

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 October 2015

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Planning

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1. Application No: **0420/15** District/Borough: **South Hams District**
Application Type: **Full Planning Permission** Parish: **Cornwood**
Grid Ref: **SX607606** Officer: **Jo Burgess**

Proposal: **Construction of sand school (20m x 40m)**
Location: **Village View Farm, Cornwood**
Applicant: **Mr & Mrs M Northmore**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed sand school by virtue of its isolated location will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, DMD5 and DMD33 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

Village View Farm is a modern agricultural worker's dwelling situated in open countryside north of Cornwood.

It is proposed to construct a sand school (20m x 42m) for the use of the occupiers of the dwelling, at the southern end of the field. The site is enclosed on three sides by existing hedgerows.

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

Planning History

0992/03	Agricultural worker's dwelling		
	Approval of Details	Grant Conditionally	04 March 2004
0709/03	Erection of agricultural dwelling		
	Outline Planning Permission	Grant Outline Conditionally	05 November 2003
0573/01	Erection of agricultural stock/hay store (140sqm)		
	Full Planning Permission	Grant Conditionally	15 October 2001
9/12/100/95/18	Stock/hay/straw building		
		No objection	08 November 1995

Consultations

South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Trees & Landscape:	The sand school will have a detrimental impact on the character of the area and will not conserve or enhance the character and special qualities of Dartmoor's landscape contrary to policies COR1, COR3, DMD5 and DMD33

Parish/Town Council Comments

Cornwood PC:	Support - recommend approval - no concerns
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR3 - Protection of Dartmoor's special environmental qualities

DMD1a - Presumption in favour of sustainable development

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

DMD33 - Horse related development

DMD5 - National Park Landscape

Representations

None to date.

Observations

INTRODUCTION

It is proposed to erect a sand school on agricultural land near Cornwood. 110m to the north are agricultural buildings and the agricultural dwelling lived in by the applicant. The proposed sand school is at the southern end of a paddock created by the subdivision of the historic larger field to erect the agricultural buildings and dwelling at the northern end. The historic field is part of a larger field system (medieval in origin) which is characterised by fields enclosed by Devon hedge banks.

THE PROPOSAL

It is proposed to erect a sand school for the use of the applicants and their family. The family have five horses which are kept on the farm and they seek an all weather riding facility. The tipping of earth in the past has created a rough surface but is essentially fairly level and the construction will consist of scraping the tipped material off the land, drainage within clean crushed stone, with the application of grit sand, fine sand and fibre surface. Kick boarding is shown around the perimeter of the sand school which is enclosed on two sides by existing hedges. On the north and west elevation a new fence will be erected to separate the sand school from the agricultural field.

The sand school would be 110m from the farm buildings and in clear view of the house.

PLANNING POLICY

COR2 allows for development required to meet the proven needs of farming, and householder and domestic related development.

DMD33 states that development related to recreational horse keeping will be permitted subject to a number of criteria one of which is that it can be demonstrated that the proposal, on its own or cumulatively with other nearby horse related development will not harm landscape character.

DMD5 requires development proposals to conserve and/or enhance the character and special qualities of the Dartmoor landscape by amongst other things reflecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment and ensuring that the location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character.

Policies COR1(h) and COR3 also require that development respects or enhances the character, quality or tranquillity of the local landscape and conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special qualities.

The site lies within Landscape Character Type 2D Moorland Edge slopes and in this location the surrounding land is gently rolling farmland comprising small to medium fields enclosed by Devon hedge banks. It is a predominantly pastoral landscape which has a strong agricultural character.

VISUAL IMPACT

The sand school is horse related development relating to the residential aspect of the agricultural holding. Normally it would be expected that development associated with domestic activity would be located close to dwellings. In the application it is stated that a site closer to the farm house and associated buildings would need considerable ground works due to the slope of the land and an underground electric cable would have to be moved.

The chosen site requires minimal cut and fill, is bordered directly on two sides by existing hedge banks and on the west side the hedge is 20m away leaving existing access to the field to the south intact.

The site is mostly hidden from view but there is a glimpsed view from the minor road to the north.

IMPACT ON LANDSCAPE CHARACTER

Horse related development can change the character of the landscape. This impact is referred to in DMD33 where horse related development will only be allowed if it can be demonstrated that the proposal will not harm the local character. The National Character Area profile for Dartmoor also mentions that maneges and other horse facilities are resulting in the gradual encroachment of development into the landscape.

DMD5 requires development to conserve and/or enhance the character of Dartmoor's landscape. The sand school is a feature that does not reflect the character of the local landscape and it will not conserve or enhance the local landscape character. Its isolated location does not reflect the grouping of structures in this landscape.

The proposed sand school will have a detrimental impact on the pastoral character of the landscape and strong pattern of medieval fields. It is poorly related to other structures and is a relatively isolated location. It will not enhance what is special or locally distinctive about the landscape character and is an unsympathetic development that harms the wider landscape.

CONCLUSION

Although the siting has been considered in order to reduce the visual impact of the sand school, the resultant location is isolated from the farmstead and will have a detrimental impact on the character of the landscape and will be an unsympathetic development that will harm the wider landscape, contrary to policies COR1, COR3, DMD5 and DMD33. Members have taken a consistent view on other sand schools where there is a negative impact on landscape character, resisting non-essential works of this nature which adversely impact on Dartmoor's special character.

2. Application No: **0384/15**
Application Type: **Full Planning Permission -
Householder**
Grid Ref: **SX734656**
Proposal: **Two-storey side extension**
Location: **2 Gipsy Lane, Buckfastleigh**
Applicant: **Mr A Gould**

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



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by reason of the percentage increase in habitable floorspace and resultant size of the dwelling would be contrary to policy DMD24 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 and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

2 Gipsy Lane is a two storey end of terrace property located within an estate development to the south of the town. The building is part brick part render with uPVC windows and a man-made tile roof.

The accommodation currently comprises three bedrooms on the first floor. This proposal is for a two storey side extension to create separate dining and breakfast rooms on the ground floor and an additional bedroom and family bathroom above.

The applicant has submitted a statement in support of the application, citing a large family for the need to increase the level of living accommodation.

The materials proposed in the extension are to match the existing external finishes.

The application is presented to the committee in view of the Town Council's comments.

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Standing advice - flood zone 1
DNP - Ecology & Wildlife Conservation:	No objection. To follow recommendations in consultants report.
South West Water:	No objections. South west water will need to be advised if building is within 3m of public sewer

Parish/Town Council Comments

Buckfastleigh TC: Support. Will improve the local housing stock.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

SITE CHARACTER

Gipsy Lane is a development of former Local Authority houses to the south of the town. The houses are arranged in terraces of four and are all of similar design and proportions, with few having been significantly altered or extended.

No 2 occupies a prominent position at the junction with Elm Bank. It is set back from the roadside with side and rear gardens.

DESIGN

The proposal comprises an extension off the north elevation into the side garden. The extension will take the form of a hipped pitched roof projection measuring 4.5m by 7.4m. It will be presented as a continuation of the existing building with matching ridge and eaves lines.

The design of the extension is in-keeping with the other properties in the row and is considered visually acceptable. As the property is already part of a terrace there is no issue with impact on character.

The extension will be set off the boundary with the highway by two metres at each corner. It will not appear overly dominant from the roadside. The terrace would remain staggered with the other properties to the eastern side of Gipsy Lane which sit at a lower level.

IMPACT ON NEIGHBOURS

The proposed extension would be into the side garden. The nearest property to the north would be 16m from the side wall and separated by the road. To the east the new first floor window would look onto the rear of the No1.

Overlooking is commonplace within the estate owing to the level changes and relatively high densities and there is already overlooking of this property from existing first floor windows. The proposed extension will not lead to any significant loss of privacy for the occupiers of this property and is sufficiently distanced not considered to be overbearing.

POLICY CONSIDERATIONS

The proposed extension will preserve the character and appearance of the area, in accordance with policies COR1 and COR4.

The proposal will also adequately protect amenity for the occupiers of nearby properties, in accordance with policy DMD4.

In terms of assessing the proposal against policy DMD24 (c) however there is conflict concerning the proposed increase in floorspace. The existing floorspace is 69 sqm; the proposed floorspace is 125 sqm. This means that the proposed extensions will result in an increase in habitable floorspace of 81% on the existing living accommodation. This figure represents an increase which is significantly greater than the 30% permitted under DMD24.

The Town Council support the application on the basis that it will improve the local housing stock.

CONCLUSION

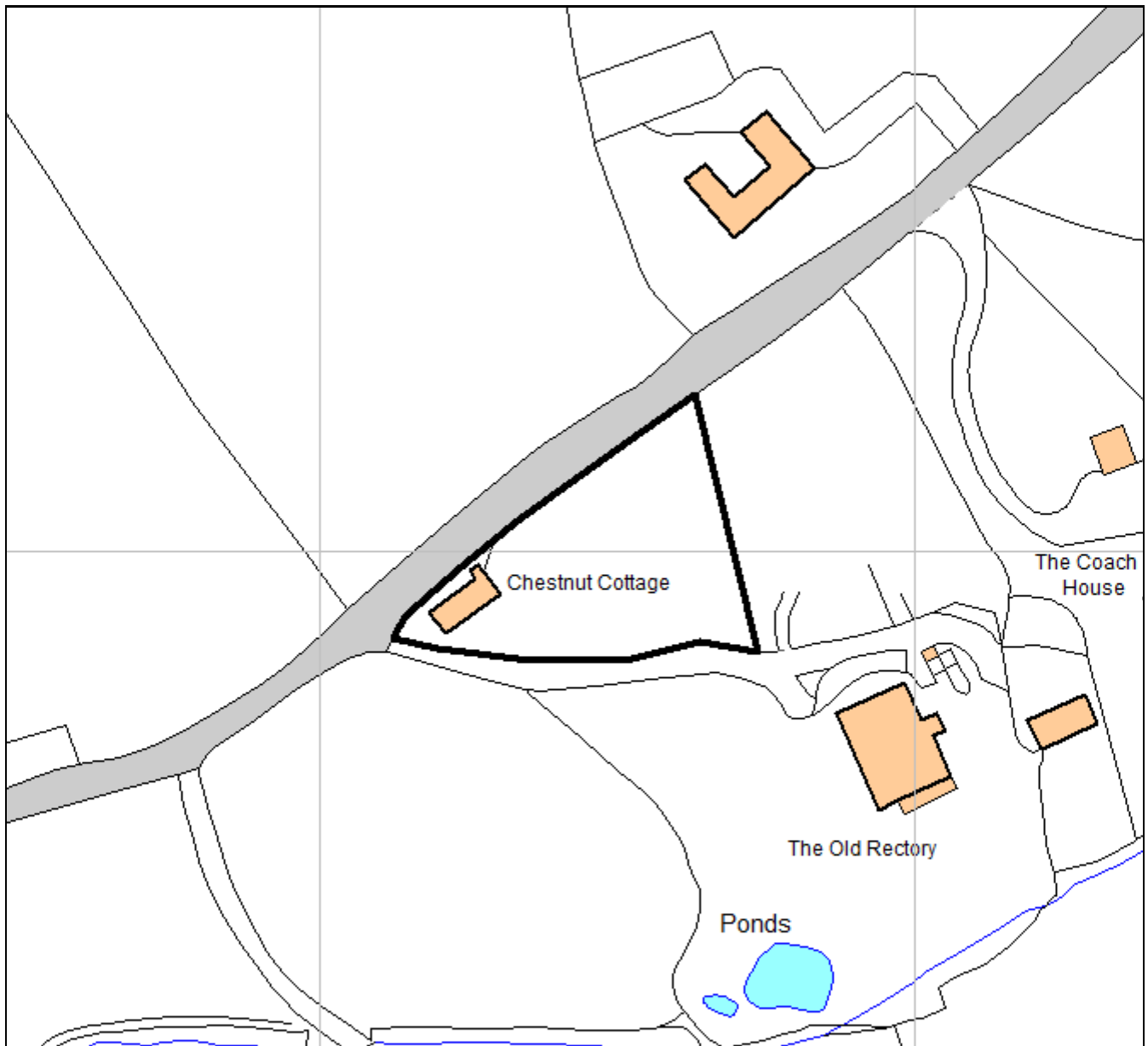
The proposed extension is considered appropriate in terms of its size, design and materials, and will not result in harm to residential amenity locally. Unfortunately however the proposal represents an increase in habitable floorspace which is in excess of that allowed under part (c) of policy DMD24 and therefore despite being considered acceptable in all other regards is unable to be supported.

