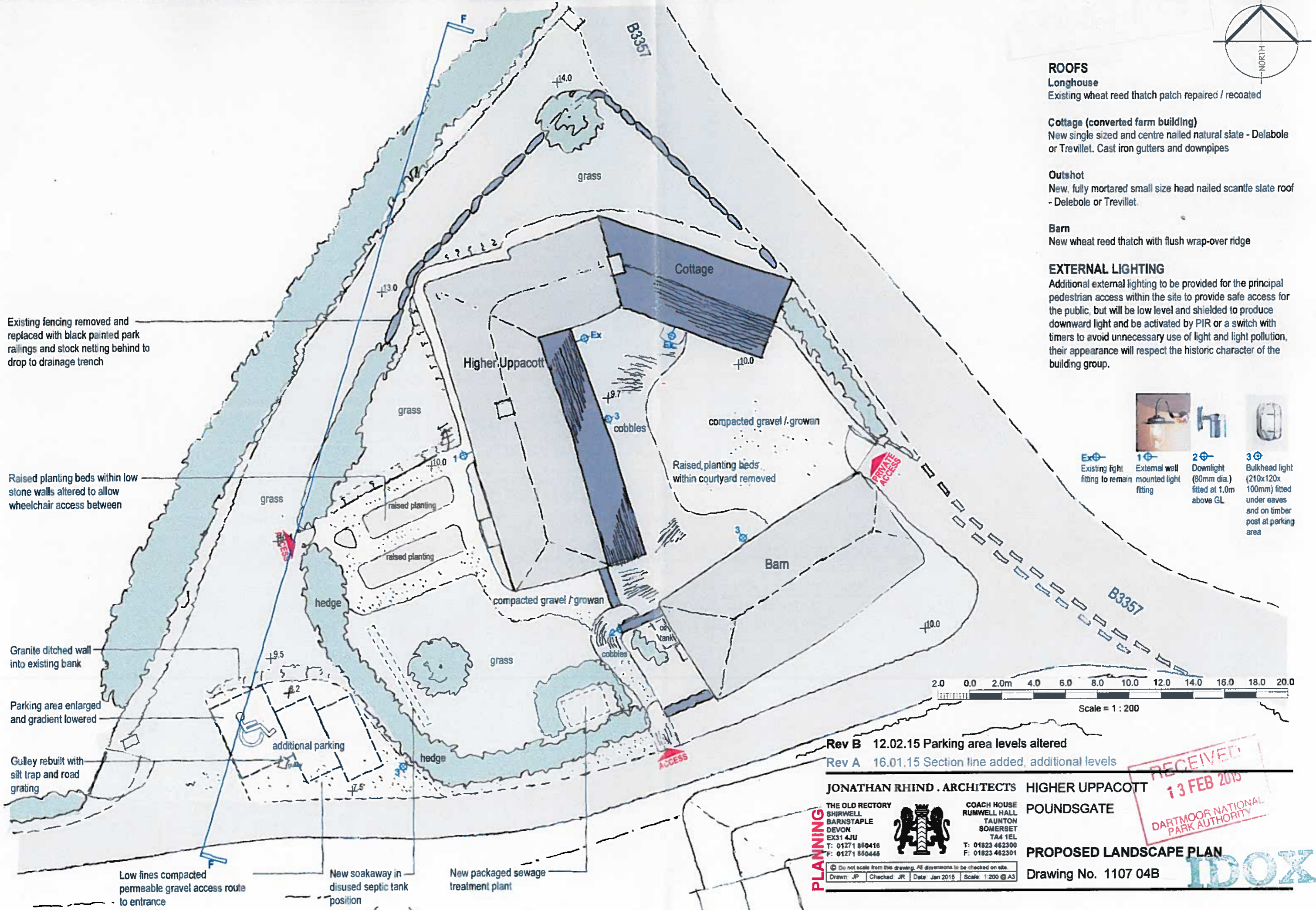
Parking area enlarged and gradient lowered

Gully rebuilt with silt trap and road grating

Low lines compacted permeable gravel access route to entrance

New soakaway in disused septic tank position

New packaged sewage treatment plant



Rev B 12.02.15 Parking area levels altered

Rev A 16.01.15 Section line added, additional levels

JONATHAN RHIND . ARCHITECTS HIGHER UPPACOTT

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POUNDSGATE

PROPOSED LANDSCAPE PLAN

Drawing No. 1107 04B



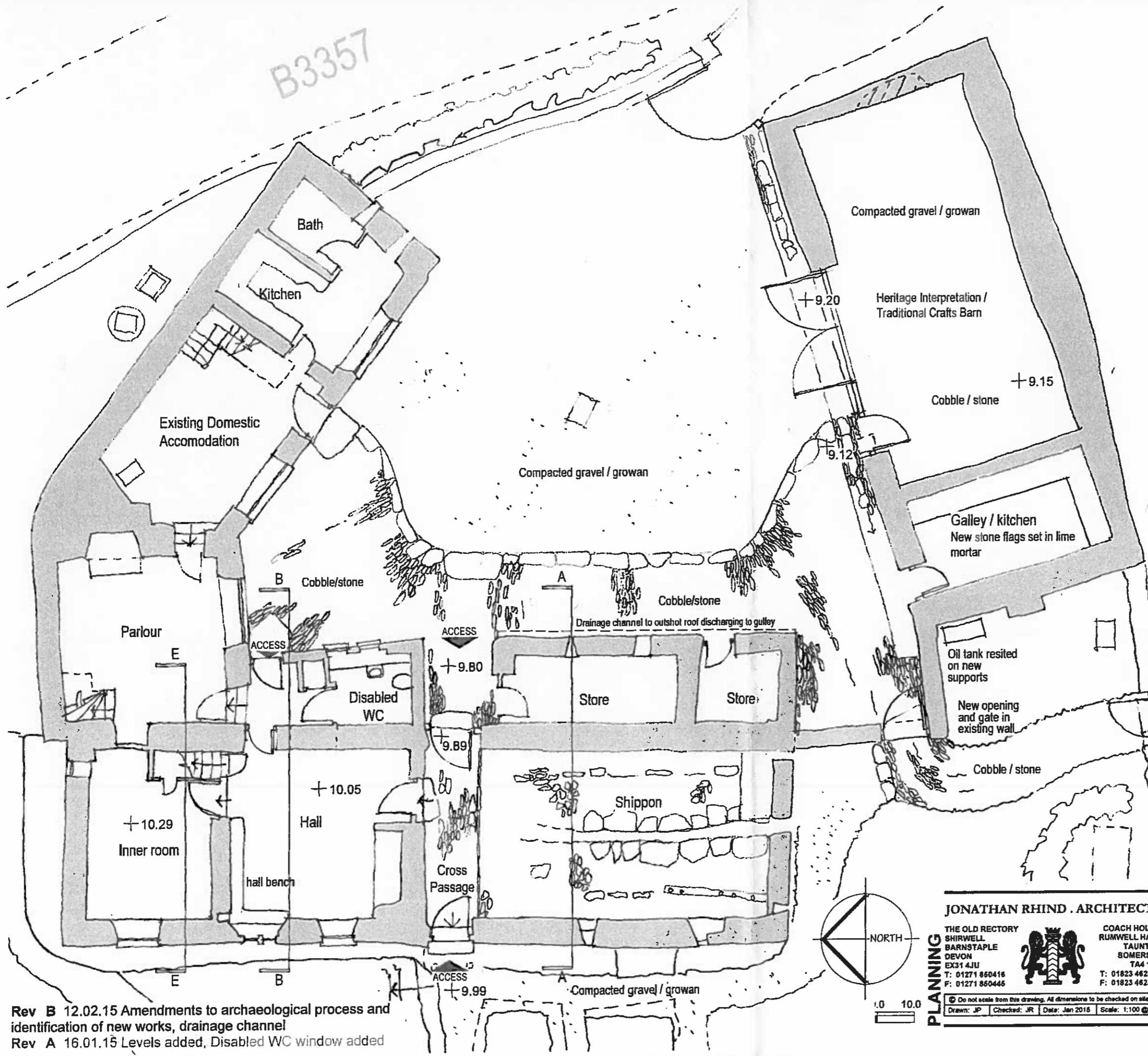
PLANNING

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PROPOSALS 0033/15



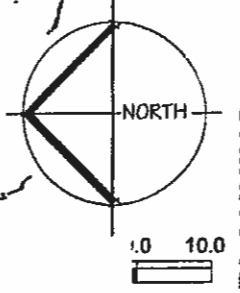
Inner Room
 Blockwork wall linings and internal partitions removed, original surfaces repaired / repointed in lime mortar & limewashed.
 Ceilings and floor above removed and first floor replaced (subject to archaeological investigation).
 Existing concrete floors retained and made good.

Hall
 Blocked door opening from WC lobby reopened with new dated, oak ledged and boarded door in oak frame. Flush pointing to open stonework joints in exposed reveals (subject to archaeological investigation).
 Removal of Newtonite lathing dampproofing isolation membrane, plaster and plasterboard dry lining from internal walls throughout. Existing flush pointed stonework and limewash finish repaired and reinstated with lime mortar and limewash (subject to architectural investigation).
 Window cills renewed in painted softwood.
 Softwood boarded hall bench cladding removed. New elm seat refixed on top of masonry to original height and profile, discretely dated oak panelled back to match original height determined by fixing marks on the wall when dry lining is removed (subject to archaeological investigation).
 Concrete infill to original lime ash floors to be taken up and relaid in lime ash.
 Sunken granite slabs in front of fireplace to be lifted and relaid at original level set in lime mortar.
 Plasterboard ceiling between joists fixed to underside of boards removed including all filler and decorations to leave all timber boards and beams exposed and limewashed (subject to archaeological investigation).
 Blocked hall window opening to east wall with visible jamb stones and timber cill differentiated from main stonework below limewash to identify feature.

Cross Passage
 Remove 20th Century timber boarded partition and door and ceiling and make good fixing holes in lime mortar.
 Take up concrete levelling screed to floor, relay missing or disturbed loose cobbles in pattern to match main shippon with full flush joints for secure surface for walking and wheelchair access. Edge demarcated with edge stones - new areas discretely dated adjacent to door threshold.
 Form flight hole for bat access with intumescent sleeve to roof space over hall and inner room chambers in wall top to minimise fire risk.
 Remove exposed electrical cables and fittings and renew with concealed fireproof cabling and discreet fittings.
 Repair existing front door to west - replace boarding to section with a vision panel - renew weatherboard, repair / renew rotted sections of frame jambs, renew coverstrips, overhaul lock, latch and pintles.
 Remove 20th century softwood door to rear (east) from original frame. Install new wide boarded ledged oak door on wrought iron stop hinges on pintles in original fixing holes with latch and draw bar bolt with discrete date marking.

Shippon
 Remove cement infill to cobbled floor, central drain and privy area, relay loose, disturbed or missing cobbles to match existing pattern in earth /growan for stable surface.

Rev B 12.02.15 Amendments to archaeological process and identification of new works, drainage channel
 Rev A 16.01.15 Levels added, Disabled WC window added



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HIGHER UPPACOTT
 POUNDSGATE
 PROPOSED GF PLAN
 Drawing No. 1107 11B

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PROPOSALS **0033/15**

Hall Chamber
 Remove plasterboard patched areas from ceiling and replace with laths and lime plaster.
 Remove chipboard overflooring with support joists and firrings.
 Allow archaeological investigation of beams and joists for possible smoke hood or hotbox above fireplace and paint finish.
 Refix / patch repair softwood floorboards to match existing.

Inner Room Chamber
 Inserted 1968 softwood floor joist and boarded floor removed and replaced with new 120 x 90mm oak joists and reused existing softwood floor boards at original level of cill to close studded partition and at head of staircase (subject to archaeological investigation).
 Renewal of newel and balustrade to head of stair with 17th century detail.

Roofspace
 Existing viewing hatch from Hall Chamber retained with non-reflective glass and lighting directed away from area over Inner Room Chamber. Light fitting and bulb changed to minimise disturbance of bats and heat within roofspace. Timed light with duration reduced to 1 minute per push.
 Existing viewing hatch to Inner Room Chamber retained for maintenance access only with hinged drop down cover and lockable bolt.
 Inner Room Chamber roofspace retained as preferred bat roost area in shadow from independant suspended light baffle behind principle truss for avoidance of disturbance of bats.

