



NPA/DM/25/001

Dartmoor National Park Authority
Development Management Committee

10 January 2025

Applications to be Determined by the Committee

Report of the Director of Spatial Planning

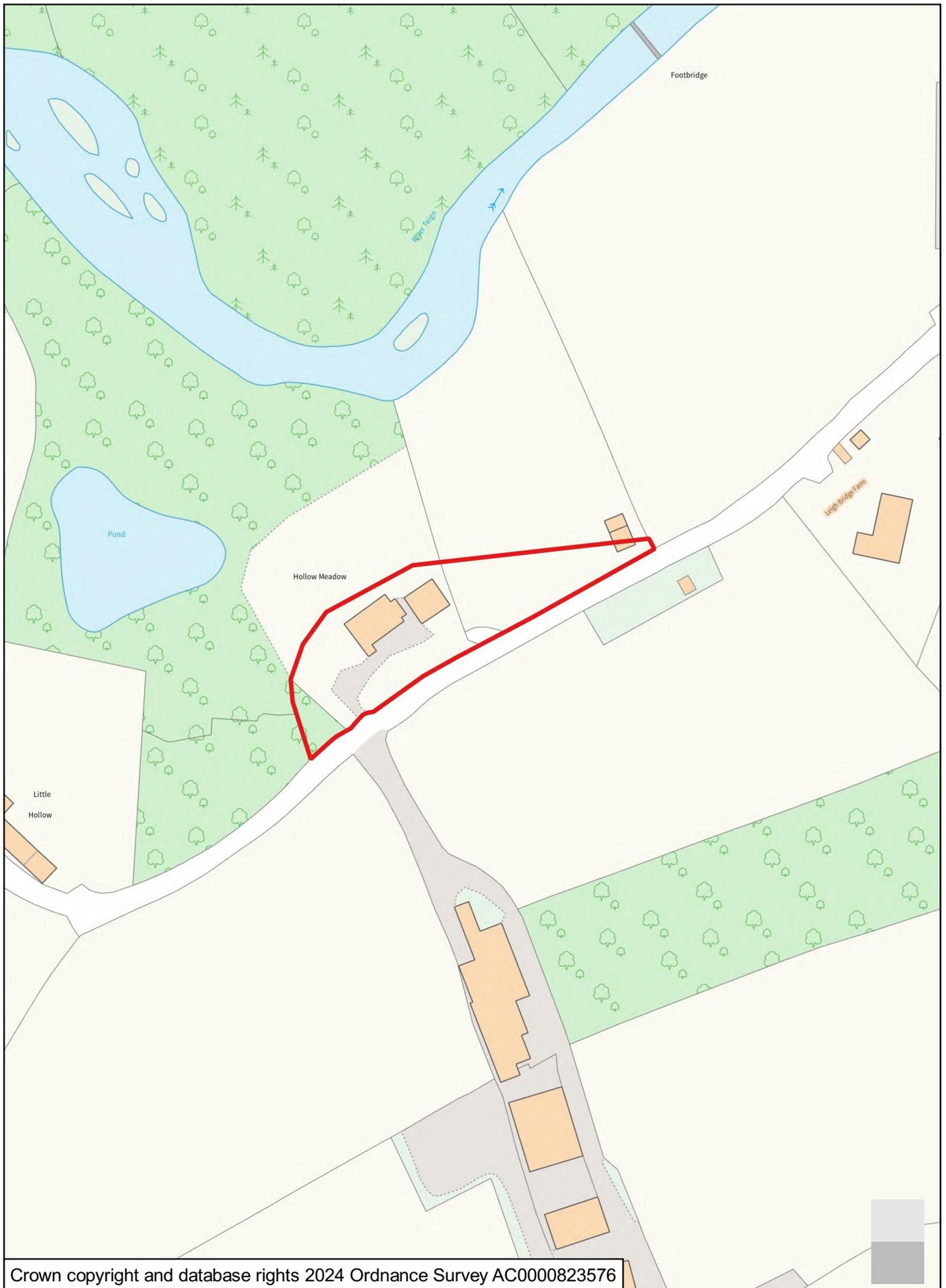
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Hollow Meadow - 0462/24