3. Application No: **0355/15** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Burrator**
Grid Ref: **SX535698** Officer: **Jim Blackwell**

Proposal: **Variation of Condition 2 of Planning Application ref: 0822/05 to allow long-term rental of annexe**

Location: **Chestnut Cottage, Walkhampton**

Applicant: **Ms H Griffiths**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The removal of the condition would result in the creation of an independent unit of residential accommodation outside a recognised settlement which does not meet an identified need for affordable housing to meet local needs or a need relating to an agricultural worker or other essential rural business. It would therefore be contrary to the Dartmoor National Park Core Strategy Development Plan Document in particular policies COR2 and COR15, policies DMD1a, DMD1b, DMD23 of the Development Management and Delivery Development Plan Document and the advice contained in the English National Parks & The Broads UK Government Circular 2010 and the National Planning Policy Framework 2012.
2. The independent dwelling created would be remote from adequate services, employment, education, leisure facilities, public transport, etc. and would therefore increase the need for travel by private vehicles contrary to the Dartmoor National Park Authority Core Strategy Development Plan Document, in particular policy COR21, policies DMD1a and DMD1b of the Development Management and Delivery Development Plan Document and the advice contained in the English National Parks & The Broads UK Government Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Chestnut Cottage lies to the north east of Walkhampton on the south side of the lane leading to the church. The site comprises a detached cottage with garden and driveway and the annexe to the rear. Both are constructed of stone with slate roofs. The annexe is a linear former outbuilding running parallel to the lane. It is raised up from the cottage and separated by the gated driveway.

Both properties are occupied independently. The annexe has been rented as a separate unit of accommodation since 5 January 2015. It comprises two bedrooms and a shower room on the ground floor with a kitchen, dining area and sitting room on the first floor.

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

Planning History

0882/05	Conversion of existing garage with studio over to provide ancillary accommodation for relatives		
	Full Planning Permission	Grant Conditionally	12 January 2006
0882/05	Conversion of existing garage with studio over to provide ancillary accommodation for relatives		
	Full Planning Permission	Grant Conditionally	12 January 2006
0739/99	Detached garage with studio over		
	Full Planning Permission	Grant Conditionally	07 March 2000
0739/99	Detached garage with studio over		
	Full Planning Permission	Grant Conditionally	07 March 2000
0738/99	First floor extension		
	Full Planning Permission	Refused	06 March 2000

0738/99	First floor extension		
	Full Planning Permission	Refused	06 March 2000
3/56/047/96/03	Demolition and rebuilding of conservatory		
	Full Planning Permission	Grant Unconditionally	29 March 1996
3/56/047/96/03	Demolition and rebuilding of conservatory		
	Full Planning Permission	Grant Unconditionally	29 March 1996
3/56/058/95/03	Double garage		
	Full Planning Permission	Grant Conditionally	13 April 1995
3/56/237/93/03	Single storey W.C., utility, cloakroom extension to replace existing porch W.C.		
	Full Planning Permission	Grant Unconditionally	14 December 1993
3/56/237/93/03	Single storey W.C., utility, cloakroom extension to replace existing porch W.C.		
	Full Planning Permission	Grant Unconditionally	14 December 1993
3/53/032/92/03	Two storey extension to provide new kitchen and two bedrooms		
	Full Planning Permission	Grant Conditionally	25 June 1992
3/53/032/92/03	Two storey extension to provide new kitchen and two bedrooms		
	Full Planning Permission	Grant Conditionally	25 June 1992
03/53/1562/91	Extensions & alterations to form dwelling conversion of coach house to dwelling		
	Full Planning Permission	Grant Conditionally	03 January 1992
03/53/1059/91	INSTALLATION OF CALOR GAS TANK& ACCESS GATE FOR DELIVERIES		
	Full Planning Permission	Grant Conditionally	03 May 1991
03/53/1455/88	PRIVATE DWELLING		
	Full Planning Permission	Grant Conditionally	30 June 1989
03/53/1272/88	Extension to provide new bedroom.		
	Full Planning Permission	Grant Unconditionally	06 June 1988
03/53/1272/88	Extension to provide new bedroom.		
	Full Planning Permission	Grant Unconditionally	06 June 1988
03/53/1542/87	PROPOSED ERECTION OF A PAIROF SEMI-DETACHED HOUSES ANDGARAGES ON SITE OF EXISTINGDISUSED AGRICULTURAL STORE		
	Full Planning Permission	Grant Conditionally	10 February 1988
03/53/0100/85	REBUILDING OF EXISTING STONEBARN TO FORM A DWELLING		
	Outline Planning Permission	Grant Outline Conditionally	04 April 1985
03/53/1388/84	ERECTION OF A PAIR OFDWELLINGHOUSES WITH GARAGE ONSITE OF EXISTING SHEDS		
	Outline Planning Permission	Refused	07 December 1984
		Result: Allowed	
03/53/0590/84	Single storey extension at side to form dining room and conservatory		

	Full Planning Permission	Grant Conditionally	29 June 1984
03/53/0590/84	Single storey extension at side to form dining room and conservatory		
	Full Planning Permission	Grant Conditionally	29 June 1984
0355/15	Variation of Condition 2 of Planning Application ref: 0822/05 to allow long-term rental of annexe		
	Full Planning Permission	Not yet determined	

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: No objection.

Parish/Town Council Comments

Burrator PC: The Parish Council support the application as there is a lack of affordable properties in rural areas.

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
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

Chestnut Cottage lies to the north east of Walkhampton and comprises the main house with garden and driveway and annexe to the rear.

PROPOSAL

The application is to vary a condition on previous decision (ref: 0822/05). The approved scheme included the conversion of the building into 'ancillary accommodation for relatives'. Condition 2 stated:

'The unit hereby approved shall be used solely as additional living accommodation in connection with, and ancillary to the existing dwelling and shall not be used, let or otherwise disposed of as a separate unit of accommodation.'

BACKGROUND

The application has been submitted following advice given from the Enforcement Officer. The annexe has been rented as a separate unit of accommodation since 5 January 2015. The applicants have been made aware that the current use is not in accordance with the application approved in 2005. They are also aware that a separate unit of accommodation, in what is effectively the open countryside, is not supported by policy.

POLICY CONSIDERATIONS

Policy DMD9 establishes the principle for the conversion of historic non-residential buildings in the countryside. It clearly states that housing will only be considered where it has been demonstrated that a business or community use is not viable or feasible, and where this can be proven, the housing will need to provide an affordable unit of accommodation for a local person or to meet the proven needs of an agricultural/rural worker.

This reflects the strategic approach to housing in policies COR2, COR15 and DMD23. The provision of open market housing is restricted to Local Centres.

The conversion to an open market unit is a clear departure from policy with no over-riding exceptional circumstances.

REPRESENTATIONS

The Highway Authority considers there are no highway implications.

The Parish Council has supported the application as, in their view, there is a lack of affordable properties in the area.

CONCLUSION

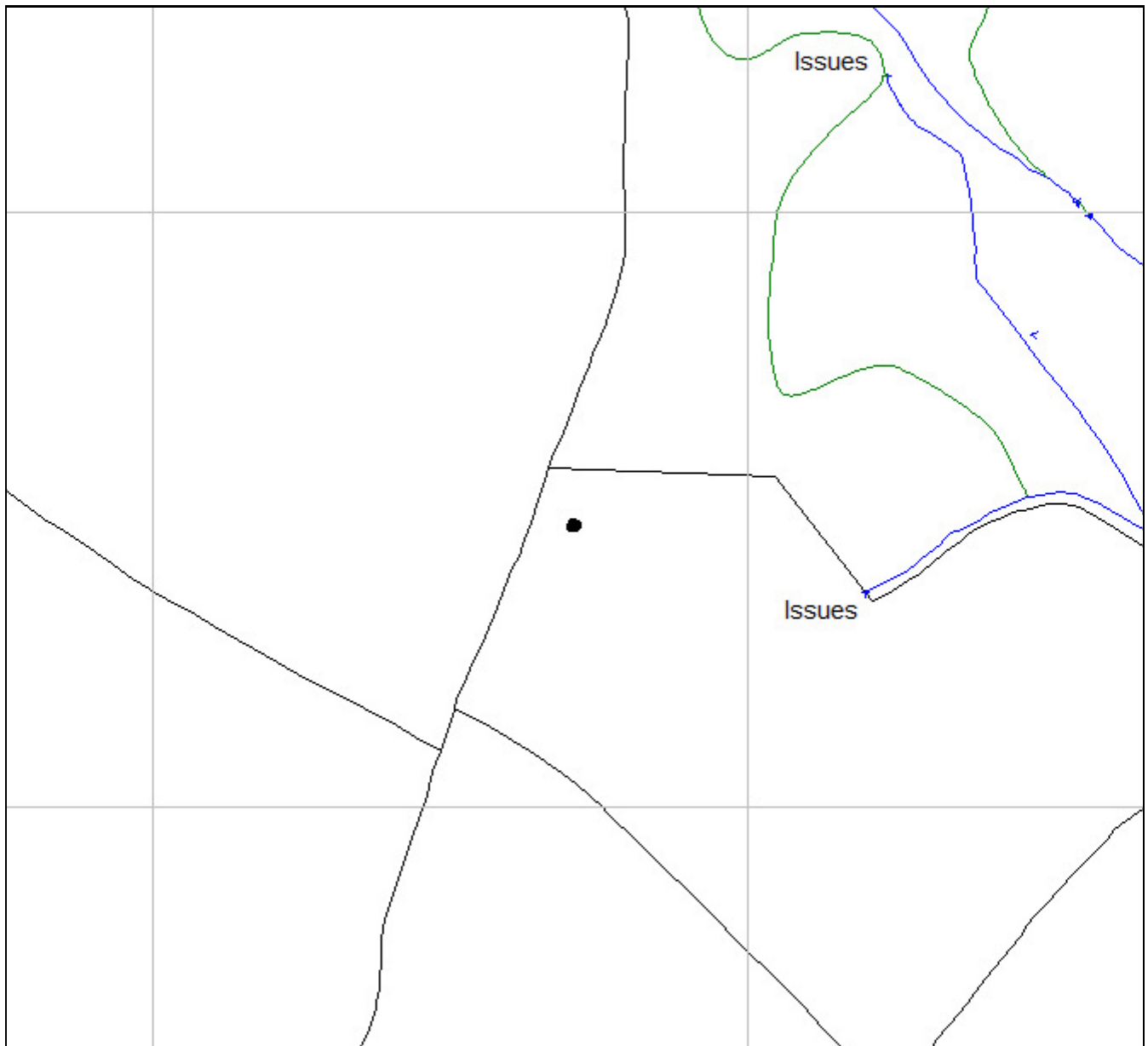
The application is a clear departure from local policy. The use of the outbuilding as an open market dwelling, rather than being an ancillary unit of accommodation for the cottage, is in clear conflict with policies COR2, COR15, DMD9 and DMD23.