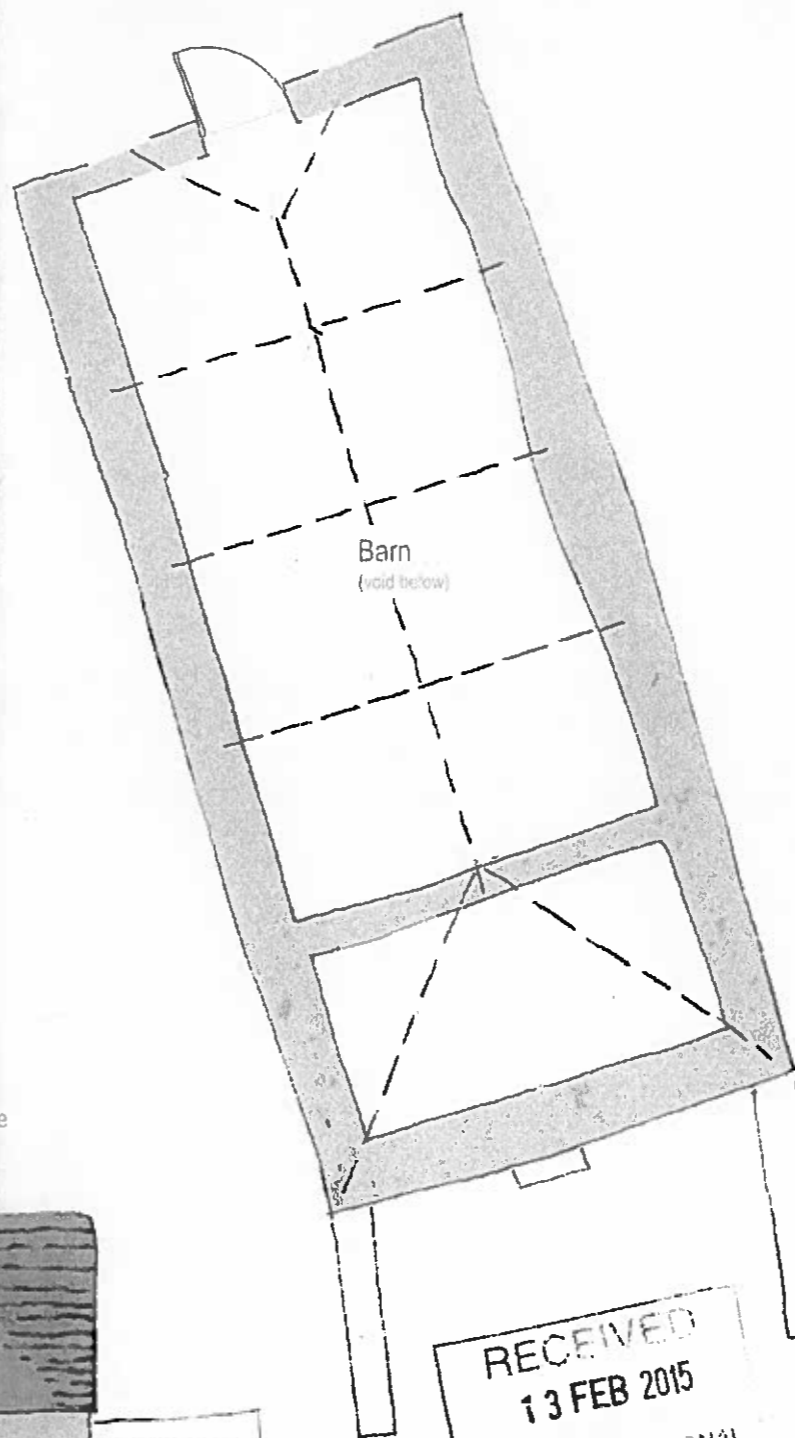
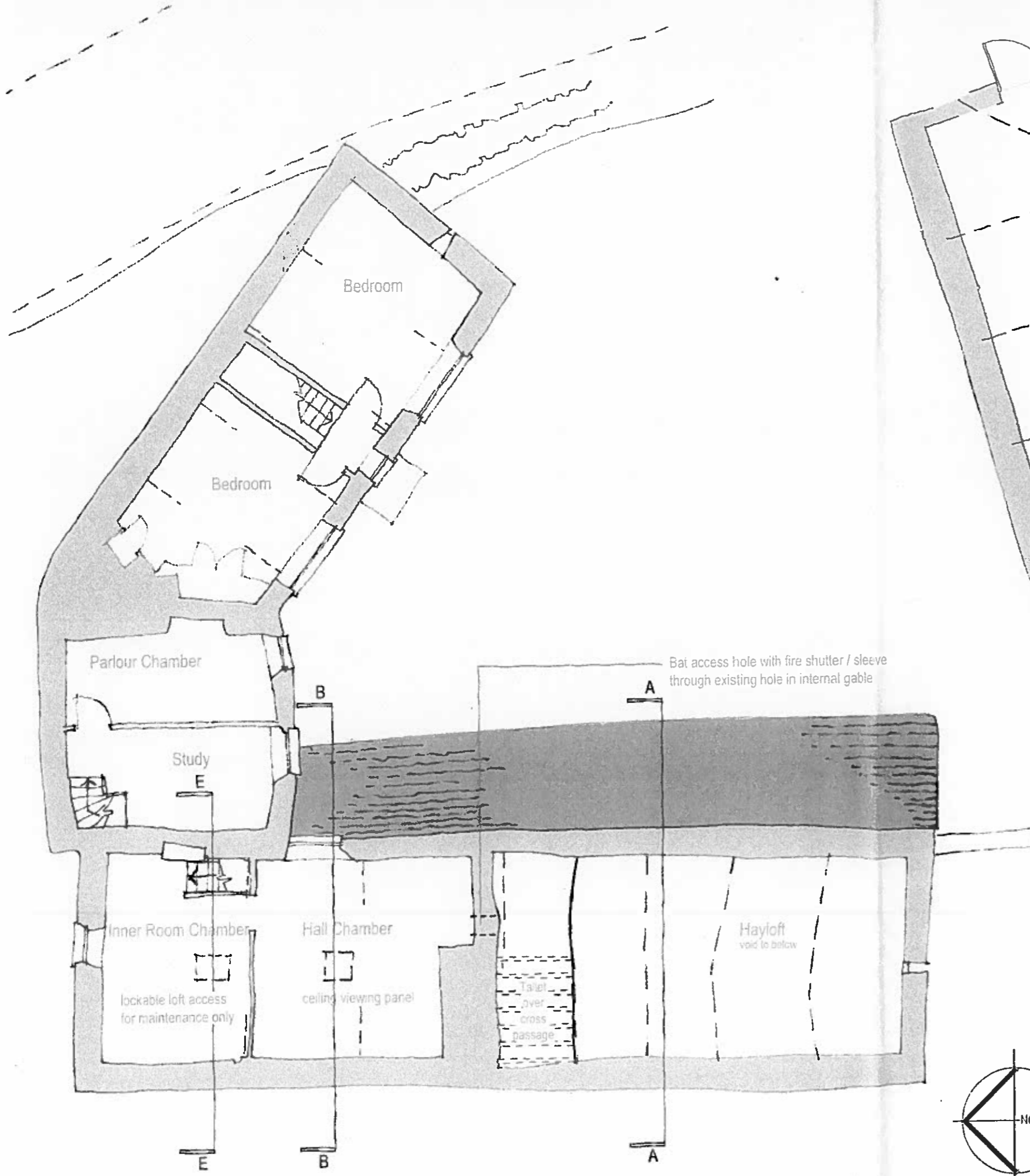
Shippon tallet
 Hand sawn loose elm boards over new approx 70 x 90mm sawn oak joists bearing in existing sockets on first tallet beam and onto granite ledge on back of hall chimney over part of cross passage

Lighting & Power
 Existing exposed surface wiring removed and replaced with fire resistant wiring in conduit and discreet - concealed fittings.

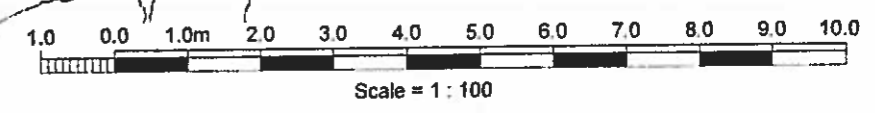
Fire
 Existing radio activated smoke detectors and alarms retained.

Heating
 Economy 7 storage heaters in ground floor Hall and Inner Room to maintain sufficient heat to minimise condensation eg. 12 - 13 degC

Barn Roof
 Existing corrugated metal roof and structure and modern stone and cement mortar build up to existing walls removed
 New Roof - Structure of 'A' frame oak / sycamore trusses with
 25 x 100mm principle rafters
 600 x 250 x 100mm bearing plates
 175 x 75mm half housed and dovetailed collars
 200 x 100mm hip rafters
 75 x 75mm nom. thatching poles
 Truss feet bearing into recesses on bearing plates set on stone and lime mortar bedding on top of original wall top up to underside of new thatch

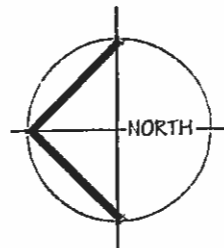


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Rev A 12.02.15 Barn roof. Archaeological investigation, viewing panels amended

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PROPOSED FF PLAN
 Drawing No. 1107 12A

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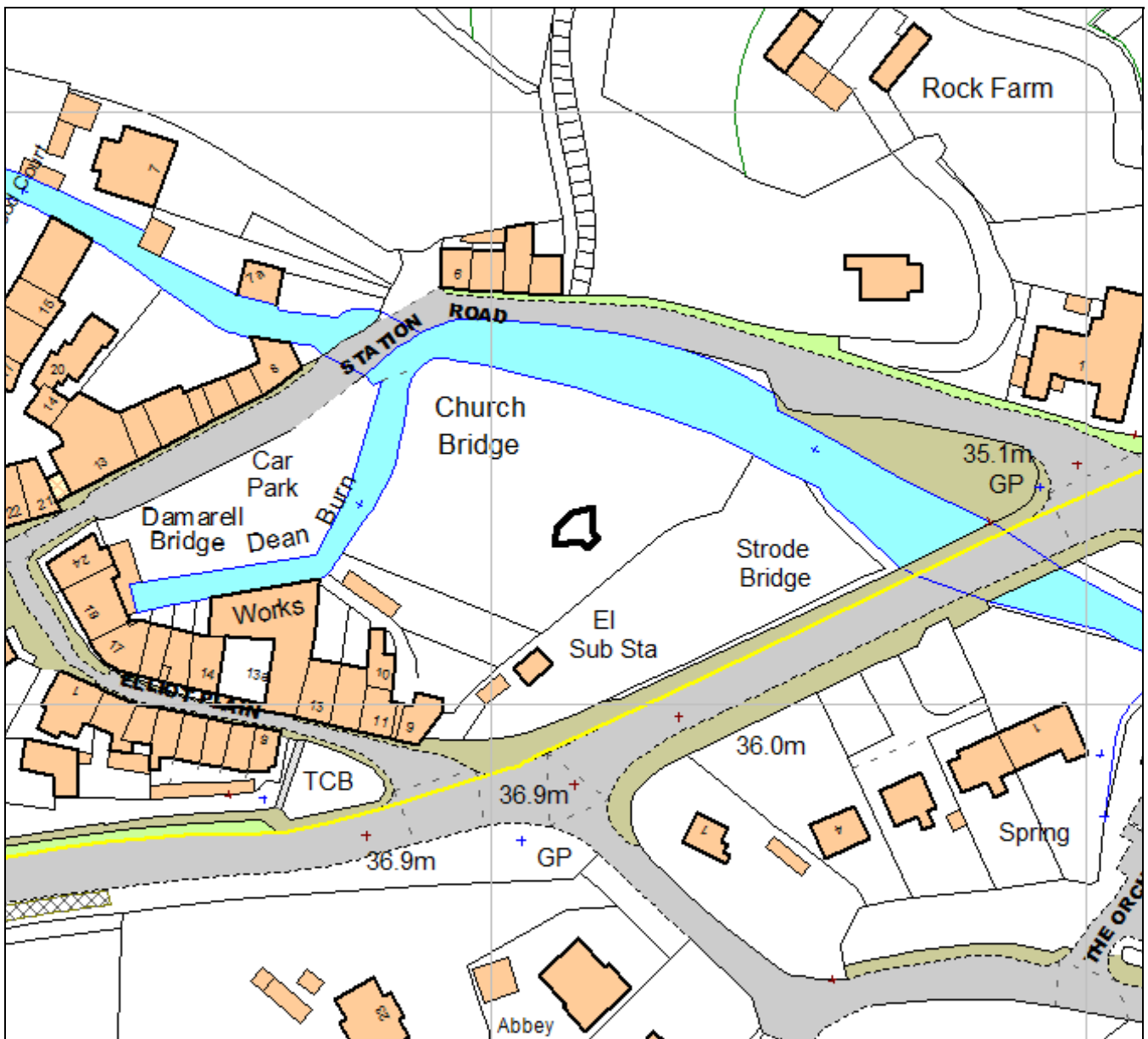
10. Application No: **0666/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX742661**

District/Borough: **Teignbridge District**
Parish: **Buckfastleigh**
Officer: **Oliver Dorrell**

Proposal: **Erection of roof canopy over performance area at existing recreational open space**

Location: **Orchard Millennium Green, Buckfastleigh**

Applicant: **Trustees of the Orchard Millennium Green**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to submission of a satisfactory Section 106 unilateral undertaking regarding use, permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of the development hereby approved, samples of all external materials to be used in the construction of the canopy shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved external materials shall be used in the development.
3. No external lighting shall be attached to the canopy hereby approved, unless otherwise approved in writing by the Local Planning Authority.

Introduction

The application is for a roof canopy structure at the Orchard Millennium Green, Buckfastleigh. The canopy is proposed to provide an undercover performance area for music and theatre.

The structure would be formed of reinforced PVC tensile fabric (colour green) stretched over tubular steel frame secured by a concrete foundation. The canopy would be in the shape of a clamshell and would be open on all sides.