Scale 1:1,250



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Application No: **0462/24** District/Borough: **West Devon**

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

Grid ref: Officer: **Oliver Dorrell**

Proposal: **Variation of conditions 2 and 10 of approved planning ref: 0509/22 Replacement dwelling, relocation of field entrance and change to domestic curtilage to include kitchen garden**

Location: **Hollow Meadow, Chagford, Newton Abbot, Devon, TQ13 8HG**

Applicant: **Ms Gemma Mortensen**

Recommendation: **That permission be APPROVED, subject to the following conditions:**

1. No further development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water. Thereafter, the development shall be carried out in full accordance with the approved CEMP at all times.
2. The development and ecological enhancements hereby approved shall be implemented in accordance with the recommendations and requirements stated in the 'Wildlife Survey' by Butler Ecology dated 7 November 2022 and subsequent letter dated 24 November 2024 and 'Habitat Management Plan' by Devon Wildlife Consultants, Report No: 19/3579.01, dated November 2019. This planning condition shall only be discharged when a suitably qualified ecologist confirms in writing to the Local Planning Authority that the recommendations and requirements have been implemented.
3. No vegetation clearance or demolition works shall take place during the bird nesting season (01 March to 31 August, inclusive) unless a suitably qualified ecologist has confirmed in writing to the Local Planning Authority that the works will not disturb nesting birds.
4. No further development shall take place until samples of all proposed surfacing, external facing and roofing materials have been submitted to the Local Planning Authority for approval in writing. Thereafter, only approved surfacing, external facing and roofing materials shall be used in the development.
5. No stonework shall be laid for the building or the boundary wall enclosing the parking area until a sample panel has been prepared for inspection on site showing the proposed stone and how it will be constructed. Only the approved stone and method of construction shall be used in the development.

6. Notwithstanding the drawings hereby approved, all external windows and doors in the development hereby permitted shall be of timber construction and shall at all times thereafter shall be retained as timber windows and doors.
7. The photovoltaic panels to be installed on the south elevation of the dwelling hereby approved shall be all black with black frames.
8. Notwithstanding the drawings hereby approved, all gutters and downpipes on the development hereby approved shall be of metal construction, round or half-round in section.
9. No further development shall take place on site until details of the proposed sewage disposal and surface water drainage works to serve the development have been submitted to the Local Planning Authority for approval in writing. Implementation of the sewage disposal and surface water drainage works shall be strictly in accordance with the approved details prior to the first occupation of the dwelling hereby approved.
10. Prior to the development hereby approved being brought into use, the biodiversity/ecological enhancement measures described in the 'Wildlife Survey' by Butler Ecology dated 7 November 2022 and subsequent letter dated 24 November 2024 shall be completed such that they comply with Part 3 of Policy 2.3 of the Dartmoor Local Plan (Biodiversity Net Gain). Thereafter, the approved biodiversity/ecological enhancement measures shall be maintained in perpetuity.
11. Notwithstanding the drawings hereby approved, prior to the proposed dwellinghouse being brought into use, the boundary of the garden hereby approved shall be permanently delineated on the ground in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority beforehand. Thereafter, the garden shall remain enclosed in accordance with the approved details.
12. No external lighting shall be installed until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all lighting on the site shall accord with the approved scheme and other than those expressly approved by this grant of planning permission, no external lighting shall be installed at the application site.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the dwelling hereby permitted, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.

1 Introduction

- 1.1 Hollow Meadow is the site of a former detached property located in countryside to the west of the town. Holy Street Manor (Grade II) is approximately 250m to the east.
- 1.2 The house site is positioned towards the front of the site adjacent to the road. To the rear the land slopes away steeply down to the River Teign.
- 1.3 In 2023, planning permission was granted for Replacement dwelling, relocation of field entrance and change to domestic curtilage to include kitchen garden (ref: 0509/22)
- 1.4 This is a Section 73/Variation of Conditions application relating to 0509/22 for the substitution of plans to allow for a revised design (Condition 2) and for a change to the photovoltaic panels proposed (Condition 10)
- 1.5 The application is presented to the Committee as the applicant is the Chair of the Dartmoor Futures (Dartmoor Foundation).