4. Application No: **0410/15** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Chagford**
Grid Ref: **SX703854** Officer: **Jim Blackwell**

Proposal: **Drilling of borehole to depth of 25m with a concrete chamber and manhole cover at ground level (retrospective)**

Location: **Stiniel Waste, Stiniel, Chagford**

Applicant: **Mr A Wengraf**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Introduction

The site lies to the west of the small group of dwellings including Higher Stiniel and Stinshall. It is accessed from a lane opposite an existing track. The entrance has been formed into a grass track which leads up to an enclosed grazing area with a field shelter on the north side.

The field is accessed along an established track bounded by trees. It rises up steeply once entering the site. The boundary is angular in shape and is also bounded by trees and dense vegetation.

The dense boundary ensures the site is not readily visible from distance until the west boundary when views to the east are available.

This application is presented to Committee in view of the concerns raised by the Parish Council.

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:	No objection.

Parish/Town Council Comments

Chagford PC:	Object to the impact on neighbours. The Council feel they are not qualified to comment on the borehole.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR24 - Protecting water resources from depletion and pollution
DMD13 - Archaeology
DMD15 - Renewable energy
DMD1a - Presumption in favour of sustainable development
DMD5 - National Park Landscape

Representations

6 letters of objection

The objections relate to the supply of water in the local area. The five houses in Stiniel are supplied with water from a spring that is near to the site of the borehole. It is potentially using the underground water supply for the hamlet.

There is also concern for the potential residential use of the site. Comments have also been made regarding the siting of a mobile field shelter.

Observations

INTRODUCTION

The site is accessed from the lane by a track which leads up into a steep sided field. The works have already taken place.

PROPOSAL

The application is to regularise the drilling of a 25 metre borehole with concrete chamber. It is located to the far west of the site, amongst dense mature trees against a Devon hedgebank.

PLANNING HISTORY AND UPDATE

An application (ref: 0357/14) was submitted in 2014 for the erection of goat shelter, hay and equipment store (10.2m x 3.6m) with stone access track. It was withdrawn following concerns about the scale of the building given the size of the holding.

A smaller, mobile field shelter is positioned on the land.

LANDSCAPE IMPACT

The works are considered minor and would have caused minimal damage to the adjacent trees. There are no public views of the site and it is considered to cause minimal impact on the local character of the area.

POLICY CONSIDERATIONS AND IMPACT ON WATER RESOURCES

Policy COR24 states that development will not be permitted if it would risk harm to the quality and yield of water resources, including abstraction sites, groundwater, rivers, streams and still waters. The Environment Agency requires an abstraction licence if the intention is to abstract over 20 cubic metres of water a day.

The applicant has stated the proposed usage would be approximately 15 litres or 0.015 cubic metres. The installation includes a modest water container above the borehole. It is therefore not considered to significantly impact on water resources.

REPRESENTATIONS

The Trees and Landscape Officer has no objection and considers it has a minimal impact on the adjacent trees or the character of the local landscape.

The Highway Authority considers there are no highway implications.

There have been six objections from local residents concerned with the impact on water resources in the area and the use of the site.

The Parish Council object to the impact on neighbours and feel they are not qualified to comment on the borehole.

CONCLUSION

The impact of the works on landscape and trees are considered minimal. There is also limited impact on the water resources in the area given the distance from the properties which lie approximately 260 metres to the east of the borehole. The current usage is also considered relatively low.

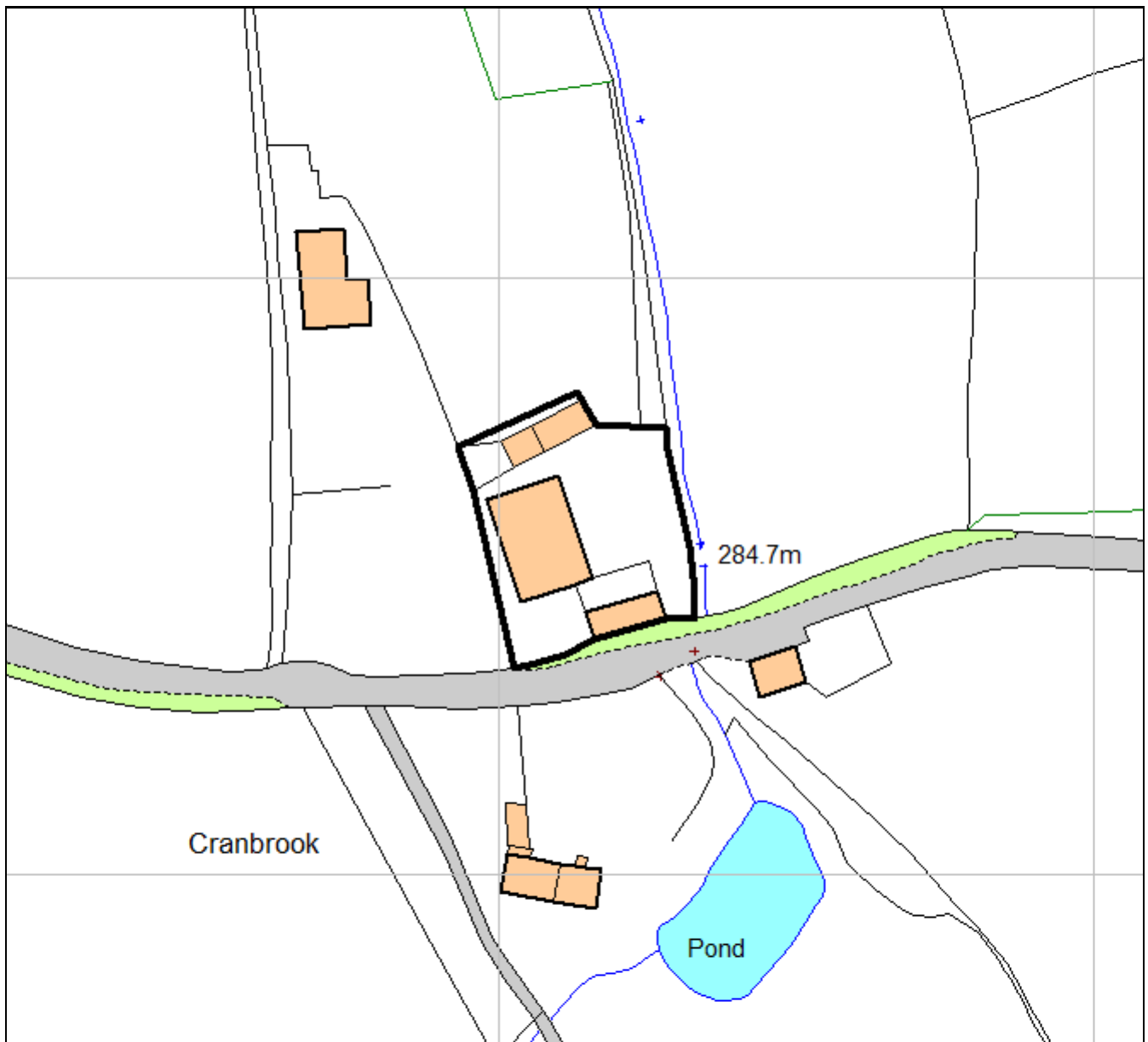
The application is therefore recommended for approval.

5. Application No: **0367/15** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Moretonhampstead**
Grid Ref: **SX745888** Officer: **Louise Barattini**

Proposal: **Conversion of redundant agricultural building to single dwelling and the construction of detached car port and store**

Location: **Cranbrook Farm, Moretonhampstead**

Applicant: **Mrs J Holdsworth**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed scheme would provide a viable affordable dwelling that would be within reach of a local qualifying person in housing need. There are no-overriding grounds to support an open market dwelling in this isolated rural location on the basis of the proposed scheme and therefore the proposal is contrary to policies COR2, COR15, DMD9, DMD23 of the Dartmoor National Park Development Plan and to the advice contained in the Affordable Housing Supplementary Planning Document.
2. It has not been demonstrated to the satisfaction of the Local Planning Authority that the existing farm yard and 3 barns are redundant for agricultural purposes. In the absence of any over-riding justification, the proposal is contrary to policies DMD9 and COR18 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and The Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework.
3. The proposed conversion scheme involves a substantial extension contrary to the provisions of policy DMD9 of the Dartmoor National Park Development Plan and, by reason of its scale, design and siting, would be harmful to the character, appearance and significance of this local heritage asset with no over-riding public benefits to outweigh the harm that would result and would detract from the special qualities of this part of the Dartmoor National Park. The scheme is therefore contrary to policies COR1, COR3, COR4, DMD1b, DMD7, DMD8 and DMD9 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

Cranbrook Farm is located on the outskirts of Moretonhampstead in the open countryside. The farm is a 17ha/42 acre holding with an agriculturally tied dwelling, a range of farm buildings in the main yard and an outlying barn.