The site is within the Buckfastleigh Conservation Area.

This application is presented to Committee due to the level of public response.

Planning History

05/32/0444/92	Erection of 12' x 8' wooden shed to be used as storage for mowers etc to serve teas when orchard is used by community Full Planning Permission	Grant Unconditionally 08 April 1992
05/32/0371/83	Construction of timber foot bridge over Dean Burn and change of use of land to amenity area to include landscaping Change of Use	Grant Unconditionally 06 May 1983

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Standing advice - flood zone 3
DNP - Ecology & Wildlife Conservation:	A Habitats Regulation Assessment screening report has been carried out. The report concludes 'no likely significant effect' on the qualifying feature (greater horseshoe bats) of the South Hams Special Area of Conservation (SAC). It is considered that a second stage Appropriate Assessment is therefore not required prior to determination.

To avoid potential disturbance to greater horseshoe bats no permanent lighting on or around the structure is to be installed.

To avoid potential disturbance to greater horseshoe bats, a Section 106 unilateral undertaking will restrict the use of the canopy for organised performances to daylight hours in the summer months (April to October inclusive). The undertaking would restrict the use of temporary lighting to winter months when greater horseshoe bats are least active.

Historic Buildings Officer:	Approval. The proposal will not cause harm to the significance of the conservation area
Devon & Cornwall Police:	Support the notion of a covered space however consideration needs to be given the anti-social behaviour that may arise from its siting and to public safety
Natural England Consultation Service:	Natural England concurs with your Authority's conclusion that there are no likely significant effects on the South Hams SAC as a consequence of this proposal.

Parish/Town Council Comments

Buckfastleigh TC:	Support. The Town Council would like to see conditions on usage to mitigate the potential nuisance effect on residents directly adjacent to the Green. It would also like to see a long term maintenance plan in place and for the Orchard Millenium Green Trust to work with the community to manage the impact of usage of the structure.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR12 - Meeting the need for local infrastructure, community facilities and public services
COR16 - Meeting the needs of vulnerable groups and those with special needs
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD12 - Conservation Areas
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD31 - Provision of new recreational and leisure facilities
DMD32 - Protection of recreational and amenity open space
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

26 letters of objection 9 letters of support

Summary of comments received

Those in support of the proposal consider the structure will encourage arts; will be a community asset and provide shelter

Those against the proposal raise the following issues:

Impact on protected species

Harmful visual impact
Detrimental to the character of the conservation area
More suitable to locate the structure in Victoria Park
It would be subject to vandalism
It would lead to anti-social behaviour
There has been no prior consultation with local people

Observations

BACKGROUND

Orchard Millennium Green (OMG) is an area of public open space located to the southern end of the town. It was formed for the benefit of the local community as part of a network of green spaces across England to celebrate the turn of the millennium.

The OMG is held by charitable trust in the form of the Orchard Green Millennium Trust. This application is made by the Trustees following a contribution from an overseas benefactor who previously lived in the town and has family connections with the local theatrical society.

It is stated in the Design and Access Statement that the proposal is an opportunity to provide the OMG with a focal point in the form of a covered performance area for music and drama. It is understood that the OMG has hosted a variety of cultural and educational events in the past, including photography exhibitions and musical and theatrical performances. The canopy would be open to use by all parties, subject to the consent of the Trustees.

It should be noted that the application presented to the Authority is for operational development comprising the erection of a performance canopy and does not involve any change of use of the land.

IMPACT ON CONSERVATION AREA

The OMG is an important part of the Buckfastleigh Conservation Area. It is referred to in the Character Appraisal as being an important space for the town. It is well used and cherished parcel of green open space on the eastern edge of the town.

The proposed performance canopy would be located roughly centrally within the green. It would sit between two mature trees but sufficiently distanced not to have a detrimental impact.

The canopy would be visible from Station Road, the car park and from the listed Church Steps to the north. There would also be glimpsed views from Strode Road. There are a number of trees situated on the boundary of the green through which the proposed canopy would be primarily viewed however there are significant gaps in the vegetation which afford clear views into the green towards the proposed site. With the exception of a storage shed located in the southern corner the green is free from buildings.

The design of the proposed canopy comprises a simple modern structure formed of stretched fabric over a tubular steel frame. Policy DMD12 states that good quality contemporary design which enhances the character and appearance of the conservation area will be considered. New development within the conservation area does not necessarily have to mimic existing buildings but respect the elements which define the character of the area. The shell-like roof is clearly contrasting to that of other building forms in the area which consist predominately of traditional dual-pitch structures however this in itself is not a reason to resist new development

in the conservation area.

A design of this type is always likely to divide opinion. The benefit of this design is that it is lightweight structure which does not enclose space in the same way that a conventional bandstand perhaps would and therefore does not compete with the openness of the green. The use of the stretched fabric is part of the overall design rationale and allows the colour to be tailored to the environment. In this case green is proposed which is considered appropriate in this location.

Having regard for the scale, design and materials proposed for the canopy it is not considered that the development would detract significantly from the special character of this part of the conservation area.

IMPACT ON RESIDENTIAL AMENITY

There has been concern raised by local residents and the town's Police Neighbourhood Beat Manager that the proposed canopy would give rise to complaints of noise and anti-social behaviour. In acknowledging the possibility that this may occur Members are reminded that this application does not involve any change of use of the land, it is solely operational development for the canopy and therefore only the direct impact of the structure can be considered as part of this process. There may be unintended consequences to the development however these are not material planning considerations for this application.

In its proposed location the canopy would be situated 33m from the nearest residential property. At such a distance it is not considered that the proposal would have an overbearing or dominant impact, or have a negative effect on privacy levels, as such there would be no conflict with policy DMD4.

PROTECTED SPECIES

The conservation and enhancement of wildlife is one of the statutory purposes of the National Park. The application site is within the South Hams Special Area for Conservation (SAC) for Greater Horseshoe bats and within 60m of one of the largest maternity roosts in the UK. As part of consideration of this application the DNP Ecologist has carried out a Habitats Regulation Assessment (HRA) screening report. The report concludes there is no likelihood of significant effects on the South Hams SAC as a consequence of this proposal. This is on the basis that there would be no external lighting on or around the canopy - to be secured by condition.

In addition the applicants have stated that they would be willing to enter into a legal agreement in the form of a S106 unilateral undertaking to restrict the use of the canopy for events in the summer (1 April to 31 October) to daylight hours only.

FLOOD RISK

The application site falls within flood zone 3A. It is also within 20m of a Main River. A flood risk assessment has been submitted with the application in accordance with Environment Agency standing advice. As a 'less vulnerable' use (as defined by the NPPF) with a floor level no lower than existing ground levels the development is considered appropriate.

CONCLUSION

This is a publically accessible space where you may expect to see shelters/structures related to its enjoyment. The proposed is a modest addition and will have no detrimental impact in this location.

11. Application No: **0726/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX806751**

District/Borough: **Teignbridge District**
Parish: **Ilington**
Officer: **Oliver Dorrell**

Proposal: **Conversion of existing garage to form holiday let**

Location: **Great Barley Arrish, Old
Liverton Road, Liverton**

Applicant: **Mrs J Collings**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The holiday accommodation hereby permitted shall not be occupied until the parking spaces for motor vehicles shown on the approved plan have been made available for use; thereafter the parking spaces shall be permanently retained for that use alone.
3. Prior to the formation of the parking areas hereby permitted, details of the proposed surfacing 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 materials shall be used in the development.
4. Prior to the commencement of the development hereby permitted, details of boundary screening to be planted along the north boundary of the land shall be submitted to the Local Planning Authority for approval. The boundary screening shall be constructed in accordance with the approved details within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The boundary screening shall be maintained for a period of five years from the date of the commencement of the development, such maintenance to include the replacement of any trees or shrubs that die or are removed.
5. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year.
6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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 the 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.

Introduction

This application seeks full planning permission for the conversion of an existing attached garage into a self-contained holiday let at Great Barley Arrish, Liverton.

The property is a modern bungalow located at the centre of the village.

The application is presented to Committee in light of the Parish Council's comments.

Planning History

0005/10 Site plan and elevation drawings of the proposed development

	Full Planning Permission - Householder	Grant Conditionally	24 July 2012
0600/09	Replacement of existing single flat-roof garage with double garage/boiler room/store with pitched roof to match existing bungalow	Full Planning Permission - Householder	Grant Conditionally 01 February 2010
5/09/102/95/03	Conservatory and adjacent patio	Full Planning Permission	Grant Unconditionally 19 June 1995
05/09/1085/89	Extension to form dining room and utility room	Full Planning Permission	Grant Unconditionally 27 April 1989

Consultations

Teignbridge District Council:	No objection, subject a condition requiring any unidentified contamination to be brought to the attention of the Local Planning Authority.
County EEC Directorate:	No objections, subject to condition requiring prior improvement of access and the provision of the parking area.
South West Water:	Does not wish to comment
Environment Agency:	Standing advice - flood zone 1

Parish/Town Council Comments

Ilington PC:	No comment received
Ilington PC:	Object. Intensification of the use including commercial letting for holiday use and insufficient parking on site.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR19 - Dealing with proposals for tourism development
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

In 2009 planning permission was granted to replace an existing attached flat roof garage with a pitched roof extension. This development has been substantially completed.

This application is for the conversion of this part of the building in its current form without any need for extension. New windows and doors will be introduced to the north, east and west elevations.

Internally the space will be divided between a lounge/kitchen/dining area, two bedrooms (one en-suite) and an accessible shower room. The total floor area will be 57 square metres.

Vehicle access is via shared driveway with the main house. One off-street parking space will be provided to serve the holiday accommodation.

PRINCIPLE OF DEVELOPMENT

Liverton is identified in the Development Plan as a Rural Settlement. Policy DMD44 supports the conversion of existing buildings within Rural Settlements to short-stay holiday accommodation.

In accordance with the policy the new holiday accommodation will be subject to a condition to ensure that the building is occupied for holiday purposes only.

CHARACTER AND APPEARANCE

The existing building comprises an unassuming bungalow located at the junction adjacent to the main road through the village. The physical changes to the external appearance of the building are restricted to alterations to the fenestration, including the formation of a new front door to the holiday accommodation to replace the existing PVC coated roller shutter garage door and the introduction of bi-fold doors to the north elevation to provide access to the garden.

In the curtilage it is proposed to erect a 1.8m timber fence to extend from the north-west corner of the building to the northern boundary of the site to form a small enclosed garden area for the holiday accommodation.

The changes proposed, having regard for the size and design of the openings and style of boundary treatment, will not have an adverse impact on the character and appearance of this part of the National Park. The proposed development is considered to accord with policies COR4 and DMD7.

IMPACT ON RESIDENTIAL AMENITY

The new windows proposed to be formed in the west elevation will be high level to avoid any overlooking of the private amenity space retained for the main dwelling. Beyond the boundary of the site there is an acceptable distance between new holiday unit and the other nearby properties to prevent any overbearing or dominant impact.

There will be no conflict with policy DMD4 in this case.

HIGHWAY SAFETY

Parking is recognised as being an important issue for Liverton. Pressure is particularly evident in the evenings and at weekends.

Plans were originally submitted showing two off-street parking spaces allocated to the

proposed holiday unit, in accordance with policy DMD40, however it was subsequently found that there was insufficient space on site to provide two full spaces side by side to the front of the building.

Following consultation with the Highways Authority it was recommended that the number of spaces be reduced to one. The number of off-street parking spaces to serve the existing dwelling will remain two.

While it is acknowledged that the level of off-street parking will represent a shortfall in the Authority's adopted standards having regard for the size of the holiday accommodation being proposed, the nature of the use being more sporadic than a full-time residential occupation and the availability of on-street parking near to the site it is considered that there could be no objection to this development from a highway safety perspective.