2 Planning History

- 2.1 In 2005 planning permission was granted for an extension over the existing garage and widening of the field entrance (ref: 0241/05).
- 2.2 In 2021 a planning application was withdrawn for a replacement dwelling (ref: 0659/21) following concern from officers regarding the scale and design issues.
- 2.3 In 2023 planning permission was granted for Replacement dwelling, relocation of field entrance and change to domestic curtilage to include kitchen garden (ref: 0509/22).

3 Consultations

- 3.1 West Devon Borough Council – No comments received at the time of report
- 3.2 County EEC Directorate - No highways objection
- 3.3 Environment Agency - Standing advice – Flood Zone 1
- 3.4 DNP - Ecology & Wildlife – No comments received at the time of report.
- 3.5 DNP – Trees – No comments received at the time of report

4 Parish Council Comments

- 4.1 Chagford Parish Council support this application.

5 Relevant Local Plan Policies

- 5.1 Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities

Strategic Policy 1.2 Sustainable development in Dartmoor National Park
Strategic Policy 1.3 Spatial Strategy
Strategic Policy 1.5 Delivering good design
Strategic Policy 1.6 Sustainable construction
Policy 1.7 Protecting local amenity in Dartmoor National Park
Strategic Policy 2.1 Protecting the character of Dartmoor's landscape
Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity
Strategic Policy 2.3 Biodiversity Net Gain
Strategic policy 2.5 The Water Environment and Flood Risk
Strategic Policy 2.6 Protecting tranquillity and dark night skies
Policy 2.9 Enabling Development
Strategic Policy 3.1 Meeting Housing Need in Dartmoor National Park
Strategic Policy 3.2 Size and accessibility of new housing
Policy 3.8 Replacement Homes Policy 4.4 Parking standards for new development
Policy 4.5 Electric Vehicle Charging Points (EVCPs)

6 Representations

6.1 Support – 0

6.2 Object – 1

6.3 Summary of issues raised:

- 40ft entrance has been created involving removal of large section of Devon bank

7 Observations

PROPOSAL

7.1 This application is to vary Condition 2 ('the plans condition') to allow for an amended design of the proposed dwelling and Condition 10 relating to the proposed photovoltaic panels.

7.2 In this case the relevant application is 0509/22 which granted planning permission for a 'Replacement dwelling, relocation of field entrance and change to domestic curtilage to include kitchen garden'.

7.3 Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with conditions previously imposed on a planning permission. There is no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission.

7.4 The original planning permission will continue to subsist whatever the outcome of this application.

SUMMARY OF CHANGES TO CONSENTED SCHEME

7.5 The proposed changes have been summarised in the supporting planning statement as follows:

- 17% reduction in the footprint of the proposed dwelling
- 2.8m reduction in the overall length of the building
- 1.2m reduction in the maximum height of the proposal
- 11.2% reduction in the floor area from 581m² to 516m² (GIA)
- Minor changes to massing to improve the scheme's relationship to the topography in the east-west axis.
- Minor changes to the orientation of the pitched roofs to improve the relationship to topography in the north-south axis.
- Minor design changes to 1 no. outbuilding location and roof pitch
- Minor changes to the palette and composition of external materials
- Minor revisions to sections of the proposal to increase penetration of natural light into the lower ground floor, reducing the need for artificial lighting
- The area of windows and doors is reduced by 9%, reducing the impact of environmental light pollution
- All other elements of the existing commenced application are unchanged

7.6 The rationale put forward by the applicant for the proposed changes are to reduce the cost of the development and to improve the relationship between house and landscape.

7.7 The application follows extensive pre-application engagement with planning officers, which included consideration of a different design.

PRINCIPLE OF DEVELOPMENT

7.8 The principle of replacing a dwelling in the open countryside of the National Park is established under Policy 3.8 which states as follows:

1. *Replacement homes will be permitted provided they will lead to:*

a) removal of a dilapidated dwelling; or

b) a significant improvement in energy efficiency which could not be achieved by modification or adaptation of the existing dwelling;

and

c) the building is not on or would not be a candidate for inclusion on the Historic Environment Record (HER).