The application proposes the conversion and extension of a traditional farm building into a 2-bedroom dwelling, the demolition of a modern farm building to enable a new carport construction and conversion of the farm yard into residential curtilage.

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

Planning History

05/02/2006/79	Outline application for the erection of a bungalow for an agricultural worker		
	Outline Planning Permission	Withdrawn	15 October 1979

Consultations

Teignbridge District Council:	Recommend unsuspected contamination condition
County EEC Directorate:	The existing access is adequate to serve the proposed

development subject to the provision of adequate parking and turning on site, as shown on the drawings. This must be provided prior to the occupation of the dwelling and maintained in perpetuity.

Environment Agency:

No objection - Flood Risk Zone 1 standing advice only

DNP - Archaeology:

There is likely to be no surviving archaeology in the vicinity of the carport or under the concrete floor of the barn

Parish/Town Council Comments

Moretonhampstead PC:

The Parish Council supports the application which is a modest development. It would like to see the agricultural tie remain with the bungalow and for the conversion to have permitted development rights restricted.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

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

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD14 - Biodiversity and geological conservation

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD4 - Protecting local amenity

DMD40 - Parking provision - Residential

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 6 letters of support

Support is received to free up of the land for a new agricultural worker, enable a local sheep dog trainer to live in the barn and stay within the community. Comment is also made on the potential for the enhancement of the site.

The letter of objection states that the barn conversion should be subject to an agricultural tie and concern is raised about the potential for the dwelling to become holiday accommodation. A request is made for stone walling to be raised to protect privacy and visibility splays improved.

Observations

POLICY CONSIDERATIONS

Policy DMD1b states that within the Dartmoor National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. The National Planning Policy Framework (NPPF) attributes great weight to these considerations within National Parks, emphasising the conservation of cultural heritage as an important consideration.

Policy DMD8 states that proposals for the alteration and change of use of designated and un-designated heritage assets will be granted where any harm identified is outweighed by the public benefits the proposed development will bring. In assessing any harm arising from proposed works, the Authority will look to see whether (and to what degree) the works will (i) detract from the original scale, significance, form, quality, or setting of the building, (ii) adversely affect its archaeological, historical or architectural or artistic interest, (iii) maintain the cultural significance of the building or asset, and (iv) protect important fittings and fixtures.

The need to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations is one of the core planning principles of the NPPF. Account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Policy COR1 seeks to sustain the local distinctiveness and conserve or enhance important historic features. COR3 sets out the objectives for conserving and enhancing the characteristic landscape and features that contribute to Dartmoor's special environmental qualities, having particular regard to traditional buildings.

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

Policy DMD23 supports the principle of conversion of an existing building to an affordable dwelling if the conversion is compliant with Policy DMD9.

Policy DMD9 supports the principle of conversion of appropriate traditional buildings in the countryside into affordable housing for local persons in cases where a business or community use has been shown to be not viable or feasible. This is subject to the building demonstrating a form, structure or history that is traditional to Dartmoor, being capable of conversion without need for substantial alteration/extension or significant changes in the relationship with existing ground levels, conversion works being in-keeping with local building styles and materials and not adversely impacting rural character, retaining significant historic or architectural elements and sustaining the setting of the building. The building should also be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport.

The Design Guide provides specific guidance on alterations to historic buildings and the conversion of traditional farm buildings. It requires conversion schemes to respect the building's original character and function, states that the layout will impose limits on what is achievable, requires schemes to work within the existing envelope of the building and avoid extensions, avoid new wall openings and resist temptation to add domestic detailing which damage character (barge boards, fascias, rainwater goods).

Policy COR18 seeks to sustain rural businesses and resists the loss of employment sites.

THE PROPOSAL

The application is for the conversion of an agricultural barn into a 2-bedroom dwelling and the construction of a detached car port and store (involving the demolition of a large modern barn). A generous residential curtilage is proposed within the existing walled yard enclosure, incorporating a further traditional stone barn.

The proposed accommodation incorporates the two storey traditional stone barn and proposes the demolition of a modern single storey lean-to element and replacement with two storey extension to the same footprint.

REDUNDANCY OF THE BUILDINGS

Policy DMD9 relates to the conversion of traditional rural buildings where such buildings are no longer needed in their original uses, the only guarantee of protection and proper maintenance may be to enable appropriate new sustainable uses to be carried on. The NPPF refers to the re-use of 'redundant' or 'disused' buildings.

The building in question is described as currently being in agricultural use. The applicant is a retired farmer running a small flock of sheep and sheep dog training business. She is seeking to occupy the proposed converted barn and release the remainder of the land and farm workers dwelling to make it available to meet another agricultural need.

Cranbrook Farm extends to 17ha/42 acres and has an agriculturally tied property. The holding presently has 3 agricultural buildings in the yard with direct access to the highway and in close proximity to the farm workers bungalow (this land is the subject of this application) and one outlying agricultural shed.

There is a concern that the proposed application, which would remove the principal farm yard and three accessible agricultural buildings close to the highway and farm workers dwelling, could have an impact on the viability of the existing holding. There is a question over whether these buildings and yard would be deemed 'redundant' for agricultural purposes for the future farm occupier and therefore whether the proposal meets with the spirit of policy DMD9. It has not been clearly demonstrated that the existing business use is no longer viable or feasible or explicitly evidenced that an alternative business use would not be viable or feasible. This would also go against objectives for sustaining the local farming economy and rural businesses in policy COR18.

ACCESSIBILITY

Turning to other considerations, and notwithstanding the concerns expressed above, Policy DMD9 requires such buildings to be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport. This echoes the sustainability principles of the Development Plan. The building is approximately a 3.7km drive from the centre of Moretonhampstead along narrow lanes and 5.4km from the centre of Chagford. The proposal does not align well with the objectives of this part of the policy.

RESIDENTIAL USE

Policy DMD9 supports the principle of conversion of appropriate traditional buildings in the

countryside into affordable housing for local persons in cases where a business or community use has been shown to be not viable or feasible. Whilst no information has been submitted regarding any marketing of the building for alternative uses, the agent explains that office and light industrial uses have been discounted on the basis of lack of demand in the area and the economics of conversion.

Policy DMD23, COR15, COR2 and DMD9 would only support affordable housing as part of an acceptable rural conversion scheme.

An application for an affordable dwelling was received (but not registered) on this site and the case officer advised of the difficulties supporting such an application, especially in light of the ministerial statement withdrawing the Authority's rights to secure affordable housing on schemes for single dwellings. In response, the agent has decided to submit an application for a market dwelling with a sustainability statement in response to this to test the proposal, despite the planning concerns with this application.

The ministerial statement is now withdrawn and the agent has requested that we consider if the proposal would be acceptable as an affordable dwelling against our policies as the applicant would be willing to enter into our standard legal agreement.

In this regard, consideration is given to the Authority's affordable housing SPD. A key principle is that properties built/converted via this route must be of a sale or rental value which is within the reach of a qualifying person. Indicative property sizes and discount sales and rental rates are set out in the SPD (62sqm for a 2 bedroom dwelling).

The SPD makes clear that garages will not normally be acceptable for affordable dwellings, a modest car port may be acceptable but it specifies that the property should have a modest amount of garden space. Large gardens or associated land and buildings will not be acceptable.

The size of the proposed dwelling (approx. 105sqm) together with the quality of the building, its attractive rural location, substantial curtilage and outbuildings and is likely to command a high value which questions whether such a property would be genuinely affordable to those in housing need. Applying greater discount rates to make it affordable could be considered but this could potentially make the conversion scheme and resultant dwelling unviable and questions whether the application is an appropriate candidate for an affordable dwelling.

The applicant is understood to currently own the agricultural holding and dwelling and an eligibility questionnaire has been forwarded on to applicant to satisfy herself that she is in housing need and unable to afford market rents or purchase prices on a property suitable to her needs within parish.

The SPD allows the potential for commuted sums toward off-site affordable housing, but only where the proposal complies with policy in all other respects. The conflicts with policy are highlighted in this report and therefore a commuted sum is not being sought.

IMPACT ON LANDSCAPE CHARACTER AND LOCAL HERITAGE ASSET

The barn in question is a late 18th Century/early 19th Century single cell shippon with hay loft above. There are good surviving features such as the ventilation openings on the rear wall although the front elevation appears to have been modified and the original flagstone/cobbled floors and drainage gullies have been covered over by a modern concrete floor. The building

is on the Historic Environment record as a historic farmstead and considered to be a local heritage asset. Historically, there was a more extensive range of buildings on the site; all that survives today are the two stone barns within the application site.

The building appears to be in a good state of repair and structurally sound.

The proposed conversion incorporates new and modified openings on the principal elevation which fails to better reveal the special heritage interest of the building by respecting the historic presentation and function of the building.

The proposal also involves the demolition of an existing non-traditional lean-to and construction of a two storey extension. This goes against the criterion in policy DMD9 which is for the conversion of traditional buildings without substantial alteration or extension. The proposed extension would form a dominant and inharmonious addition which would suburbanise the character and appearance of this traditional agricultural building, harmful to its simple form, character and special heritage interest. This would conflict with the objectives of policies DMD1d, DMD7, DMD8, DMD9, COR1, COR3, COR4 and to the advice contained in the Dartmoor National Park Design Guide.

The proposal would have a harmful impact on the character, appearance and significance of this local heritage asset with no over-riding public benefit. The domestication of the yard also has potential to further impact on the setting of these heritage assets.

WILDLIFE

The wildlife survey reveals no impact on protected species in line with policies COR7 and DMD14.

HIGHWAY SAFETY

A neighbouring resident makes a request for improved visibility splays at the access point, however, the Highway Authority raises no objection to the proposed development from a highway safety point of view.

OTHER ISSUES RAISED THROUGH THE CONSULTATION PROCESS

A request has been made that the barn conversion should be subject to an agricultural tie. The application is not made on this basis and there would need to be clear financial and functional evidence to support this type of proposal. There is no proposal to lift the agricultural tie from the existing farm worker bungalow.

A request is made for the stone wall to be raised to the front of the site to protect the privacy of neighbouring occupiers. Having regard to the distance and relationship presented between the two properties, it would be unreasonable to require such provision to be made as the proposed development should not adversely impact on neighbour amenity.

CONCLUSION

There is a desire to support the applicant to find alternative accommodation in the area, however, planning permissions run with the land and the application needs to be considered against the policies in the development plan.

The report has highlighted the difficulties supporting this application in respect of the justification for the redundancy of the barns and potential impact of the removal of the 3 agricultural buildings and yard on the viability of the existing agricultural holding, the isolated rural position of the barn, the substantial extension of the building, its impact on the character and appearance of the barn and the unsuitability of the building for an affordable dwelling.

The application is therefore contrary to policy and recommended for refusal.