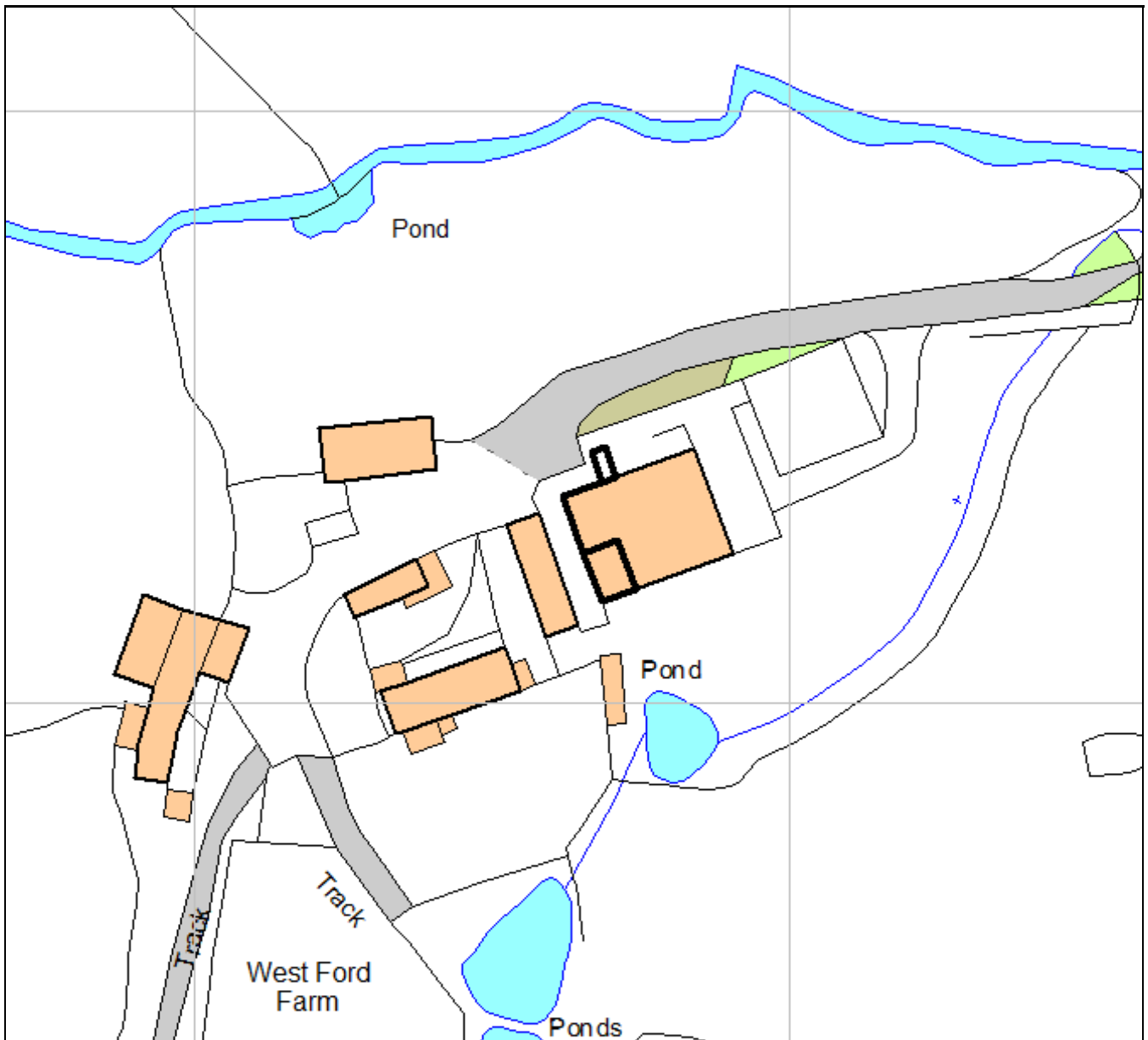
12. Application No: **0635/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX719917**

District/Borough: **West Devon Borough**
Parish: **Drewsteignton**
Officer: **Andy West**

Proposal: **Change of use of part of agricultural building into a holiday-let (retrospective application)**

Location: **Westford Farm, Drewsteignton**

Applicant: **Mr M Nugent**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation. No person, couple, family or group shall occupy the accommodation for a single period or cumulative periods exceeding 28 days in any calendar year. A permanent written record shall be kept of every person, couple, family or group who occupies the development, together with the dates of their occupation. The record shall be produced to an authorised officer of the Authority for inspection upon request. Except as provided herein, the development shall not at any time be used, let, sold or occupied as a separate dwelling.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no 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 holiday let 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.

Introduction

Westford Farm is approximately 1km north west of Drewsteignton on the northern edge of the National Park. In addition to the old farmhouse, there are a number of traditional and modern outbuildings.

This application is retrospective and seeks to regularise the unauthorised creation of a holiday let within the south-western portion of the ground floor area of a modern barn building which is located to the north-east of the main dwelling. Other, unauthorised, uses are also taking place within the building that are being addressed separately.

The matter is before Members in view of the comments from Drewsteignton Parish Council.

Planning History

0221/13	Change of use of part of agricultural building into toilet and shower facilities, workshop and laundry (retrospective application and revised details from permission ref 0526/11)	Full Planning Permission	Grant Conditionally	26 July 2013
0430/12	Replacement roof on former milking parlour now used as a holiday let and erection of porch canopy	Full Planning Permission	Grant Conditionally	13 September 2012
0527/11	Change of use of former milking parlour into one unit of holiday accommodation	Full Planning Permission	Grant Conditionally	02 December 2011
0526/11	Change of use of part of agricultural building into toilet and shower facilities	Full Planning Permission	Grant Unconditionally	01 December 2011

3/09/008/97/03 Demolition of calf shed and provision of general purpose building (18m x 9m)
Full Planning Permission Grant Conditionally 20 February 1997

Consultations

West Devon Borough Council: Does not wish to comment
County EEC Directorate: No objection
South West Water: No objection
Environment Agency: Flood Risk Zone 3 - FRA received

This has been considered by the Environment Agency and is deemed to be acceptable.

Historic Buildings Officer: This retrospective application will not cause greater substantial harm to the setting of the designated heritage asset.

Parish/Town Council Comments

Drewsteignton PC: The Parish Council unanimously agreed to object to this application because it considers it to be inappropriate to the farm environment, and increases accommodation beyond the licensed camping pitches.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR9 - Protection from and prevention of flooding
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation

Representations

None to date.

Observations

THE PROPOSAL

The applicant has carried out works to convert the south-western portion of the modern agricultural building into a two-storey habitable space. The application that is before Members seeks permission to retain these works of conversion on the ground floor and to enable the unit of accommodation to be used as a holiday let.

It should be noted that the use of the remainder of the building in question is the subject of an on-going enforcement investigation. However, a determination of this application will enable the Authority to regularise the use of part of the building.

A former dairy to the immediate west of the application building was approved as holiday accommodation in 2011.

IMPACT OF THE DEVELOPMENT

The impact that the retention of the holiday unit will have in visual or landscape terms is considered to be minimal. The holiday unit is enclosed within an existing agricultural building and although two new windows are proposed, there are limited views of the building from outside the site. Consequently, the development will have a minimal impact upon the landscape character of the area.

The creation of additional holiday units can often result in increased traffic movements to and from a site. However, in this case no objections have been raised against the development by the Highway Authority. Furthermore, as the land immediately surrounding the application building is used as a licensed campsite, and a nearby building is already in use as a holiday let, it is unlikely that the continued existence of the holiday unit will create any discernible increase in the amount of traffic movements in to and out of the site.

HOLIDAY ACCOMMODATION POLICIES

The National Planning Policy Framework indicates that efforts should be made by all Local Authorities to support prosperous rural economies. Policies should support economic growth in rural areas, and the expansion of businesses, through amongst other things, the conversion of existing buildings.

Policies COR18 and COR19 of the Authority's Core Strategy are particularly pertinent to this application.

COR18 states that proposals outside of classified settlements (such as the application site) should seek to ensure "the small scale expansion and development of existing businesses and sites" and "support appropriate sustainable tourism and small scale recreation enterprises...."

Policy COR19 states that proposals for tourism development should "be based on and respect the special qualities of the National Park".

It is considered that the proposals before the Authority represents a small scale expansion of an existing holiday business, which does not cause an undue impact upon the special qualities of this part of the National Park.

Policy DMD44 of the Authority's Development Management and Delivery DPD relates specifically to the provision of tourism accommodation and states that amongst other things, development will only be permitted where it comprises "self catering units of buildings in close proximity to the main dwelling and where management of the tourism enterprise is undertaken from that dwelling."

It is considered that the proposal represents the creation of a unit of holiday accommodation in close proximity to the main dwelling (and campsite office), where the management of the

existing tourism enterprise is currently undertaken.

FLOOD RISK ISSUES

The site of the proposed holiday unit falls within the higher risk Flood Zone 3. Policy COR9 states that development will not be located where it would be at risk of flooding or where it would lead to increased flood risk in other places.

A Flood Risk Assessment (FRA) has been submitted as part of the application that suggests that the vulnerability of the site to flooding is not increased by the proposal, but that flood resilience measures will be put in place by the applicant.

This Assessment has been viewed by the Environment Agency, who have confirmed that it is appropriate to the scale and nature of the proposed development and that there are no objections to the proposal providing the development is carried out in accordance with the details outlined in the FRA.

CONCLUSION

Whilst the retention of the holiday unit within a section of the agricultural building undoubtedly represents an expansion of an existing holiday accommodation enterprise, it is not considered that this relatively minimal expansion is likely to have a detrimental impact on this area of the National Park.

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

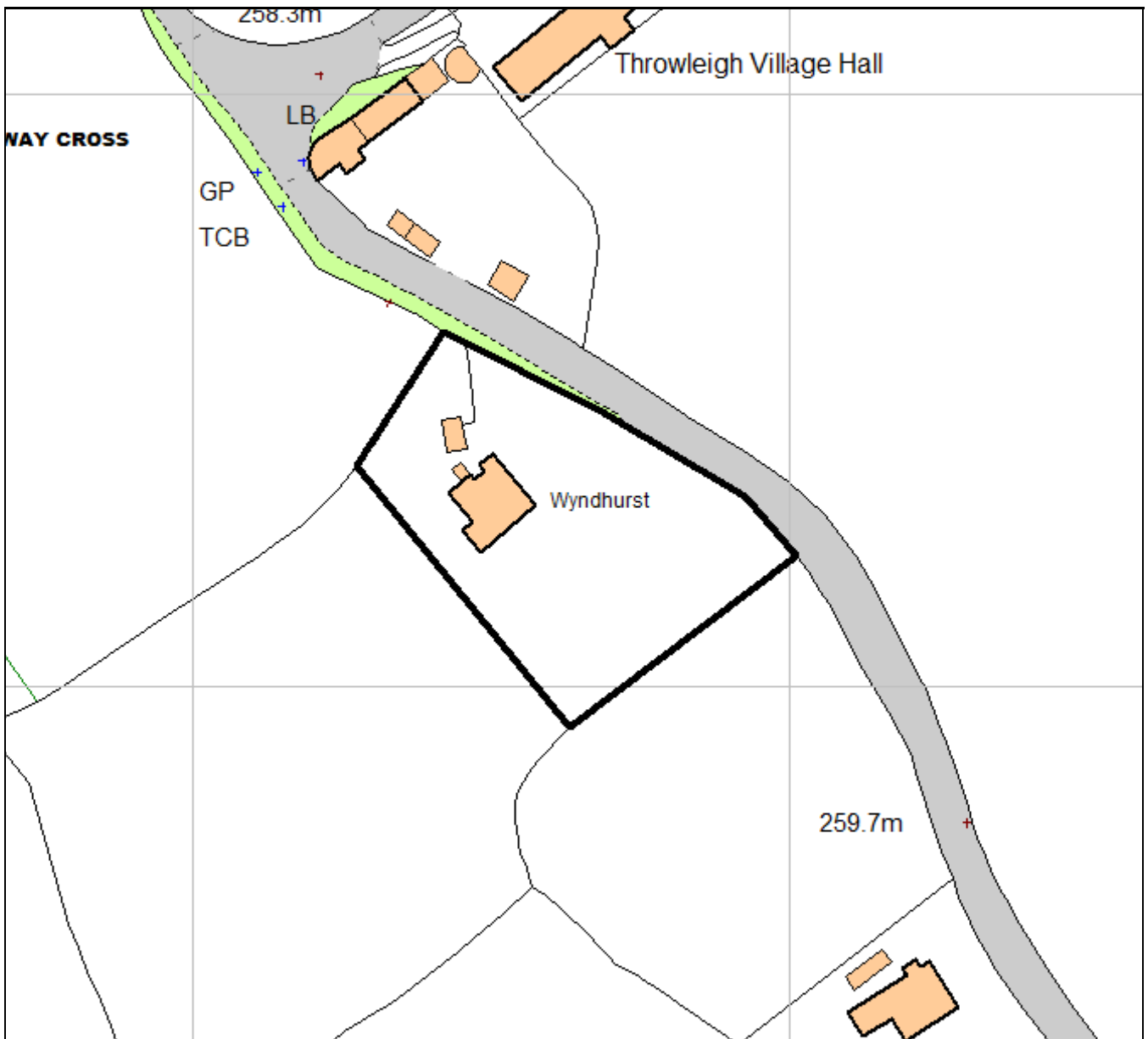
13. Application No: **0025/15**
Application Type: **Full Planning Permission**
Grid Ref: **SX673895**

District/Borough: **West Devon Borough**
Parish: **Throwleigh**
Officer: **Stephen Belli**

Proposal: **Demolition of existing dwelling, garage and attached structures;
construction of replacement dwelling; barn extension to stable block
and widening of gateways**

Location: **Wyndhurst, Throwleigh**

Applicant: **Mr J Aven**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the dwelling hereby approved shall be carried out and no extension, building, enclosure (other than on a like for like basis), 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.
3. The roof of the main dwelling hereby approved shall be covered in natural slate, sample(s) of which shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roof shall be maintained in the approved natural slate. A sample of the zinc roof shall be submitted to and approved in writing with the Authority as part of condition 4 below.
4. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
5. All new stonework shall be laid and pointed using traditional techniques and materials so as to match local stone laying techniques. A 3-5sqm sample section of stonework shall be completed for inspection with all remaining stonework matching the approved sample panel or as otherwise confirmed in writing by the Authority. Any stone which is not re-used and brought in from outside the site shall match that submitted as part of condition 4 above.
6. No tree on the land (other than one permitted to be felled or removed as shown on the approved plans) shall be felled, lopped, topped or cut down and no hedge shall be grubbed out without the prior written consent of the Local Planning Authority. Any tree or hedge removed without consent, or found to be dying, damaged or diseased, shall be replaced on a like for like basis unless otherwise agreed in writing by the Local Planning Authority.
7. Prior to the commencement of any works, demolition or development on the land, all existing trees and shrubs to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.

8. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the bat mitigation survey report dated 10 December 2015.
9. 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 approved 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.

No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately in line with the objectives of policy DMD17 of the Dartmoor National Park Authority Development Plan.

10. The proposed development, shall, in all respects, accord strictly with the detailed drawings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Introduction

The site is situated in a countryside location south of the village of Throwleigh and just to the south of the hamlet of Wonson.

The site comprises a modern predominately single storey dwelling but with some rooms in the roof space, located in large grounds and adjacent to the minor road leading south from Wonson. The site also contains a number of outbuildings and stables used for ancillary domestic and agricultural purposes in connection with the applicant's smallholding.

Access to the site is via two vehicular gateways to the north and south of the dwelling. Ample parking is available within the site together with a small turning area. The existing garage to the north of the dwelling is currently used for domestic storage and is the subject of a separate application to demolish under prior notification procedures.

The nearest dwelling is located some 30 metres to the north of the residential curtilage boundary. The site does not lie within a recognised Conservation Area and the nearest Listed Buildings are located in Wonson hamlet to the north east. There are no public rights of way which run through the applicant's land holding.

The existing dwelling sits on a high point of the site and the land drops away to the west down to a stream. The site benefits from some individual conifer and deciduous trees near to the dwelling as well as a larger expanse of trees to the west close to the stream.

The proposal involves the demolition of the dwelling and attached structures and its replacement with a new two-storey dwelling located approximately on the same footprint. The proposals also include a small extension to the existing stable block for additional

agricultural/stabling purposes. The existing vehicular garage near the entrance to the site is to be replaced under permitted development rights with a new garage.

The application is before Members as the applicant is a member of staff. Members are referred to a selection of plans attached to this report which illustrates the proposals in more detail.

Planning History

0022/15	Demolition of domestic garage		
	Prior Notification	Prior Approval not required	05 February 2015
0674/13	Extensions to existing dwellinghouse		
	Certificate of Lawfulness for a proposed development	Certificate issued	04 February 2014
0136/11	Erection of timber frame agricultural storage building		
	Full Planning Permission	Grant Conditionally	15 July 2011

Consultations

West Devon Borough Council: I have reviewed the above planning application and suggest the following standard unexpected contaminated land condition:

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) should 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 should be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

County EEC Directorate: Details have been considered and there are no highway implications.

Environment Agency: No comment received

West Devon Borough Council: No comment received

DNP - Ecology & Wildlife Conservation:

A protected species survey (bats and breeding birds) has been submitted with the application.

The survey confirmed that the roof of the bungalow is a regular roost for small numbers of non-breeding common pipistrelle and brown long-eared bats. The property is now significantly showing its age and no longer meets modern standards of energy efficiency. The proposed application is therefore for demolition and replacement of the existing bungalow and outbuildings.

The demolition would result in the loss of a roost and will therefore require a European Protected Species Licence in accordance with the Habitats Regulations. The draft method statement and mitigation strategy which will form the basis of the EPSL has been submitted with survey report.

Mitigation measures will include:

- Erection of 5 x bat boxes on site no less than 4 months prior to commencement of the development;
- Timing of works to avoid the winter hibernation period and exclusion of bats and supervision of soft stripping of roof by a qualified ecologist;
- Provision of permanent roost features within the replacement dwelling and new garage (Figures 18 and 19 in the roost survey report)
- No external light fittings to be placed adjacent to or within the vicinity of new roost access points.
- Post development monitoring of mitigation by the licenced ecologist.

Because a European Protected Species Licence from Natural England is required DNPA is required to apply the three tests under the Conservation of Habitats and Species Regulations 2010:

- 1.The development is of overriding public importance
- 2.There is no satisfactory alternative
- 3.There will be no significant detrimental population impact (on the bats)

It is considered that the details listed in the draft mitigation strategy detailing the condition of the current buildings, timing and supervision of works, and provision of new roosting provisions satisfy the 3 tests of the Habitats Regulations.

RECOMMENDATION

Works to proceed in strict accordance with the findings and

recommendations of the bat survey report and draft mitigation strategy (pages 15 to 20) [dated 10 December 2015].

DNP - Trees & Landscape:

The application is to demolish the existing dwelling and replace it with a slightly larger structure and extend the existing stable block. The north western, north eastern and south eastern boundaries of the site are formed by Devon banks with mixed native hedgerows growing on top. Two mature oak trees are growing on the north western boundary. The development will have no impact on the trees or hedgerows growing on the banks. The south western boundary is formed by a fence.

The demolition of the garage will have no impact on the boundary banks or the trees and hedgerows growing on them.

A group of mature Spruce and Cypress are growing on land between the existing dwelling and the stable block. The trees are to be retained and the proposed developments will have no direct impact on them. However, the applicant has not submitted a Tree Protection Plan and it is not clear how the retained trees will be protected during development. If consent is granted we should require the applicant to submit details showing how the retained trees will be protected during development.

CONCLUSION - The proposed dwelling and stable extension will have no impact on the boundary banks or hedgerows and trees growing on them. The development will also have no direct impact on the group of spruce and cypress growing in the garden. If permission is granted we should include a condition requiring the applicant to submit and the Authority agree a suitable tree protection plan.

RECOMMENDATION - No objection, subject to a condition requiring the applicant to submit and the Authority agree a suitable Tree Protection Plan.

Parish/Town Council Comments

Throwleigh PC: Support

Throwleigh PC: Additional plans noted - maintains support.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR10 - Providing for renewable energy

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
DMD14 - Biodiversity and geological conservation
DMD15 - Renewable energy
DMD17 - Development on contaminated land
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
DMD24 - Extensions and alterations to dwellings
DMD27 - Replacement dwellings in the countryside
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity

Representations

None to date.

Observations

THE PROPOSAL

The existing dwelling is a 1930s detached primarily hipped roof bungalow of random granite construction under an asbestos slate roof with asbestos internal wall linings. The property has two more recent concrete block flat roof extensions. The flat roof areas are leaking in a number of places and the double glazed uPVC windows are failing and ineffective. The walls of the original building are of single skin random granite construction with asbestos sheet dry lining with no insulation. The later additions are also largely single skinned but of rendered blockwork construction and again are without insulation. There is also very little insulation in the roof space below the exposed asbestos slates.

Whilst there are neighbouring properties in the area the dwelling is seen in isolation. Beyond the entrance gates and adjoining agricultural land, the house is seen from distant points where it is integrated into the background of existing development, mature trees and hedge banks. The house is partially screened from the adjoining highway by a high hedge bank which is to be retained.

The dwelling sits in a large formalised garden area with two vehicular access points. In one corner sits a stable block. The surrounding agricultural land is used for pasture with a small number of sheep in the ownership of the applicant. The existing dwelling has no significant architectural or aesthetic value, and is not considered a heritage asset.

FALL BACK POSITION AND PERMITTED DEVELOPMENT RIGHTS

The applicants prior to the submission of this application tested their ability to extend the property without the need for planning permission under permitted development rules. A Certificate of Lawfulness has been issued for a large extension to the south of the existing dwelling with a number of smaller additions on the north side of the dwelling. These extensions would significantly increase the footprint of the dwelling on the site and would increase the

floor area by 135% involving over a doubling of the floor area from 156sqm to 378sqm. This would also virtually double the volume of the existing dwelling from 528cu m to 1036cu m equating to a percentage increase of 96%. Regardless of the success or otherwise of the current application this remains a valid 'fall back' position and can be implemented without planning permission. A genuine fall back position can be defined as something which is likely or can reasonably happen in the event that planning permission is not achieved. Whilst the existing dwelling has structural and insulation problems it is not uninhabitable and the fall-back position is therefore considered genuine.

REPLACEMENT DWELLING PROPOSAL

The applicants instead have chosen to submit an application for a replacement dwelling. The new dwelling consists of a one and a half storey structure which sits in part on the same footprint as the existing dwelling. The new building runs parallel to the highway to match the existing orientation. A lower single storey element is proposed on both side elevations and a single storey extension along the rear wall facing away from the road with a further single storey extension along the front elevation. The new dwelling will be constructed with simple gables on the main element with a mix of mono pitched and curved roof additions. The proposed dwelling uses natural slate on the roof of the main building, timber boarding, and re-used natural stone cladding for the walls. The rear and front extensions will be provided with a standing seam zinc roof and are more contemporary in approach. The existing dwelling has a total of 3 bedrooms on the ground floor with a 4th bedroom in the roof space. The proposed dwelling will provide 3 bedrooms at first floor level with a kitchen, utility room, and four reception rooms at ground floor level.

The height of the new dwelling will be approximately 7 metres to the ridge compared to the 5.5m ridge height of the existing. A corresponding increase in eaves height is also shown from 2.6m to 3.4m approximately. The floor area in total of the new dwelling comprises 208sqm compared to the existing floor area of 156sqm. This equates to a percentage increase of +33%. The volume of the proposed dwelling comprises a total of 829cu m compared to the existing 528cu m. This equates to a percentage increase of +57%.

The existing stable block will be extended into an L shape with a new floor area of approximately 30sqm and is to be built in matching timber clad materials under a corrugated fibre cement sheet roof to match the existing.

POLICY IMPLICATIONS

When considering replacement dwellings in the countryside the key policy test is that contained with DMD27. In short the policy allows replacement dwellings subject to the following criterion being satisfied.

- Enhancement of the local environment
- Removal of a structure in serious disrepair
- Major additional improvement in energy efficiency
- Existing building is not of architectural or historic merit
- The replacement is sympathetic in scale, location and of a suitable design
- The volume of the replacement will not exceed the volume of the existing plus an additional 15%

In addition it is worth taking into account Policy DMD24 on extensions which allows extensions up to a 30% increase in floor area. The Certificate of Lawfulness referred to above would

result in an extension with a floor area increase of 135% without needing planning permission.

Consequently it appears that the key consideration in this case is the volumetric degree of increase which is well above that allowed for in policy terms. All the other criterion set out above are however satisfied. In particular it should be noted that the existing dwelling is not of vernacular quality and presents a discordant appearance in an area generally characterised by better quality historic, vernacular buildings. The approved fall-back position would in effect provide a very large extension and would exacerbate the overall poor quality appearance of the existing. In judging any replacement dwelling it is therefore a key consideration as to the overall environmental improvement to the appearance of the site and the local landscape.

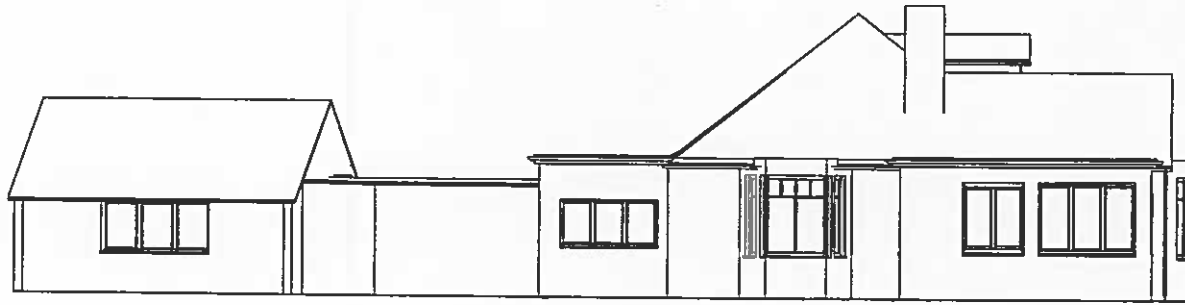
None of the consultee responses have raised any other issues in terms of landscape impact, highway impact or safety, or impacts on wildlife. The applicant has satisfied the Authority's ecologist in respect of the protected bat species that currently use the roof space of the bungalow with replacement facilities in the new garage and the new dwelling itself.

No objections have been raised by the Parish Council who conducted a site inspection to consider the proposals. Neither have there been any objections from local residents

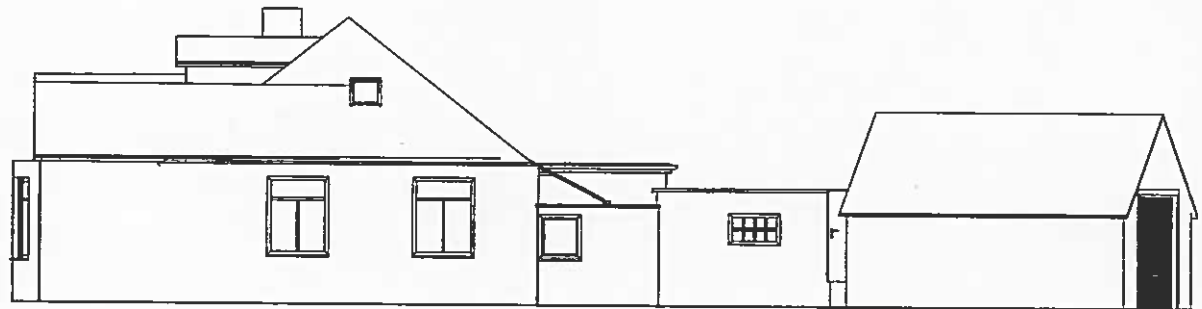
CONCLUSION

Whilst the new dwelling would not be in line with policy in one single respect it would be of high quality in design and construction, locally distinctive through the use and re-use of local materials and would not compromise the quality of the landscape. There would be a definite improvement in the appearance of the dwelling and it would result in a positive contribution to the local building context of the area. The potential result of a refusal of planning permission would not achieve the benefits as set out in this report and would replicate and retain a building of poor quality. It is not considered that this approval will set a precedent for others as each case must be taken on its individual merits and include all elements of the policy in the round in arriving at a recommendation.