2. *Proposed replacement homes must:*

a) enhance their local environment and reflect the design principles set out in the Design Guide; and

b) not increase the habitable floorspace of the original dwelling by more than 30%.

3. *An increase in habitable floorspace which exceeds the 30% allowable will only be permitted where the original dwelling's size does not meet technical housing standards. In which case a 30% increase from the applicable technical housing standard will be allowed.*

4. *Permission for a replacement home will normally be subject to a condition removing permitted development rights in respect of extensions.*

7.9 An assessment of the above criteria is set out below:

Removal of dilapidated dwelling/replacement significant improved energy efficiency

7.10 The original application ref: 0509/22 was accompanied by a Buildings Conditions Report which identified several issues with the property, summarised as follows:

- The property is very basic and has been built to a fairly low standard
- The annexe building in particular is sub-standard. It has single skin timber framed walls with no vapour barrier. There is a real risk of significant timber decay being found in the structural works to the annexe building.
- A damp/timber decay specialist should advise further on beetle infestation (woodworm) and rising/penetrating damp that is being experienced at the Property
- The roof coverings require a complete overhaul. All the flat roof finishes will require renewal, and ventilation should be provided to all of the roofs.
- A damp/timber decay specialist should advise further on rising/penetrating damp that is being experienced at the property. All works recommended should be carried out under an insurance backed guarantee.
- The ground floor suspended timber floor structures should be exposed and checked for decay. Timber decay is expected to be present; this should be referred to a specialist.

7.11 The property has since been demolished however as it had not been occupied since the previous application it is reasonable to assume that its condition would only have deteriorated further in the intervening period.

7.12 In light of the former structural quality and general state of the building, it is considered that a new dwelling constructed to modern building standards would provide an opportunity for significant additional improvement in energy efficiency.

7.13 The previous dwelling was heated by an oil boiler and its annual CO₂ emissions amount to 9.828 tons CO₂. The electricity use of the previous house amounted to 19,293 kWh per year. The government figure for CO₂ emissions from national grid electricity is 0.233 kgCO₂/kwh. This gives a total of 4.495 tons CO₂ for current annual electricity demand. $9.828 + 4.495 = 14.323$ tons CO₂

7.14 By designing a super-insulated house and switching to a renewable heat source for space heating and domestic hot water, the annual carbon emissions can be reduced to zero tons CO₂. By using electricity from the photovoltaic panels, using LED lighting and energy efficient white goods to reduce electricity demand, and signing up to a 100% renewable electricity tariff, this figure will also annually reduce to zero tons CO₂ emissions.

7.15 Officers are satisfied that the proposed long-term efficiency enhancements would have not been reasonably achievable through modification of the former dwelling

Heritage

- 7.16 The existing building has no historical associations within the community, and it is not deemed to be a local heritage asset. Its loss was not considered to be detrimental to the cultural heritage of the National Park. It is not considered that the proposed development would have a detrimental impact on the listed building at Holy Street Manor,

Floorspace increase

- 7.17 The floorspace calculations for the proposed revised dwelling are as follows:

Former dwelling GIA = 448m²

Proposed GIA = 516m²

Increase in GIA = 68m²

Percentage increase in floor area = 15%

IMPACT ON CHARACTER AND APPEARANCE

- 7.18 Strategic Policy 1.1 requires development to align with National Park purposes and conserve its special qualities.
- 7.19 Strategic Policy 1.2 supports sustainable development where it conserves and enhances the character, quality and tranquillity of the National Park and sustains and enhances the setting, character and local distinctiveness of settlements.
- 7.20 Strategic Policy 1.5 requires all new development to create a strong sense of place with a clear and distinctive character by reinforcing local character, respecting Dartmoor's vernacular and its relationship with the landscape.
- 7.21 Strategic Policy 2.1 states that all development should conserve and enhance the character of the Dartmoor landscape by respecting the Valued Attributes of the Landscape Character Types identified in the Dartmoor National Park Landscape Character Assessment and ensuring its location, layout, scale and design conserves and/ or enhances what is special or distinctive about landscape character.
- 7.22 The former property at Hollow Meadow comprised two distinct buildings; the main dwelling and an annexe building. The principal dwelling building was a dormer bungalow with flat roof dormers present on all elevations. The annexe building was a 1½ storey building.
- 7.23 The replacement dwelling approved under 0509/22 was proposed on the same site as the former dwelling. Unlike the previous buildings it comprised a single continuous building formed of varying roof levels with the highest part central to the building. The dwelling would be split level and would present as single and two-storey on the south-east (front) elevation and two and three storey to the north-western (rear) elevation where the land falls away steeply down to the riverside.
- 7.24 The proposed design of the previous scheme was rooted in the traditional Dartmoor vernacular style of rural buildings; lime pointed random rubble and granite external