6. Application No: **0216/15** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ashburton**
Grid Ref: **SX756699** Officer: **Louise Barattini**

Proposal: **Change of use from storage to two residential flats and associated works (both open-market)**

Location: **Unit 1, 31A East Street, Ashburton**

Applicant: **Mr & Miss S Bantock**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in the creation of 2 open market dwellings in a local centre contrary to the Authority's affordable housing policies and with no over-riding justification. It would therefore be contrary to policies COR2, COR15 and DMD21 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010.

Introduction

The application relates to a two-storey building situated to the rear of properties along East Street, Ashburton, within the Conservation Area. The building is separated into 3 individual units, comprising business and residential premises. The application relates to the end unit which was formally used as a storage unit but is now vacant.

The application proposes conversion into 2 residential flats (both market dwellings).

The application was deferred from the August committee following the recent judgement by the High Court quashing the affordable housing exemptions on development of 5 units or less within specific rural areas. The deferral was to enable the applicant time to consider how to proceed with the application in light of the conflict of the proposal now with the Local Plan and the National Planning Policy Framework.

The applicant has respectfully requested that the application be determined without alteration.

Planning History

0469/14	Conversion of storage building into two flats (one open market and one affordable)		
	Full Planning Permission	Withdrawn	14 April 2015
5/31/236/94/03	Change of use to offices from light industrial		
	Full Planning Permission	Grant Conditionally	13 September 1994

Consultations

Teignbridge District Council:	Economic Development Officer - no objection - the site is not closely related to other commercial space and access for larger vehicles is limited and this prohibits use for some potential tenants. There are other more appropriate sites in Ashburton for commercial storage.
County EEC Directorate:	No objection - The proposal will generate a similar trip generation to the existing use. A cycle store would be beneficial at this location.
Environment Agency:	No objection - flood zone 1 standing advice only

Parish/Town Council Comments

Ashburton TC:	The Town Council acknowledges the planning history on this site. It originally objected to the proposal on the basis of the roof mounted solar panel array which would not be in keeping with the conservation area as they will intrude on
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neighbours' views and will be clearly seen from the Church Tower and be high profile in the townscape.

The Town Council notes the removal of the solar panels on the amended plans. The Town Council states that whilst they cannot object to the development, they are unable to support an application with no provision of desperately needed affordable housing, and offer a neutral view response.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
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
DMD12 - Conservation Areas
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

2 letters of objection

The letters of objection raise issues regarding overlooking and loss of privacy, kitchen/bathroom venting details, highway safety, sewerage capacity, covenants on access drive and the level of local need for 1 bedroom housing units.

Observations

BACKGROUND

The building itself has limited value within the Conservation Area. Evidence on site suggests possible survival of some earlier building fabric but this is of limited significance.

Permission was granted in March 2013, for the conversion of the adjoining workshop unit into 2 flats, one open market and one affordable (ref: 0522/12).

Application 0469/14 for conversion of the application building into two 1-bedroom dwellings (one affordable (52sqm), one market dwelling (70sqm)) was withdrawn in April 2014; the applicant was unwilling to sign the s106 agreement in light of the Ministerial Statement on s106 and affordable housing at that time.

This application for 2 open market 1-bedroom dwellings follows (52sqm and 70sqm, respectively), complete with a statement setting out the sustainability arguments for allowing a departure on this site.

PRINCIPLE OF RESIDENTIAL CONVERSION

This business premises has been marketed for rent between March 2010 and March 2014 by commercial agents with limited success and only very short letting periods being achieved, despite rental price being successively reduced. The property has been vacant for some time now and it is appropriate to see if there is an alternative viable use for the building. The Economic Development Officer at Teignbridge District Council has been consulted and states that the site is not closely related to other commercial space and access for larger vehicles is limited and this prohibits use for some potential tenants. She considers there to be other more appropriate sites in Ashburton for commercial storage and raises no objection to the change of use to residential.

The loss of this employment space is not considered to prejudice the economic offer in the town and presents an opportunity to enhance the character and appearance of the Conservation Area. In addition, the existing commercial use does not present an ideal relationship with the surrounding residential units and the narrow access onto East Street is not ideal for commercial traffic.

The proposal would therefore not conflict with the objectives of policy COR18.

Policies COR15 and DMD21 require proposals for new residential units, whether they are new-build or conversion, to provide a minimum of 50% affordable housing within Local Centres.

The application presented is for two market dwellings.

The Ministerial Statement on the 28 November 2014 established that affordable housing and tariff style contributions should not be sought on development of 10 houses or less, 5 houses or less in the case of specific rural areas if the Authority chose to adopt this lower threshold. In response to this, the Authority adopted interim guidelines on how to approach such matters; namely, to determine such applications for housing development in line with adopted policies in the Development Plan and the presumption in favour of sustainable development, as well as adopting the lower threshold.

Following the recent High Court challenge quashing the affordable housing exemptions set out in the Ministerial Statement and subsequent National Planning Policy Framework modifications, the Authority is now back in the position of applying the affordable housing policies as set out in the adopted local plan. This was confirmed by the Authority at its last meeting.

The deferral of the application was to enable the applicant time to consider how to proceed with the application in light of the conflict with the Local Plan and the National Planning Policy Framework. The applicant has requested that a decision be taken on the proposal as it stands. In the absence of any over-riding justification in terms of development viability, community or environmental considerations, officers are unable to support this application which is contrary to policy.

The detailed merits of the proposal are considered in the paragraphs below.

CONSERVATION AREA AND SETTING OF LISTED BUILDINGS

The site is set back behind the main building line within the conservation area and makes limited contribution to the character and appearance of the area. The proposed scheme incorporates improvements to the external appearance of the building by introducing natural slate cladding and alterations to window design.

The flat roof solar panel scheme has been omitted from the scheme which does now not significantly differ from the previous design which was recommended for approval.

The proposal will provide some enhancement of the character and appearance of the conservation area and have a neutral impact on the setting of listed buildings in line with policies COR1, COR3, DMD7 and DMD12.

RESIDENTIAL AMENITY

A number of local residents have expressed concerns with the scheme and commented that the proposal will result in overlooking of neighbouring dwellings. Revisions to the scheme were received during the course of the previous application (and reflected in this current application) in response to these concerns, notably the omission of the first floor dining room window on the end elevation and the positioning of kitchen and bathroom vents through the roof.

The site lies within a tight knit residential area there are existing windows at first floor level in the side elevation of the existing building which overlook the rear gardens of properties along East Street. Given the distances involved, the oblique relationship presented with neighbouring windows and the existing overlooking relationship, it is considered that the proposed development would not undermine residential amenity in this respect. Only one fixed obscure glazed window is proposed on the end elevation now. The proposal will therefore not conflict with policy DMD4.

HIGHWAY SAFETY

Local residents have referred to covenants which preclude any parking on the access road and a restriction on the weight of the vehicles. The proposal makes provision for 2 off-road parking spaces which are within the ownership of the applicant and this has been clearly indicated on the plans. The site is also within a sustainable town centre location with good access to public transport.

The Highway Authority raises no objection to the proposed development which has a comparable trip generation to the existing authorised uses. Undercover cycle storage within the site would be beneficial but difficult to achieve given the space constraints.

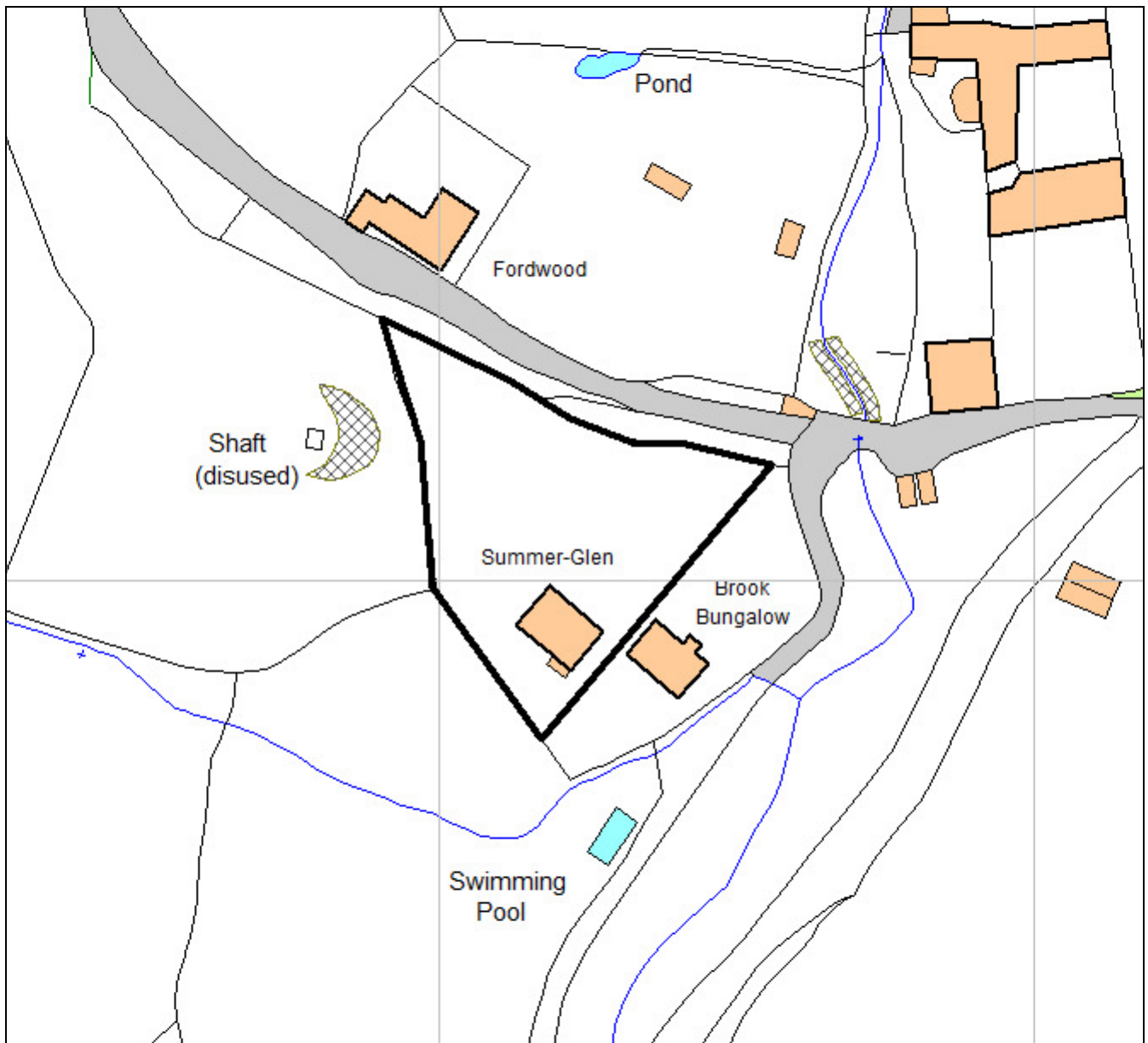
OTHER ISSUES RAISED BY CONSULTATION PROCESS

Local residents have stated that the need is for 2-bedroom, rather than 1-bedroom, properties in Ashburton. The Housing Needs Assessment makes reference to a need for both 1 and 2-bedroom affordable properties. The proposal is for 2 market dwellings.