0025/15



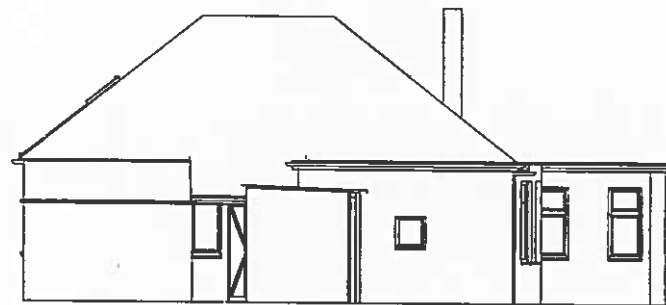
South West Elevation



North East Elevation



South East Elevation



North West Elevation

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14 JAN 2015
DARTMOOR NATIONAL
PARK AUTHORITY

Wyndhurst, Throwleigh
Existing Elevations
Drawing No.: Wynd Elev Exst
Oct. 2013 Scale: 1 : 100

0025/15

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NORTH EAST ELEVATION



Roderick James Architects LLP

DISCOVERY HOUSE . STEAMER QUAY RD . TOTNES . DEVON . TQ9 5AL
 tel: 01803 868000 fax: 01803 864475 email: totnes@rjaarchitects.co.uk

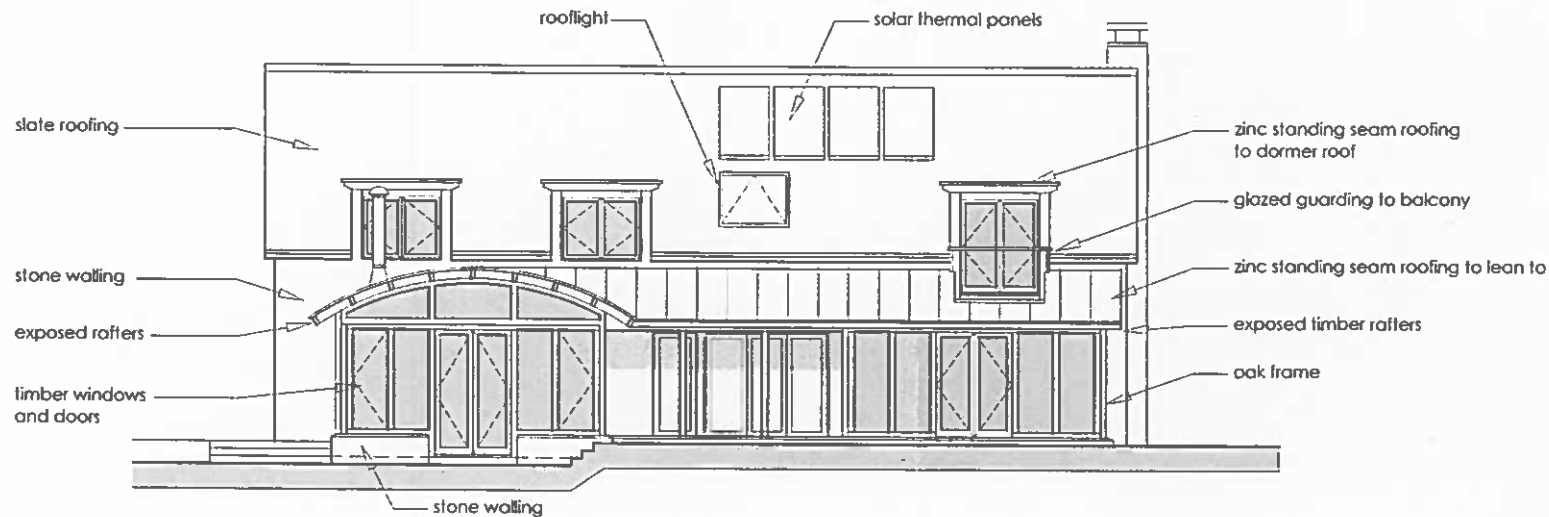
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revision	14/01/2015	Amendments to client details	DATE
drawing status	PLANNING		
project	New dwelling: Wyndhurst Throwleigh, Oakhampton, Devon, EX20 2HZ	drawing	NE Elevation
client	Mr & Mrs J Aven	drawing number	AVEN/PL/10
scale	1:100 @ A3	date	Nov 2014
		revision	A

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SOUTH WEST ELEVATION



Roderick James Architects LLP

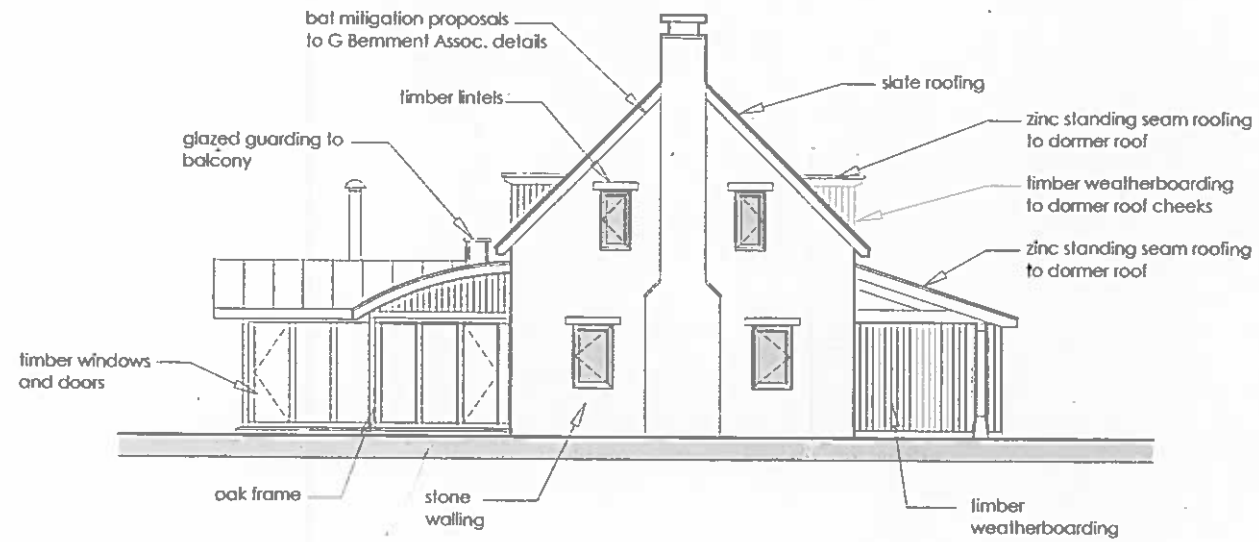
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Mr & Mrs J Aven		AVEN/PL/08	A
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SOUTH EAST ELEVATION



Roderick James Architects LLP

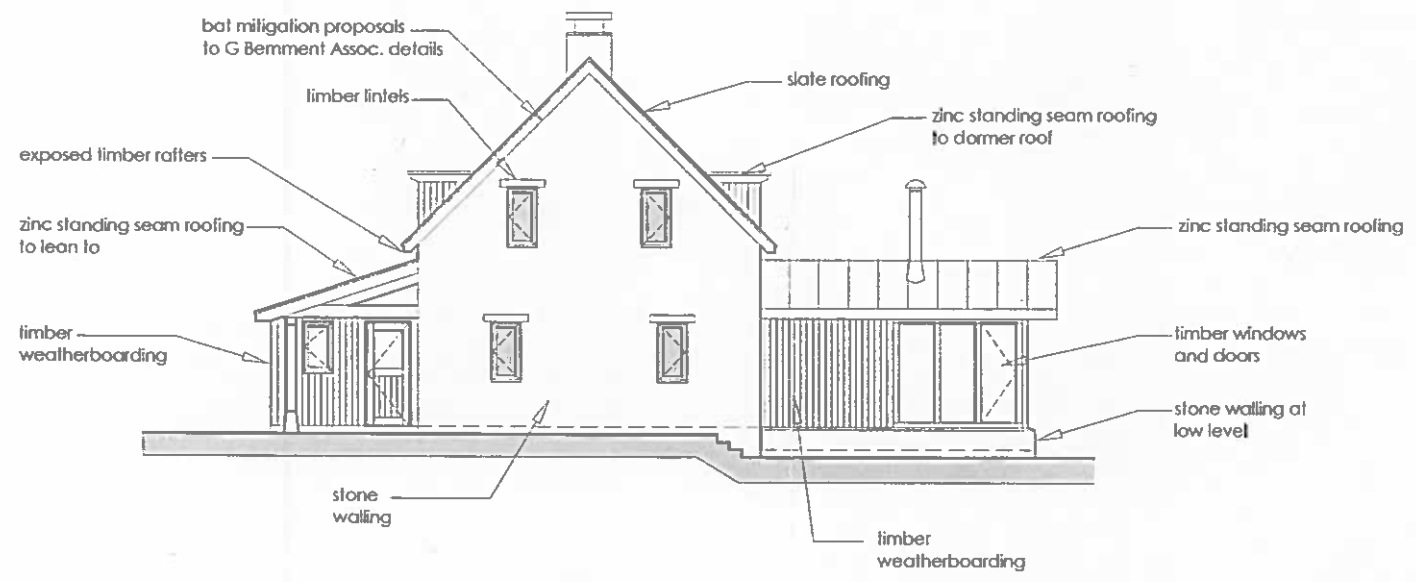
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revision		date		RECEIVED 14 JAN 2015 DEPARTMENT OF ENVIRONMENTAL PARK AUTHORITY	
drawing status		drawing			
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project		drawing		checked by	
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client		drawing number		revision	
Mr & Mrs J Aven		AVEN/PL/11			
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NORTH WEST ELEVATION

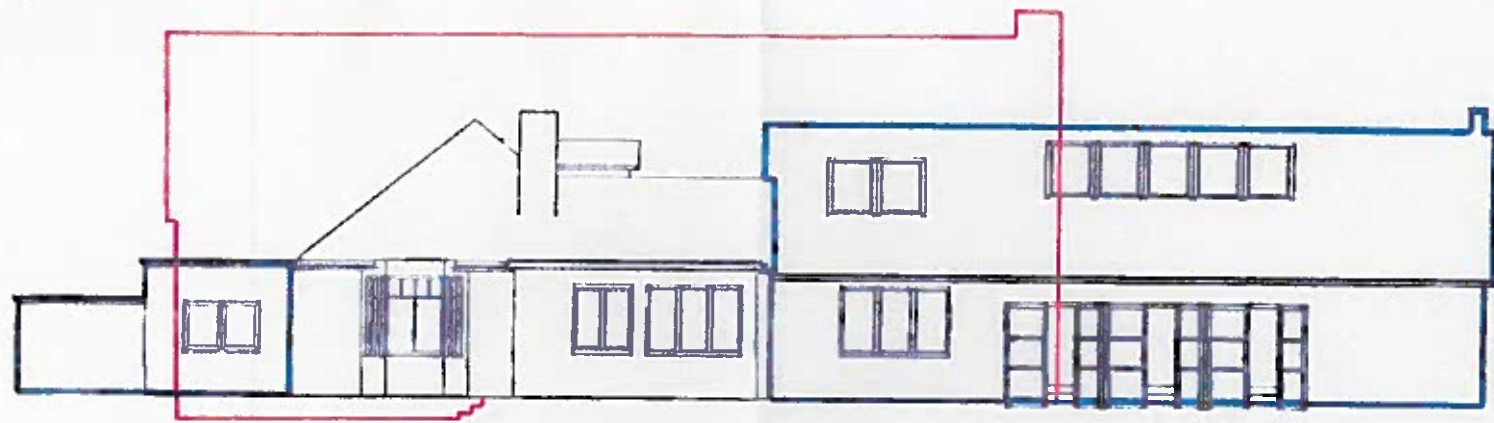


Roderick James Architects LLP

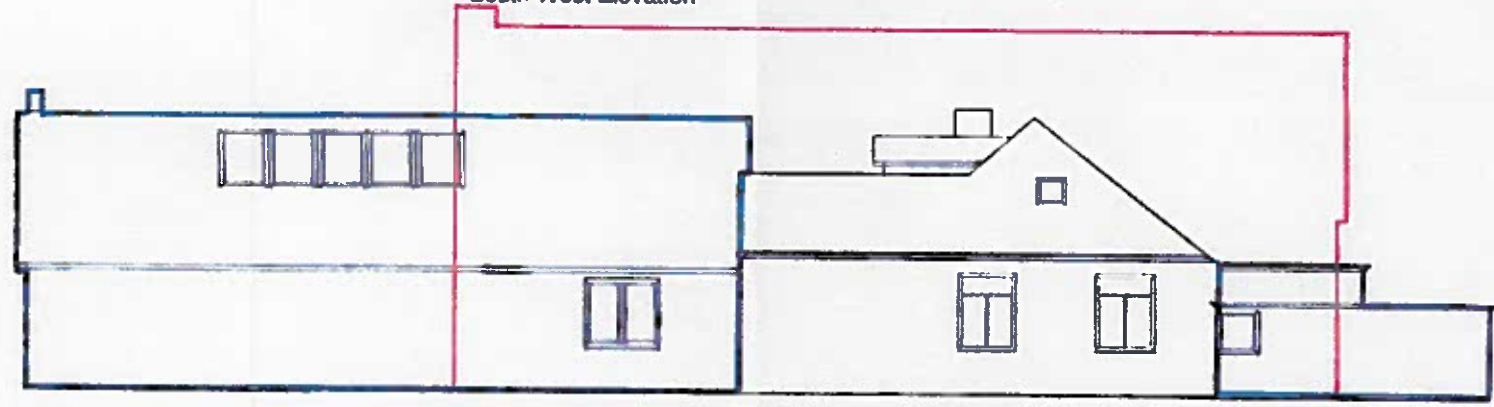
DISCOVERY HOUSE . STEAMER QUAY RD . TOTNES . DEVON . TQ9 5AL
 tel: 01803 868000 fax: 01803 864475 email: totnes@rjaarchitects.co.uk