walls; corrugated metal roof and partial wall cladding, with steep pitched hipped roofs.

- 7.25 The proposed revised proposals seek to alter the design to create a more sympathetic relationship with the surrounding natural features, with a particular emphasis in how the new dwelling responds to the sloping nature of the site.
- 7.26 The design concept for the footprint - being formed of three connected sections of buildings - and method of addressing level changes remains unchanged from the previous approval. There is also no significant change in the siting of the proposed dwelling. There is however an alteration in the massing of the three-storey section, which shifts from being centrally located within the building to the western end. It is considered this change responds positively to the topography of the land, both within and adjacent to the site, and represents an improvement to how the house would sit on the site.
- 7.27 The traditional narrow linear form displayed under 0509/22 has been replaced with a squarer, boxier footprint. Alongside this, the ridge heights are reduced leading to a shallower roof pitch (approx. 20 degrees) across the block, each with projecting eaves. These changes represent a departure in design from other properties in the area, which are in the most part formed vernacular buildings with steeply pitched roofs with clipped/tightly formed eaves detailing typical of this part of the National Park. This was highlighted at the pre-application stage.
- 7.28 The supporting statement references a number of examples of where shallower and flat roofs have been permitted in the area; these are mostly extensions to vernacular properties but also a new dwelling. It also notes that if the pitch of the roofs were to be steeper the corresponding apex heights would increase, thereby increasing the visual impact of the building.
- 7.29 In terms of materials these would comprise a mix of locally sourced granite and timber for lower ground level and upper walls, respectively. The windows would be timber triple glazed. The roof would be either copper or zinc with standing seam. It is considered that this palette of natural materials would complement the proposed design and help to integrate the building into its surroundings as they soften with age through the natural weathering process.
- 7.30 The external spaces around the proposed property will be largely the same as approved under the previous scheme, including the creation of a new kitchen garden to the east of the site tightly enclosed with native planting. The former field access adjacent to the old annexe building is proposed to be blocked up and a new access formed at the western corner of the paddock, as per the previous submission. To the west of the site the retaining wall around the car parking is proposed to be reduced and there is minor modification to the siting and design of the proposed studio building to reflect the design of the main house and provide continuity across the site.
- 7.31 The benefits of the revised proposal include a reduction in the overall scale of the building, a reduction in the glazing levels and opportunities for better solar gain within the lower ground floor rooms. The altered roof design also allows for external lighting to be used more discreetly, to preserve nocturnal biodiversity and mitigate the risk of light pollution.

- 7.32 The changes to the roof form will reduce the overall height of the building across the site which in turn will reduce the visual prominence of the dwelling from certain public viewpoints, including from Holy Street, however this needs to be considered in the context of the other changes, which include a less linear footprint, slighter roof pitches and larger, squarer gables, which contrast starkly with the more vernacular architecture found locally. A reduced visual impact does not necessarily equate to a reduced impact on landscape character.

AMENITY

- 7.33 The proposed development is likely to have a positive impact on local amenity through the development of a high-quality dwelling.
- 7.34 The proposed replacement dwelling is situated away from neighbouring properties and will not adversely impact on the residential amenities of neighbouring occupiers.