CONCLUSIONS

The proposal for 2 market dwellings conflicts with the Authority's housing policies and in the absence of any over-riding justification in terms of development viability, community or environmental considerations, the application is contrary to the Development Plan and is recommended for refusal.

7. Application No: **0365/15** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **South Tawton**
Grid Ref: **SX643935** Officer: **Louise Barattini**
Proposal: **Formation of terrace (retrospective)**
Location: **Summer Glen, Sticklepath**
Applicant: **Mr D Parker**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of this decision notice the 1.8m high close-boarded fencing along the eastern edge of the terrace shall be installed in accordance with the approved drawings and shall be painted white to match the external walls of the raised terrace, and retained in perpetuity thereafter.

Introduction

Summer Glen is a detached dwelling located to the west of Ford Cross on the outskirts of the rural settlements of Sticklepath and South Zeal. A public bridleway runs along the northern boundary of the site.

The application proposes the formation of a front terrace and is retrospective.

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

Planning History

0064/10	Timber garage		
	Full Planning Permission - Householder	Grant Conditionally	31 March 2010
3/26/170/97/03	Roof dormer windows at rear of house & renew and enlarge existing conservatory at rear		
	Full Planning Permission	Grant Unconditionally	12 September 1997

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

Environment Agency: Flood Zone 1 standing advice only

Parish/Town Council Comments

South Tawton PC: The Parish Council is unable to support the scheme as the proposal presents major changes to the appearance of the property which would significantly affect the neighbour's amenity and the local character of the area.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection

The immediate neighbour at Sylvan Brook objects to the proposed development. He is concerned that the terrace is too close to his house. It will look directly into his bedroom window, present a poor outlook and reduce light into this room. Concerns are also raised regarding potential for noise disturbance.

Observations

POLICY CONSIDERATIONS

Policies COR4 and DMD7 require new development to meet high standards of design and reinforce local distinctiveness, with consideration being given to matters such as the scale, height, alignment, design detailing, materials and finishes of developments. Policy DMD24 requires householder extensions to reflect Design Guide principles and not to adversely affect the character and appearance of the dwelling and its surroundings.

Policy DMD4 deals with residential amenity and requires new development to not significantly reduce levels of daylight or privacy enjoyed by neighbouring occupiers or have an overbearing impact.

THE PROPOSAL

The application is retrospective and relates to the formation of a raised terrace to the front of the property. The terrace is a masonry construction with rendered wall finishes and is divided into a lower and upper terrace area enclosed by timber balustrading.

IMPACT ON CHARACTER & APPEARANCE OF THE AREA

The terrace is staggered to the front of the building in response to the sloping topography of the site. From the information provided, there was previously a level lawn area outside the front door which then sloped down to the driveway below.

The Parish Council observes that the development presents a major change to the appearance of the property and state that it would significantly affect the local character of the area. Whilst the terrace is rather large, it is nestled within a landscaped site (acknowledging seasonal variations to vegetation cover) and not overtly prominent from public vantage points. The structure itself is rendered with a painted finish to tie in with the external walls of the property. The property is a 20th Century bungalow with rooms in the roof and not a vernacular building or heritage asset. Having regard to these factors, and to the scale and design of the proposed terrace, officers consider that it will not cause any substantial harm to the character and appearance of this part of the National Park.

IMPACT ON NEIGHBOUR AMENITY

The immediate neighbour at Sylvan Brook objects to the proposed development. He is concerned that the terrace is too close to his house and looks directly into his bedroom window, resulting in poor outlook, loss of light and noise disturbance from persons using the terrace. The Parish Council are concerned that the proposed development will significantly

affect neighbour amenity.

The case officer visited the neighbouring property to assess the proposed development from Sylvan Brook.

The proposed terrace is to the north east of the bedroom window in this neighbouring property. This bedroom window is hard up against the party boundary with Summer Glen and the original juxtaposition of the two properties and level differences gives this aspect of Sylvan Brook a relatively poor outlook. The mass of the main building at Summer Glen is behind to the east, with windows in the side elevation and presenting an oblique overlooking relationship into Sylvan Brook from high ground.

Given the aspect of this bedroom window outlook (NE), the height and distance to the proposed terrace with fencing and angle of obstruction, it is not considered that the proposal would cause loss of light or an overbearing outlook to justify a reason for refusal. The proposed 1.8m fencing will prevent any overlooking into this neighbour's window and the previous relationship that existing with the level lawn area to the front of Summer Glen is a material consideration. This lawn area, from the information provided was at the same level as the proposed upper terrace, albeit it did not extend the full length across the width of the dwelling.

With regard to noise impact, the proposed terrace is a formalised sitting out area but it is not considered that the enjoyment of this space by its occupants would give rise to any significant noise disturbance over and above what would have been presented previously and having regard to the scale of these two domestic properties.

Therefore, whilst officers are sympathetic to the concerns of this neighbouring resident, the proposal is not considered to undermine the residential amenities of these neighbouring occupiers so as to warrant a refusal under policy DMD4.

Whilst the neighbouring occupier has requested that the extension be set back from its position as built, the application needs to be determined on the basis of the drawings presented and is deemed to be acceptable in this respect.

CONCLUSION

The proposed terrace is not considered to harm the character and appearance of this part of the Dartmoor National Park and whilst officers sympathise with the concerns raised by the neighbouring occupier, it would be difficult to justify a reason for refusal on residential amenity grounds. The erection and maintenance of a screen fence is covered in condition 1.

The application is therefore recommended for approval in line with policy.

STEPHEN BELLI

NPA/DM/15/047

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 October 2015

MONITORING AND ENFORCEMENT

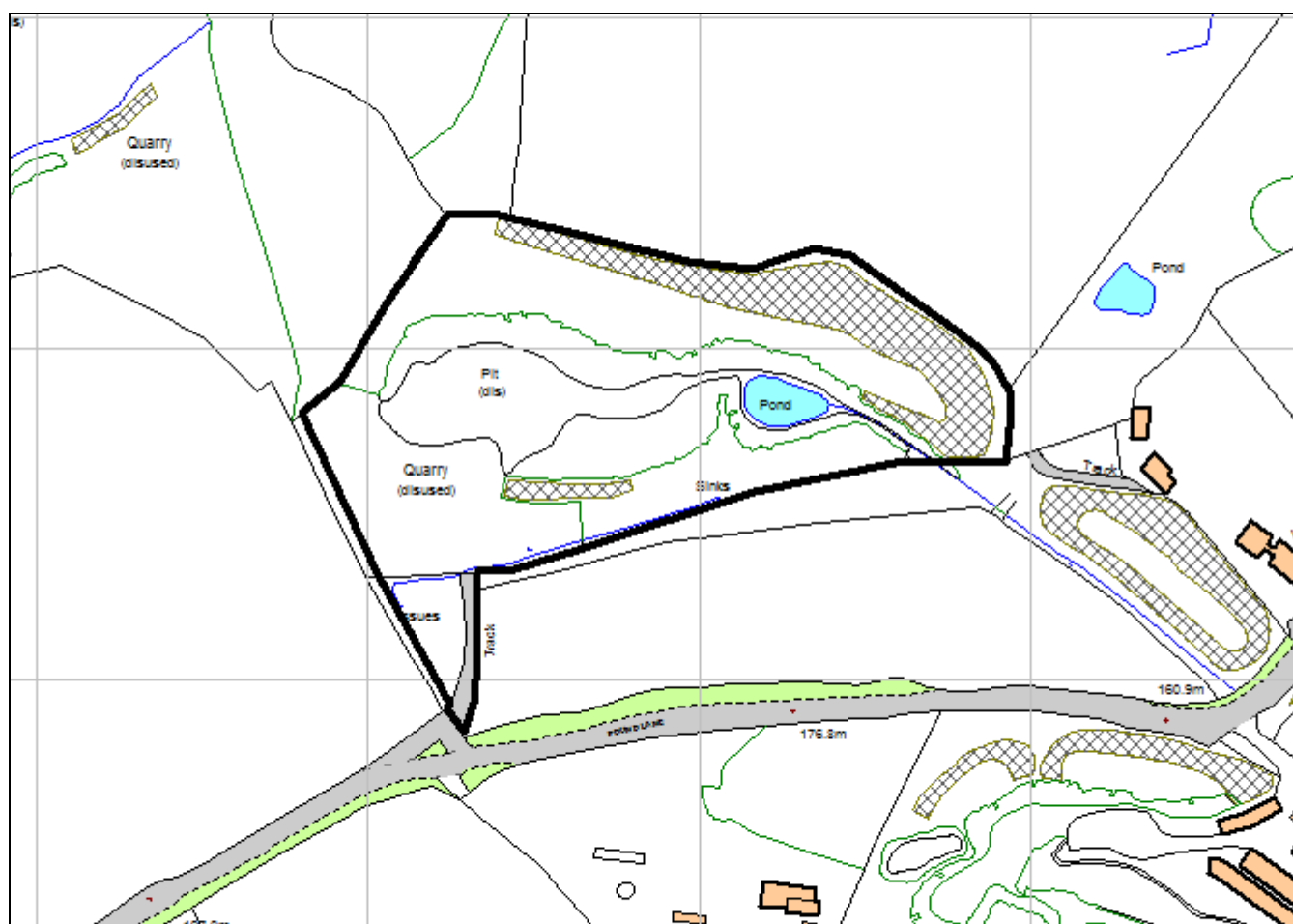
Report of the Head of Planning

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Item No. **Description**

1. ENF/0132/14 - Mobile home being used as permanent unit of accommodation., The Old Quarry (Teign Valley Salvage), Pound Lane, Bridford EX6 7LQ
2. ENF/0264/14 - Use of Residential Centre as dwellinghouse, The Throwleigh Centre, Providence, Throwleigh

1	Enforcement Code: ENF/0132/14	District/Borough: Teignbridge District
	Grid Ref: SX824865	Parish: Bridford
		Officer: Andy West
Description:	Mobile home being used as permanent unit of accommodation.	
Location:	The Old Quarry (Teign Valley Salvage), Pound Lane, Bridford EX6 7LQ	
Land owner:	Mr B Darke	
Recommendation	That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to secure the cessation of the use of the land for the siting of a mobile home for residential purposes.	