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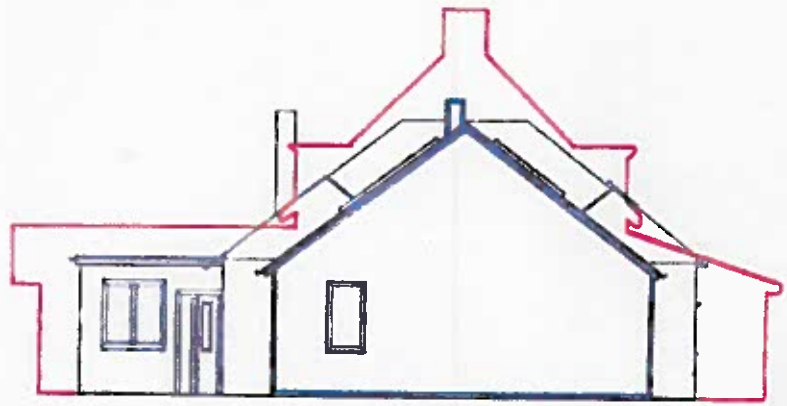
revision	date	details
drawing status		
PLANNING		
project	drawing	drawn by
New dwelling: Wyndhurst Throwleigh, Cockthorpton, Devon, EX20 2HZ	NW Elevation	TD
client	drawing number	checked by
Mr & Mrs J Aven	AVEN/PL/09	
scale	date	revision
1:100 @ A3	Nov 2014	



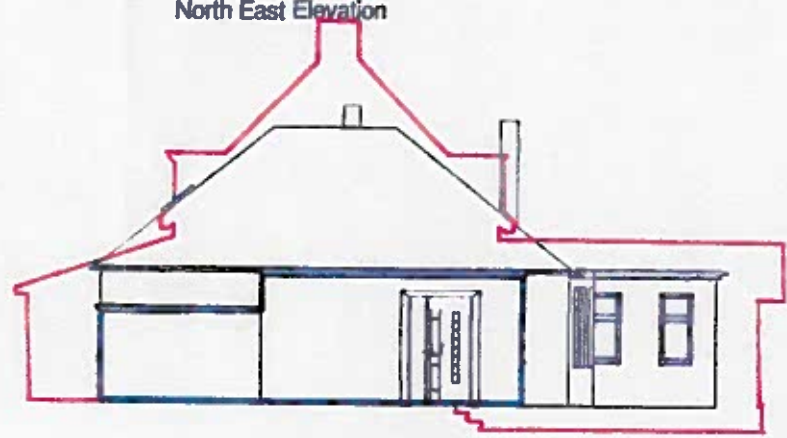
South West Elevation



North East Elevation



South East Elevation



North West Elevation

- Proposed Dwelling
- CLOPUD Extensions

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 PARK AUTHORITY

Wyndhurst, Throwleigh
 Proposed Elevations
 Drawing No.: Wynd Elev Prop
 Jan. 2014 Scale: 1:100

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

6 March 2015

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Director of Planning

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

1	Grid Ref: Officer:	SX740 659 Jo Burgess	District/Borough: Parish:	Teignbridge Buckfastleigh
	Proposal	Outline Application for up to 38 Self Build Residential Plots Affordable and Open Market (Approval sought for access)		
	Location	Land at SX 740 659		
	Response:	OBJECT		

The consultation is in respect of an application for up to 38 Self Build Residential Plots, both Affordable and Open Market, with approval being sought for access at this stage.

Although the Authority has raised no objections in terms of housing policy and stated that it would support in principle the principle of self-build homes, an objection has been raised on the grounds of impact on the setting of the National Park, the setting of the Buckfastleigh Conservation Area and the change to the character of Strode Road.

It is noted that Strode Road forms the boundary of the National Park and the Buckfastleigh Conservation Area. The site is, therefore, opposite the National Park and the Conservation Area and, as concluded in the LVIA and by the Teignbridge Landscape Officer, development has the potential to have an impact on medium to high visual receptors and therefore to have a medium to high impact on the setting of the National Park and the Conservation Area. The Authority would therefore support the objection of the Teignbridge District Council Landscape Officer in her objection to the application.

It is noted that in order to create the access, 160m of hedgerow and trees will be removed and re-grading of the ground levels will have to take place. The hedgerow and trees make a positive contribution to the character and appearance of this part of Strode Road so clearly the proposed works will significantly change the character of Strode Road, neither conserving or enhancing the character of the wider built environment, including the setting of the National Park on the north side of the road.

Teignbridge District Council is reminded of its duty under Section 62 of the Environment Act 1995 to have regard to National Park purposes wherever its' decisions affect land or interests within the National Park. The first National Park purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. Clearly the Conservation Area and Listed buildings within it - as designated heritage assets, form a very important element of the cultural heritage of the National Park and this development will not conserve or enhance the setting of those heritage assets. The District Council has therefore been urged to refuse the planning application before them.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 March 2015

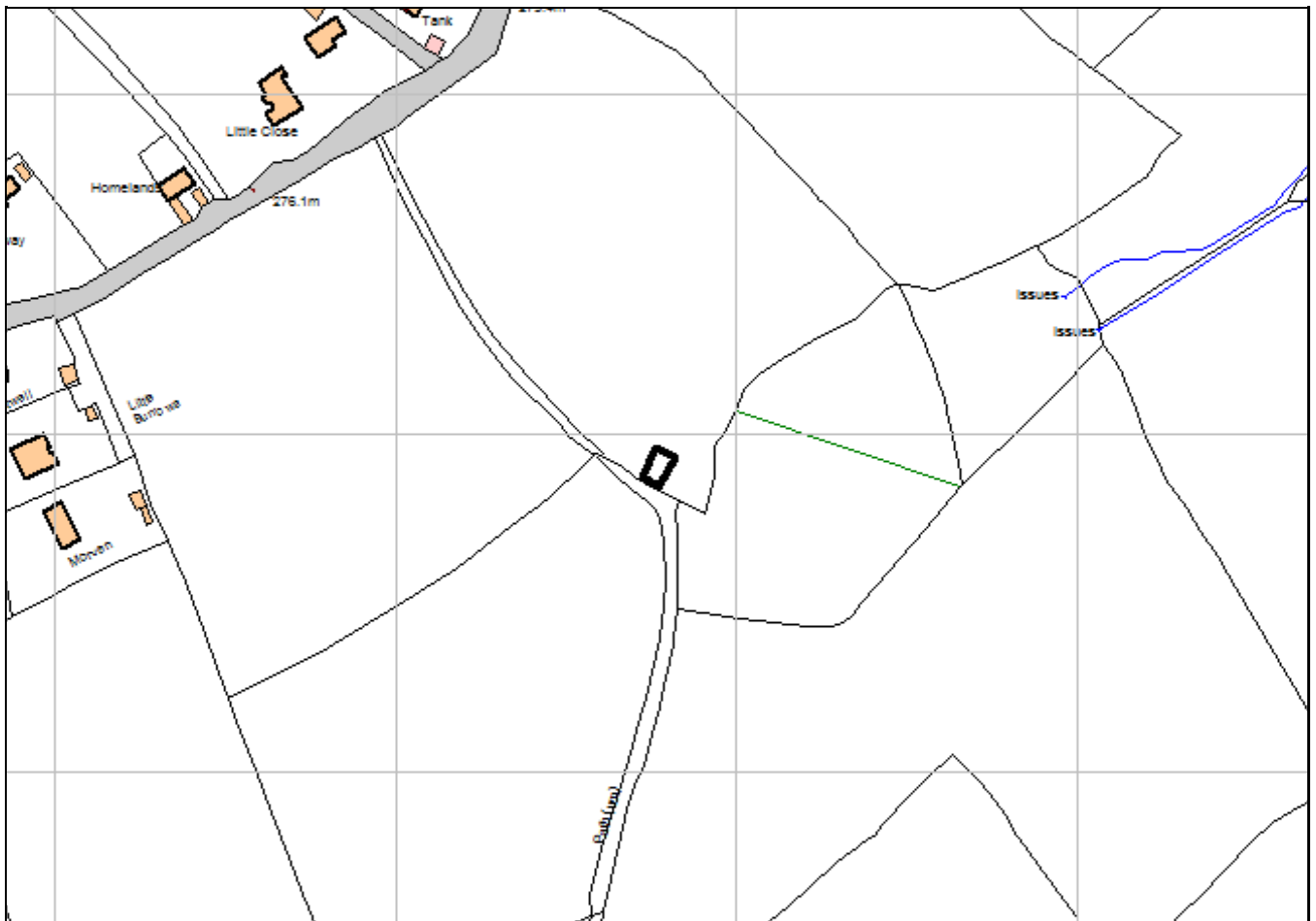
APPEALS

Report of the Director of Planning

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

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

- | | | | |
|-------------------|---|-------------------|--------------------|
| 1 Application No: | A/14/2218452 | District/Borough: | West Devon Borough |
| Appeal Type: | Refusal of Full Planning Permission | Parish: | Throwleigh |
| Proposal: | Erection of implement shed (56sqm) | | |
| Location: | Higher Burrows, Shilstone Lane, Throwleigh | | |
| Appellant: | Mr A Webber | | |
| Decision: | DISMISSED | | |



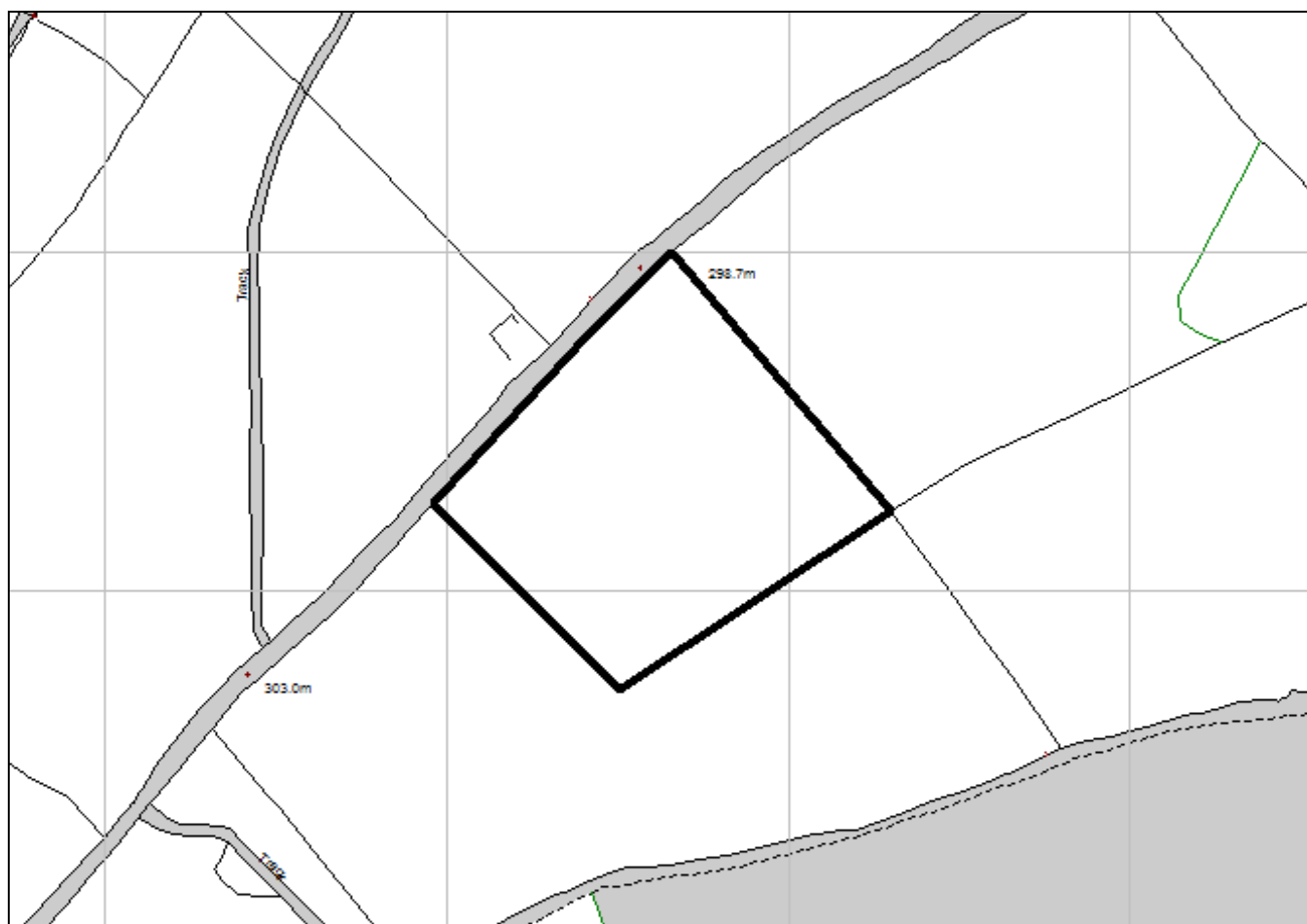
The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the Dartmoor National Park.