ECOLOGY & TREES

- 7.35 The 2022 application was accompanied by a full wildlife survey, considering all aspects of the proposed development on ecological interests on the site, including site specific bats, nesting birds, reptiles and amphibians and hedgehogs.
- 7.36 The report acknowledged that demolition of the house and clearance of the site would result in the loss of biodiversity mainly through the loss of bird nesting habitat, but that the proposed inclusion of bat boxes and bird nest boxes on the proposed new dwelling, and landscaping plans which include a range of garden habitats and new native species hedgebanks, would ensure that the proposed development achieved a net gain in biodiversity.
- 7.37 Updated ecological information has been submitted with this S73 application to confirm that the ecological enhancements proposed, comprising 4no bat boxes, 4no swift boxes and 10no House Martin boxes, would be an appropriate level of mitigation. Officers can also confirm that this would exceed the biodiversity enhancement targets set out in Strategic Policy 2.3.
- 7.38 There are a number of important trees growing on the roadside hedgebank and to the west of the site which should be retained to help assimilate the proposed new dwelling onto the site, and to maintain biodiversity. An updated tree protection plan has been submitted and this is being appraised by the Authority's tree consultant. The outcome of this appraisal will be reported verbally to Members at the meeting.

8 Conclusion

- 8.1 The former dwelling on this site was of poor quality, both in terms of its design and construction. Planning permission was granted in 2022 for a replacement dwelling which referenced the local vernacular. The proposed revised replacement dwelling submitted under this application introduces a different design perspective and seeks to improve the relationship between the dwelling and the local landscape, in particular the challenging topography. Both schemes present an opportunity to

provide a new dwelling of superior build quality and environmental standards, as well as improve opportunities for biodiversity.

DEAN KINSELLA



NPA/DM/25/002

Dartmoor National Park Authority
Development Management Committee

10 January 2025

Appeals Update for 1 October 2024 to 20 December 2024

Report of the Director of Spatial Planning

Recommendation: **That Members note the content of the report.**

Parish: Brentor

0078/23		PINS Ref: APP/J9497/W/23/3325948
Original Decision:	Refusal of Planning Permission	Appeal Status: Appeal Dismissed
Appellant Name:	Mrs C Woods	Appeal Start Date: 1 November 2023
Site Address:	Barn at Brentor, Tavistock, Devon	Appeal Decision: Dismissed (Refused)
Proposal:	Conversion of a barn to a dwelling and erection of artist studio	Appeal Decision Date: 3 December 2024

Parish: Buckfastleigh

0463/23		PINS Ref: APP/J9497/Y/24/3345857
Original Decision:	Refusal of Listed Building Consent	Appeal Status: Appeal Dismissed
Appellant Name:	Mr J Keller (Kellram Ltd)	Appeal Start Date: 1 August 2024
Site Address:	Kings Arms, 15 Fore Street, Buckfastleigh	Appeal Decision: Dismissed (Refusal)
Proposal:	Change of use pub to a dwelling	Appeal Decision Date: 28 October 2024

Parish: Buckfastleigh

0462/23		PINS Ref: APP/J9497/W/24/3345859
Original Decision:	Refusal of Planning Permission	Appeal Status: Appeal Dismissed
Appellant Name:	Mr J Keller (Kellram Ltd)	Appeal Start Date: 1 August 2024
Site Address:	Kings Arms, 15 Fore Street, Buckfastleigh	Appeal Decision: Dismissed (Refused)
Proposal:	Change of use of pub to a dwelling	Appeal Decision Date: 28 October 2024

Parish: Chagford

0032/24		PINS Ref: APP/J9497/D/24/3344970
Original Decision:	Refusal of Planning Permission (Householder)	Appeal Status: Appeal Dismissed
Appellant Name:	Mr & Mrs Abbott	Appeal Start Date: 9 July 2024
Site Address:	Laskeys, Chagford, Devon	Appeal Decision: Dismissed (Refused)
Proposal:	Proposed two storey side extension with balcony and carport	Appeal Decision Date: 30 October 2024

Parish: Chagford

0291/23		PINS Ref: APP/J9497/W/24/3341104
Original Decision:	Refusal of Planning Permission	Appeal Status: Appeal Allowed
Appellant Name:	Mr & Mrs Abbott	Appeal Start Date: 23 May 2024
Site Address:	Teigncombe Farm, Chagford, Newton Abbot	Appeal Decision: Allowed (Approved)
Proposal:	Change of use of land for the siting of two glamping pods	Appeal Decision Date: 22 October 2024