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100m
Scale 1:2500 @ A4

Relevant Development Plan Policies

COR1 & DMD1a - Sustainable Development
COR2 - Development in the countryside
COR15 - Providing for limited new housing to meet local needs in the countryside
DMD22 – Residential development in Rural Settlements
DMD28 - Residential caravans

Representations & Parish/Town Council Comments

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

Observations

INTRODUCTION

The Quarry is located on Pound Lane, Bridford. The land is currently used for the operation of a business known as “Teign Valley Salvage”. The land is bounded by large metal gates.

It appears to the Authority that the land is being used for the siting of a mobile home for residential purposes.

HISTORY

Following site visits in 2005, officers were aware that a mobile home was situated on the land for use in association with Teign Valley Salvage.

The Authority was notified in 2014 of the possible siting of a mobile home on the land for residential purposes.

In July 2014, an officer of the Authority visited The Quarry. The metal gates were locked by a padlock, so it was not possible for the officer to gain entry to the land. However the officer did observe a post box attached to the entrance gate.

In February 2015, the officer revisited the land. Again the metal gates were locked. It was noted that the post box was filled with post. The officer called out to the occupant of the mobile home, but did not receive a reply.

At a further site visit in February 2015, two officers of the Authority were able to gain access to land from which the mobile home could be viewed. Officers observed the mobile home, and a washing line attached to trees. Fresh washing had been hung on the washing line.

Officers were told by a member of the public that a tenant was living on the land in the mobile home.

Officers subsequently wrote to the landowner, advising him that any use of the mobile home for residential purposes would constitute a breach of planning control, and requesting a site meeting. No response was received.

In April 2015, the Authority served a planning contravention notice on the landowner, requesting information in respect of the use of the land for the siting of a mobile home for residential purposes. In reply, the landowner has confirmed that the mobile home is currently occupied by a tenant as their sole residence. He also confirmed that the mobile home is connected to utilities.

Following enquiries with the local authority, officers understand that the mobile home is not registered for council tax purposes.

POLICY

The use of the land for the siting of a mobile home for residential purposes amounts to the creation of an unauthorised and unjustified residential use in the open countryside, and represents a serious breach of planning control.

Any application that was submitted with a view to retaining the use would be unlikely to be supported, as the proposal would not be compliant with the Authority's current housing policies.

THE HUMAN RIGHTS ACT 1998

The mobile home is currently occupied by a tenant.

To the best of the Authority's knowledge there are no health or social services issues associated with this case.

The courts will view any decision to take enforcement action as engaging the rights of the aforementioned individuals under Article 8 ECHR (right to respect for private and family life and home) and Protocol 1 Article 1 (peaceful enjoyment of possessions). The service of an Enforcement Notice requiring the unauthorised residential use to cease would represent a serious interference with these rights. However, it is permissible to do so "insofar as is in accordance with the law and necessary in democratic society for the protection of rights and freedoms of others".

The courts have held that provided that a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular manner, the UK planning system (including the enforcement process) is not incompatible with the Human Rights Act 1998.

Tackling breaches of planning control and upholding Local Plan policies is clearly in accordance with the law, protects the National Park from inappropriate development and enshrines the rights and freedoms of everyone to enjoy the natural beauty and special qualities of the National Park.

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

Members are therefore advised that enforcement action would appear to be:

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

and therefore not incompatible with the Human Rights Act.

CONCLUSION

The unauthorised use of the land for the siting of a mobile home for residential purposes is clearly contrary to policy and harmful to the special qualities of the National Park. The development is considered to be contrary to the advice contained within the National Planning Policy Framework and the National Park's own Local Plan policies.

Given the fact that no planning permission has been applied for or granted for the use of the land for the siting of a mobile home for residential purposes, the advice of the officer regarding the unauthorised use of the land, and the failure to agree to a site meeting, it is now considered appropriate to secure the cessation of the use of the land for the siting of a mobile home for residential purposes.

A suitable time period would be attached to any Enforcement Notice to allow the occupant to have sufficient time to source alternative accommodation.

2 Enforcement Code: **ENF/0264/14**

Grid Ref: **SX675892**

District/Borough: **West Devon Borough**

Parish: **Throwleigh**

Officer: **Nick Savin**

Description: **Use of Residential Centre as dwellinghouse**

Location: **The Throwleigh Centre, Providence, Throwleigh**

Land owner: **Mr C Childs**

Recommendation **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to secure the cessation of the use of the building as a dwellinghouse.**



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100m
Scale 1:2500 @ A4

Relevant Development Plan Policies

COR1 & DMD1a - Sustainable Development

COR2 - Development in the countryside

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

DMD10 – Enabling development involving heritage assets

DMD19 – Provision and retention of local services and facilities

DMD22 – Residential development in Rural Settlements

Representations & Parish/Town Council Comments

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

Observations

INTRODUCTION

The Throwleigh Centre is located in a rural setting in Throwleigh, Okehampton.

The building that this report concerns is the main building on the land. The building is a non-designated heritage asset.

The building has a lawful use as a residential activity centre. However it appears to the Authority that the building is being used as a dwelling by the current owners.

HISTORY

In December 2014, the Authority received a report that the building was being used as a dwelling. Lights had been observed on in the building late at night, cars parked outside and Christmas decorations around the front door.

In January 2015, the building was visited by an officer of the Authority. During the visit, the officer observed a man and a woman in the building, and heard children's voices. The man identified himself as Colin Childs, and said that his partner, Lisa Lyon, was away from the building.

Photographs taken by the officer identify a lounge type area, with seating areas and televisions.

Subsequently a letter was received from Ms Lyon, confirming that the owners occupy the building as "live in caretakers, managers and security". They confirmed that they intended to return the building to "residential community space".

The owner was informed by return correspondence that the use of the building as a dwelling represented a breach of planning control.

On 16 April 2015, the Authority served a planning contravention notice on Mr Childs and Ms Lyons, requesting information in respect of the use of the building. No reply has been received by the Authority.

POLICY

The use of the building as a dwelling amounts to the creation of an unauthorised dwelling in the open countryside, and represents a serious breach of planning control.

Any application that was submitted with a view to retaining the use as a dwelling would be unlikely to be supported, as the proposal would not be compliant with the Authority's current housing policies.

It should also be noted that if the use of the building as a dwelling were to continue this could then mean the loss of a community facility.

In addition, as a non-designated heritage asset, the Authority must balance the scale of any harm or loss arising from the breach of planning control, and the significance of the building.

THE HUMAN RIGHTS ACT 1998

The building is currently occupied by the owners, Mr Childs and Ms Lyon.

To the best of the Authority's knowledge there are no health or social services issues associated with this case.

The courts will view any decision to take enforcement action as engaging the rights of the aforementioned individuals under Article 8 ECHR (right to respect for private and family life and home) and Protocol 1 Article 1 (peaceful enjoyment of possessions). The service of an Enforcement Notice requiring the unauthorised use to cease would represent a serious interference with these rights. However, it is permissible to do so "insofar as is in accordance with the law and necessary in democratic society for the protection of rights and freedoms of others".

The courts have held that provided that a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular manner, the UK planning system (including the enforcement process) is not incompatible with the Human Rights Act 1998.

Tackling breaches of planning control and upholding Local Plan policies is clearly in accordance with the law, protects the National Park from inappropriate development and enshrines the rights and freedoms of everyone to enjoy the natural beauty and special qualities of the National Park.

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

Members are therefore advised that enforcement action would appear to be:

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

and therefore not incompatible with the Human Rights Act.

CONCLUSION

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

Given the fact that no planning permission has been applied for or granted for the use of the building as a dwelling, that the advice of the officer regarding the use of the building as a dwelling appears to have been ignored, and the failure to comply with the requirements of the planning contravention notice, it is now considered appropriate to secure the cessation of the use of the building as a dwelling.

A suitable time period would be attached to any Enforcement Notice to allow the occupants to have sufficient time to source alternative accommodation.

STEPHEN BELL

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

2 October 2015

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Head of Planning

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

1	Grid Ref:	SX483712	District/Borough:	West Devon
	Officer:	Jo Burgess	Parish:	Tavistock
	Proposal	Erection of agricultural workers dwelling including access		
	Location	West Down Farm, Whitchurch, Tavistock		
	Response:	NO OBJECTIONS		

This development is west of Grenofen and south of Tavistock 0.7km from the boundary of the National Park. The site is visible from Roborough Down and locations in and around Grenofen.

The agricultural need is not for consideration by this Authority; however, officers considered that West Devon Borough Council should be made aware that the Duchy of Cornwall was given permission within the National Park for a substantial agricultural building at Prince Hall (0269/11) for the use of the applicant; who himself subsequently went through the prior notification procedure in respect of an additional agricultural building to form an extension to the main building.

The proposed development would be visible as isolated development within landscape to the north of the Walkham Valley and will be visible from Roborough Down to the south in particular, having some impact on the enjoyment of the special qualities by the public.

Although the National Park Authority does not object to the application, the Council has been requested to consider the landscape setting of the National Park and visual impact when coming to their recommendation and ensure that if permission is granted, appropriate landscaping is provided that reflects the character of the locality and mitigates some of the wider visual impact including the impact on the National Park.

2	Grid Ref:	SX483712	District/Borough:	West Devon
	Officer:	Jo Burgess	Parish:	Tavistock
	Proposal	Erection of general purpose agricultural building		
	Location	West Down Farm, Whitchurch, Tavistock		
	Response	NO OBJECTIONS		

This development is west of Grenofen and south of Tavistock 0.7km from the boundary of the National Park. The site is visible from Roborough Down and locations in and around Grenofen.

Officers considered that West Devon Borough Council should be made aware that the Duchy of Cornwall was given permission within the National Park for a substantial agricultural building at Prince Hall (0269/11) for the use of the applicant; who himself subsequently went through the prior notification procedure in respect of an additional agricultural building to form an extension to the main building.

The proposed development would be visible as isolated development within landscape to the north of the Walkham Valley and will be visible from Roborough Down to the south in particular, having some impact on the enjoyment of the special qualities by the public.

Although the National Park Authority does not object to the application, the Council has been requested to consider the landscape setting of the National Park and visual impact when coming to their recommendation and ensure that if permission is granted, appropriate landscaping is provided that reflects the character of the locality and mitigates some of the wider visual impact including the impact on the National Park.