She concluded that the proposed implement shed would not be of an appropriate scale and function in this location. She understood that the appellant wished to store a specific combine harvester in the shed as well as use it as a winter shelter for livestock. However, given the land owned elsewhere in the area, she was not persuaded that there was an over-riding need for the harvester to be located in this field for the purposes of harvesting crops from this field only. She acknowledged that the narrow lanes leading to the site would be difficult and inconvenient for access with a combine harvester, but noted that the field was not large and that the need for the harvester to be in use would be infrequent and of short duration.

The Inspector observed that the need for an animal shelter during the winter would be justifiable, but the proposed shed would be larger than is necessary for that purpose alone. She noted that the shed would be isolated from other buildings and readily visible from the Public Footpath along the side of the field and in this context it would appear out of scale with the landscape because of its size.

Although the Inspector concluded that a small animal shelter could be accommodated without any undue harm to the distinctive field pattern and general rural character of the area, a shed of the size proposed would not be justified in this sensitive landscape and she DISMISSED the appeal.

2 Application No: C/14/2225115 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Bridford
Proposal: Unauthorised residential use of land (caravan) and siting of caravan for tool shed
Location: **Land at Heltor, Bridford**
Appellant: **Mr G Coxall**
Decision: **ALLOWED AND NOTICE QUASHED**



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100m
Scale 1:2500 @ A4

The Enforcement appeal was made in respect of the siting of a caravan for storage purposes on land at Heltor Woods, Bridford.

The requirements of the enforcement notice were to permanently cease using the land for the siting of caravans and to restore the land to its former condition.

The appellant appealed under ground C, that the matters alleged did not constitute a breach of planning control. Caravans stationed on land are considered to be a use of the land.

The inspector agreed with the appellant that the use of his caravan for the storage of forestry related items was ancillary to the primary forestry use of the land and that no material change of use of the land had taken place.

The appeal was therefore upheld and the enforcement notice quashed.

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

1 Application No: W/15/3002248 District/Borough: Teignbridge District
Appeal Type: Refusal of Change of Use Parish: Ashburton
Proposal: Change of use of residential property (C3) to a non-residential institution
use (D1) to allow building to be used for teaching small groups of
students/individuals in a non-classroom setting
Location: **2 School Houses, Place Lane, Ashburton**
Appellant: **South Dartmoor Academy**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 March 2015

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

Report of the Director of Planning

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

(For further information please contact Stephen Belli)

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

1	Application No: 0705/14 Application Type: Listed Building Consent Proposal: Laying of stone on top of existing cement flooring on ground floor Location: Waye Farm, Chagford Decision: Grant Conditionally	District/Borough: West Devon Borough Parish: Throwleigh
2	Application No: 0718/14 Application Type: Full Planning Permission Proposal: Erection of stable block comprising two stables, hay store and tackroom Location: land rear of The Oaks, Peter Tavy Decision: Withdrawn	District/Borough: West Devon Borough Parish: Peter Tavy
3	Application No: 0710/14 Application Type: Full Planning Permission Proposal: Siting of temporary dwelling for an agricultural worker Location: Seven Acre Farm, Bridford Decision: Grant Conditionally	District/Borough: Teignbridge District Parish: Bridford
4	Application No: 0697/14 Application Type: Change of Use Proposal: Change of use of (A1) shop to (C3) residential (retrospective application) Location: Post Office Stores, 5 Beacon Terrace, Wrangaton Decision: Grant Unconditionally	District/Borough: South Hams District Parish: Ugborough

5 **Application No:** 0693/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Bovey Tracey
Permission - Householder
Proposal: Erection of side extension to existing utility room
Location: 16 Hawkmoor Parke, Bovey Tracey
Decision: Grant Conditionally

6 **Application No:** 0694/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Dunsford
Permission - Householder
Proposal: Alteration and extension of outbuilding to form residential annex
Location: Olde Cawte Farm, Dunsford
Decision: Refused

7 **Application No:** 0695/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Dunsford
Proposal: Alteration and extension of outbuilding to form residential annex
Location: Olde Cawte Farm, Dunsford
Decision: Refused

8 **Application No:** 0722/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Mary Tavy
Permission - Householder
Proposal: Extensions to form garage and conservatory and alterations to existing garden room
Location: The Mount, Mary Tavy
Decision: Grant Conditionally

9 **Application No:** 0638/14 **District/Borough:** Mid Devon District
Application Type: Full Planning Permission **Parish:** Cheriton Bishop
Proposal: Change of use of redundant Methodist chapel to residential
Location: Cheriton Cross Methodist Church, Cheriton Bishop
Decision: Grant Conditionally

10 **Application No:** 0725/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Hennock
Permission - Householder
Proposal: Retrospective external insulation and painted render finish to the exteriors of the 11 properties in this application
Location: Nos. 2, 8, 18, 20, 22, 24, 26, 35, 41, 43, 49, Teign Village, Hennock
Decision: Grant Conditionally

11	Application No: 0678/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Bovey Tracey
	Proposal: Erection of permanent field shelter/stable on concrete base	
	Location: land adjacent to Bracken Hill, Haytor Road, Bovey Tracey	
	Decision: Grant Unconditionally	
<hr/>		
12	Application No: 0677/14	District/Borough: West Devon Borough
	Application Type: Certificate of Lawfulness for a proposed development	Parish: Burrator
	Proposal: Certificate of Lawfulness for the installation of glass panels over rear courtyard plus other alterations	
	Location: Brook Cottage, Sheepstor	
	Decision: Certificate issued	
<hr/>		
13	Application No: 0689/14	District/Borough: South Hams District
	Application Type: Listed Building Consent	Parish: Holne
	Proposal: Variation of conditions 18 and 19 from permission ref 0110/13 regarding extension of time for submission of samples for barn conversion	
	Location: Long Barn, Ingletts Farm, Michelcombe, Holne	
	Decision: Grant Conditionally	
<hr/>		
14	Application No: 0724/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: North Bovey
	Proposal: Erection of building for agricultural use and the stabling of horses	
	Location: Field 1131, land adjacent to Aller, North Bovey	
	Decision: Withdrawn	
<hr/>		
15	Application No: 0230/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ilsington
	Proposal: Single storey extension to south-east end of house to create studio/music room	
	Location: Quince Cottage, Bagtor, Ilsington	
	Decision: Grant Conditionally	
<hr/>		
16	Application No: 0660/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Cornwood
	Proposal: Construction of fish pass	
	Location: Blachford Manor, Cornwood	
	Decision: Grant Conditionally	
<hr/>		

17 **Application No:** 0674/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Replace existing garage/store with new carport/store
Location: Lower Corndon Farm, Chagford
Decision: Grant Conditionally

18 **Application No:** 0683/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Manaton
Proposal: Construction of a timber bicycle storage shed
Location: Heatree Activity Centre, Manaton
Decision: Withdrawn

19 **Application No:** 0685/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Moretonhampstead
Proposal: Two-storey extension to dwelling
Location: 26 Forder Meadow, Moretonhampstead
Decision: Grant Conditionally

20 **Application No:** 0672/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Sourton
Proposal: Erection of garage/workshop
Location: Prewley Cottages, Sourton Down, Okehampton
Decision: Grant Unconditionally

21 **Application No:** 0709/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Dunsford
Proposal: Change of use from office accommodation to holiday let
Location: Bridesmere House, Clifford Barton, Drewsteignton
Decision: Grant Conditionally

22 **Application No:** 0720/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Erection of single storey side extension
Location: 7 Roborough Gardens, Ashburton
Decision: Grant Conditionally

23 **Application No:** 0681/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Buckland Monachorum
Proposal: Two-storey extension to rear of dwelling
Location: Moorlands, 16 Binkham Hill, Yelverton
Decision: Grant Conditionally

24 **Application No:** 0687/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Detached oak-framed double garage
Location: Crossways, Chagford
Decision: Grant Conditionally

25 **Application No:** 0682/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Buckland Monachorum
Proposal: Single storey orangery on rear elevation
Location: Tresco Vean, Southella Road, Yelverton
Decision: Grant Unconditionally

26 **Application No:** 0691/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Single storey extension to rear of property
Location: Fircroft, Haytor Vale
Decision: Grant Conditionally

27 **Application No:** 0713/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Dartmoor Forest
Proposal: Works to alter and improve redundant barn for use ancillary to farmhouse
Location: Dunnabridge Pound Farm, Dartmeet, Princetown
Decision: Grant Conditionally

28 **Application No:** 0714/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Dartmoor Forest
Proposal: Works to alter and improve redundant barn for use ancillary to farmhouse
Location: Dunnabridge Pound Farm, Dartmeet, Princetown
Decision: Grant Conditionally

29 **Application No:** 0716/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Renovations to house, create new openings and demolish outbuilding to provide car parking
Location: 3 Hurst Court, East Street, Ashburton
Decision: Grant Conditionally

30 **Application No:** 0688/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Internal alterations in association with flood prevention and alterations to external door
Location: Blackaller, North Bovey
Decision: Grant Conditionally

31 **Application No:** 0700/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** Bridford
Proposal: Certificate of Lawfulness for an existing use in respect of barn as mixed use (equine and agricultural)
Location: land at Lowton Lane, Bridford
Decision: Certificate not issued

32 **Application No:** 0708/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Repair and reslate damaged roof covering together with associated masonry, lead and timberwork
Location: Bovey Castle Hotel, North Bovey
Decision: Grant Conditionally

33 **Application No:** 0711/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Removal of condition 5 from appeal decision notice reference APP/J9497/C11/2149861 to allow continuation of the use of 'the barn' as a single dwelling and 'the land' for residential purposes
Location: Higher Ausewell, Ashburton
Decision: Grant Conditionally

34 **Application No:** 0702/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Moretonhampstead
Proposal: Replacement gutters on front elevation
Location: Greenhill House, 23 Fore Street, Moretonhampstead
Decision: Grant Conditionally

35 **Application No:** 0701/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Moretonhampstead
Proposal: New canopy over entrance door to outbuilding
Location: Greenhill House, 23 Fore Street, Moretonhampstead
Decision: Grant Conditionally

36 **Application No:** 0692/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Mary Tavy
Permission - Householder
Proposal: Single storey extension
Location: Little Binfield, Mary Tavy
Decision: Grant Conditionally

37 **Application No:** 0721/14 **District/Borough:** South Hams District
Application Type: Full Planning **Parish:** South Brent
Permission - Householder
Proposal: Construction of retaining wall
Location: Freshwaters, Hillside, South Brent
Decision: Grant Conditionally

38 **Application No:** 0717/14 **District/Borough:** West Devon Borough
Application Type: Certificate of Lawfulness **Parish:** Whitchurch
for a proposed
development
Proposal: The erection of a single storey extension
Location: Underhill, Moortown, Tavistock
Decision: Certificate not issued

39 **Application No:** 0723/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Burrator
Permission - Householder
Proposal: Construction of pump house
Location: 1000FT, Peek Hill, Dousland
Decision: Grant Conditionally

40 **Application No:** 0715/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Minor internal alterations to west wing (1930's and 2003)
Location: Bovey Castle Hotel, North Bovey
Decision: Grant Conditionally

41 **Application No:** 0699/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Re-roofing and minor repairs, plus alterations to ground floor to re-instate as staff accommodation
Location: Bovey Castle Hotel (Staff Accommodation Block), North Bovey
Decision: Withdrawn

42 **Application No:** 0719/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Dartmoor Forest
Proposal: Single and two-storey side extensions with rear terrace and extension to store to form carport
Location: Dartlands, Hexworthy, Yelverton
Decision: Grant Conditionally

43 **Application No:** 0022/15 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Throwleigh
Proposal: Demolition of domestic garage
Location: Wyndhurst, road from Barrow Way Cross to the Old School, Throwleigh
Decision: Prior Approval not required

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 March 2015

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Director of Planning

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

(For further information please contact James Aven)

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

1 Enforcement Code: ENF/0001/15	District/Borough: Teignbridge District
Grid Ref : SX751802	Parish : Manaton
Breach : Unauthorised operational development	
Location : Devon Horse & Pony Sanctuary, near Southcott Farm, Manaton	
Action taken / Notice served	No further action taken

STEPHEN BELLI