Parish: Harford

0487/23		PINS Ref: APP/J9497/W/24/3346089
Original Decision:	Refusal of Planning permission	Appeal Status: Appeal Dismissed
Appellant Name:	Mr & Mrs J Cole (J Cole & Son)	Appeal Start Date: 8 August 2024
Site Address:	Broomhill Farm, Harford, Ivybridge, PL21 0JG	Appeal Decision: Dismissed (Refused)
Proposal:	Conversion of barn and shippon into a live-work unit at Broomhill Farm, Harford, Ivybridge, PL21 0JG	Appeal Decision Date: 29 November 2024

Parish: Lydford

0441/23		PINS Ref: APP/J9497/W/24/3338340
Original Decision:	Refusal of Planning Permission	Appeal Status: Split Decision
Appellant Name:	Mrs C Murrain	Appeal Start Date: 24 April 2024
Site Address:	The Cloves, Raddon Farm, Lydford	Appeal Decision: Split Decision (Part of appeal approved, part refused)
Proposal:	Change of use of garage to mixed use as annexe/holiday let and erection of a porch	Appeal Decision Date: 6 November 2024

Parish: Manaton

0483/23		PINS Ref: APP/J9497/Y/24/3345859
Original Decision:	Refusal of Listed Building Consent	Appeal Status: Appeal Allowed
Appellant Name:	Mrs Sophie Mount-Thurston	Appeal Start Date: 31 July 2024
Site Address:	Swallerton Gate, Manaton, Newton Abbot	Appeal Decision: Allowed (Approved)
Proposal:	Listed Building Consent for the installation of 10 roof mounted solar panels	Appeal Decision Date: 16 October 2024

Parish: Okehampton Hamlets

0537/23		PINS Ref: APP/J9497/W/24/3347114
Original Decision:	Refusal of Planning permission	Appeal Status: Appeal Allowed
Appellant Name:	Mr Martin Littlejohns	Appeal Start Date: 13 August 2024
Site Address:	Estrayer Park Farm, Tavistock Road, Okehampton	Appeal Decision: Dismissed (Refused)
Proposal:	Variation of condition 2 of approved planning ref: 0362/23, retrospective application to convert three redundant barns to three holiday units to retain UPVC windows, doors and roof lights on Eastern Barn and installation of UPVC windows, doors and rooflights on Western Barn	Appeal Decision Date: 3 December 2024

Parish: Poundsgate

0501/22		PINS Ref: APP/J9497/W/23/3325948
Original Decision:	Refusal of Planning Permission	Appeal Status: Appeal Dismissed
Appellant Name:	(none) Executor of Mr Barry Alec Marmot, Deceased	Appeal Start Date: 5 September 2024
Site Address:	Primms Cottage, Poundsgate	Appeal Decision: Dismissed (Refused)
Proposal:	Planning permission for a replacement dwelling and studio	Appeal Decision Date: 11 November 2024

Parish: Sampson Spiney

0061/24		PINS Ref: APP/J9497/W/23/3325948
Original Decision:	Refusal of Prior Approval	Appeal Status: Appeal Dismissed
Appellant Name:	Mr L Lawson-O'Neil	Appeal Start Date: 22 August 2024
Site Address:	Land to the West of Gees Farm, Sampford Spiney	Appeal Decision: Dismissed (Refused)
Proposal:	Erection of a polytunnel	Appeal Decision Date: 28 November 2024

Parish: Yelverton

0379/23		PINS Ref: APP/J9497/W/23/3333816
Original Decision:	Refusal of Planning Permission	Appeal Status: Appeal Allowed
Appellant Name:	Mr Mark Wilkinson	Appeal Start Date: 14 February 2024
Site Address:	The Forest Inn, Hexworthy, Yelverton	Appeal Decision: Allowed (Approved)
Proposal:	Conversion of existing outbuilding to create two self contained family units of staff accommodation	Appeal Decision Date: 2 December 2024

DEAN KINSELLA