STEPHEN BELL

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 October 2015

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

Report of the Head 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: 0409/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Widecombe-in-the-Moor
	Proposal: Refurbishment and extension	
	Location: Woodcott (formerly Spitchwick Bungalow), Spitchwick, Poundsgate	
	Decision: Withdrawn	
2	Application No: 0338/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Sheepstor
	Proposal: Erection of feed building (460qm) over existing concrete feed area	
	Location: land part of Tor Royal Farm, Princetown	
	Decision: Withdrawn	
3	Application No: 0363/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Hennock
	Proposal: Erection of balcony to rear elevation including disabled access	
	Location: Palk Arms, Hennock	
	Decision: Withdrawn	
4	Application No: 0371/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: South Tawton
	Proposal: Single storey bedroom extension	
	Location: Rockdale, Dry Bridge, Sticklepath	
	Decision: Grant Conditionally	

5 **Application No:** 0389/15 **District/Borough:** West Devon Borough
Application Type: Certificate of Lawfulness for a proposed development **Parish:** Horrabridge
Proposal: Certificate of lawfulness for the erection of a side extension
Location: 76 Station Road, Horrabridge
Decision: Certificate not issued

6 **Application No:** 0359/15 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Moretonhampstead
Proposal: Extension and recladding to existing rear annexe
Location: Willowray Cottage, Moretonhampstead Road, Lustleigh
Decision: Grant Conditionally

7 **Application No:** 0045/15 **District/Borough:** Teignbridge District
Application Type: Outline Planning Permission **Parish:** Ashburton
Proposal: Change of site to residential development
Location: Brewery Meadow, Stonepark, Ashburton
Decision: Withdrawn

8 **Application No:** 0392/15 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Whitchurch
Proposal: Erection of general purpose agricultural store (81sqm)
Location: Merrivale Farm, Merrivale, Princetown
Decision: No objection

9 **Application No:** 0361/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Replacement of three antennae on mast and installation of ground-based equipment cabinet with associated works
Location: Arqiva Buckfastleigh Transmitting Station, r/o Bakerspit Quarry, Church Hill, Buckfastleigh
Decision: Grant Conditionally

10 **Application No:** 0344/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Extension to garage to form storage area and storm porch to front door
Location: Silver Lea, Simms Hill, Ilsington
Decision: Grant Conditionally

11	Application No: 0334/15	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: Holne
	Proposal: Creation of room at rear and reform staircase	
	Location: Stares Nest, Holne	
	Decision: Withdrawn	
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12	Application No: 0337/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Lydford
	Proposal: Extend garage to create garden store and erect veranda and conservatory to replace existing conservatory and porch	
	Location: Holmeleigh, Lydford	
	Decision: Grant Conditionally	
<hr/>		
13	Application No: 0391/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Alterations to form first floor balcony and stairway to ground level	
	Location: The Old Wool Store, Bow Lane, Moretonhampstead	
	Decision: Withdrawn	
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14	Application No: 0350/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Hennock
	Proposal: Construction of platform for decking and associated works at rear of house	
	Location: Greenacres, Hennock, Bovey Tracey	
	Decision: Grant Conditionally	
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15	Application No: 0320/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Buckland Monachorum
	Proposal: Erection of two storey rear extension and single storey side extension to form garage	
	Location: Moorlands, 16 Binkham Hill, Yelverton	
	Decision: Grant Conditionally	
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16	Application No: 0346/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Chagford
	Proposal: Extensions and alterations to provide entrance porch, kitchen, terrace and over-cladding of external envelope with insulation and render	
	Location: Yarnapitts, 1 Valley View, Chagford	
	Decision: Grant Conditionally	

17	Application No: 0325/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Dartmoor Forest
	Proposal: Construction of garage to replace approved garage (planning ref 0335/12)	
	Location: Duchy House, Tavistock Road, Princetown	
	Decision: Grant Conditionally	
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18	Application No: 0328/15	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: North Bovey
	Proposal: New lime based wall finishes to ground floor of cottage, removal of first floor stud walling from landing to guest bedroom and repainting of exterior with vapour permeable paint	
	Location: Stone Cross Cottage, The Village, North Bovey	
	Decision: Grant Conditionally	
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19	Application No: 0329/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Horrabridge
	Proposal: Erection of motor garage	
	Location: Heathervale, Plymouth Road, Horrabridge	
	Decision: Grant Conditionally	
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20	Application No: 0357/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ashburton
	Proposal: Single storey flat roof rear extension, replacement roof with dormer, re-rendering and demolition of two garages and replacement with triple car port with store shed	
	Location: Hele Cross House, Hele Cross, Ashburton	
	Decision: Grant Conditionally	
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21	Application No: 0322/15	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Ashburton
	Proposal: Removal of ATM, Night Safe and NatWest branded signage	
	Location: Natwest Bank, 19 East Street, Ashburton	
	Decision: Grant Conditionally	
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22	Application No: 0323/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bovey Tracey
	Proposal: Replacement of flat roof on extension with pitched roof and associated works	
	Location: Bullaton Cottage, Bullaton Cross, Bovey Tracey	
	Decision: Grant Conditionally	

23	Application No: 0309/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Dartmoor Forest
	Proposal: Single storey portacabin (10m x 3m) and link to existing building to provide temporary additional office space	
	Location: Dartmoor Brewery Ltd, Station Road, Princetown	
	Decision: Grant Conditionally	
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24	Application No: 0290/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Lustleigh
	Proposal: Retrospective application for the re-location of car parking area (as amendment to 0352/14)	
	Location: East Wrey Barton Hotel, Lustleigh	
	Decision: Grant Conditionally	
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25	Application No: 0298/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Mary Tavy
	Proposal: Change of use of field from agricultural to equestrian and construction of stable block and feed store	
	Location: land at Dingle Farm, Horndon	
	Decision: Grant Conditionally	
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26	Application No: 0321/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Drewsteignton
	Proposal: Installation of new Klargestar and sewage pipes to connect to existing sewage system	
	Location: Ford House, Road from Hare Path to Ford House, Drewsteignton	
	Decision: Grant Conditionally	
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27	Application No: 0326/15	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for an existing use	Parish: Buckfastleigh
	Proposal: Use of the first floor of The Cottage, Buckfastleigh as a residential flat (Use Class C3)	
	Location: The Cottage, Recycling Centre, Buckfastleigh	
	Decision: Certificate issued	
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28	Application No: 0324/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Buckland Monachorum
	Proposal: Replacement of existing scout hut with new one	
	Location: Scout Field adj to St Pauls Church Hall, Yelverton	
	Decision: Grant Conditionally	
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29	Application No: 0347/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Buckfastleigh
	Proposal: Replacement of existing asbestos clad open-market dwelling with terrace of three new open-market dwellings	
	Location: Dovecot, Grange Road, Buckfast	
	Decision: Withdrawn	
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30	Application No: 0378/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Chagford
	Proposal: Repairs and alterations to house and disused flat to form garden room and domestic workshop	
	Location: 27 Lower Street, Chagford	
	Decision: Grant Conditionally	
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31	Application No: 0336/15	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Holne
	Proposal: First floor extension to both properties with pitched roof over	
	Location: 2 & 3 Church Park Cottages, Holne	
	Decision: Grant Conditionally	
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32	Application No: 0362/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Ashburton
	Proposal: Two-storey kitchen and dining block to replace existing lightweight structure	
	Location: South Dartmoor Community College, Balland Lane, Ashburton	
	Decision: Grant Conditionally	
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33	Application No: 0349/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Hennock
	Proposal: Construction of a manege (50m x 25m)	
	Location: Franklands Farm, Lower Ashton	
	Decision: Grant Conditionally	
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34	Application No: 0342/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Dartmoor Forest
	Proposal: South-east elevation to be slate clad above ground floor windows	
	Location: Powder Mills, Princetown	
	Decision: Grant Conditionally	
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35	Application No: 0335/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Belstone
	Proposal: Erection of small granite and timber log store to north elevation and single storey granite faced garden room extension with sedum roof to south elevation	
	Location: East Priestacott, Belstone	
	Decision: Grant Conditionally	
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36	Application No: 0340/15	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: South Brent
	Proposal: Extension and conversion of barn to provide ancillary accommodation to the main house (amendment to approved application 0153/05)	
	Location: Nyanza, Harwell Lane, South Brent	
	Decision: Grant Conditionally	
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37	Application No: 0345/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Sampford Spiney
	Proposal: Insulation and waterproofing of east, north and part of west walls of house	
	Location: Stourton Farm, Sampford Spiney	
	Decision: Grant Conditionally	
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38	Application No: 0327/15	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Holne
	Proposal: Construction of garage, implement shed and store	
	Location: Holne Chase, Ashburton	
	Decision: Grant Conditionally	
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39	Application No: 0366/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Erection of single storey side extension	
	Location: Woodpeckers, Iron Mine Lane, Dousland	
	Decision: Grant Conditionally	
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40	Application No: 0330/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Widecombe-in-the-Moor
	Proposal: Demolition of existing structure and replacement with new bungalow and parking	
	Location: Lower Aish, Poundsgate	
	Decision: Grant Conditionally	
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41	Application No: 0351/15	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for a proposed development	Parish: Dunsford
	Proposal: Certificate of lawfulness for the erection of a single storey timber framed studio	
	Location: Square Bookhams, Dunsford	
	Decision: Certificate issued	
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42	Application No: 0369/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: South Tawton
	Proposal: Conversion and change of use of current artist's studio/workshop barn into holiday-let accommodation, including minor associated landscape works and re-roofing adjoining barns	
	Location: Dishcombe House, South Tawton	
	Decision: Grant Conditionally	
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43	Application No: 0382/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ashburton
	Proposal: First floor side extension over existing garage with some minor internal alterations	
	Location: 51 Emmetts Park, Ashburton	
	Decision: Grant Conditionally	
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44	Application No: 0339/15	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Ugborough
	Proposal: Extension to existing stable building	
	Location: Moorleigh, Moorhaven, Ivybridge	
	Decision: Grant Conditionally	
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45	Application No: 0358/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Extension and recladding to existing rear annexe	
	Location: Willowray Cottage, Moretonhampstead Road, Lustleigh	
	Decision: Grant Conditionally	
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46	Application No: 0368/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Dartmoor Forest
	Proposal: Demolition and replacement of an existing barn and extension and alterations to an existing agricultural machinery store	
	Location: land at Ring O'Bells, Hexworthy	
	Decision: Grant Conditionally	
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- 47 **Application No:** 0353/15 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for a proposed development **Parish:** Moretonhampstead
Proposal: Certificate of lawfulness for the construction of a new porch and full width rear extension
Location: Peregrine, Moretonhampstead
Decision: Certificate issued
-
- 48 **Application No:** 0377/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Change of use from shop and office to shop and open-market dwelling
Location: 15 Station Road, South Brent
Decision: Grant Conditionally
-
- 49 **Application No:** 0394/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Widecombe-in-the-Moor
Proposal: Trenching works for underground electricity cables
Location: Dunstone Manor, Widecome-in-the-Moor
Decision: Grant Conditionally
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- 50 **Application No:** 0385/15 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Buckland Monachorum
Proposal: Agricultural workshop/store (70sqm)
Location: land near Hoo Meavy Bridge, Clearbrook
Decision: No objection
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STEPHEN BELLI