

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 April 2014

SITE INSPECTIONS

Report of the Director of Planning

1 Application No: **0042/14** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Burrator**
 Grid Ref: **SX548726** Officer: **Andy West**

Proposal: **Conversion of barn to ancillary accommodation/holiday use
(retrospective application)**

Location: **Withill Farm, Sampford Spiney**
 Applicant: **Mr & Mrs R Kitchin**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by reason of the degree of independence and physical separation from Withill Farmhouse, would be tantamount to the creation of an unjustified dwelling in the open countryside contrary to the Dartmoor National Park Core Strategy Development Plan Document in particular policies COR2 and COR15, the Development Management and Delivery Development Plan Document in particular policies DMD23 and DMD25 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.
2. The proposal would result in holiday accommodation in a building outside a recognised settlement which is not in association with an acceptable farm diversification scheme contrary to the Dartmoor National Park Core Strategy Development Plan Document in particular policies COR2, COR18, COR19 and COR20, policies DMD9, DMD35 and DMD44 of the Development Management and Delivery Development Plan Document and the advice contained in the National Planning Policy Framework 2012.

The site inspection panel met in the car parking area to the immediate north of the main dwelling. All parties then made their way through the farmyard area towards the application building.

When inside the building, the members of the panel were given an explanation of the proposed use of the building, the planning history of the property, including the recent grant of a Certificate of Lawfulness for an adjacent building to be used as a single dwelling, and the

requirements of the extant Enforcement Notice that exists on the property. Members then had the opportunity to view both the interior of the building and those items that are required to be removed by the Enforcement Notice.

Members also heard from a representative of Burrator Parish Council who confirmed that the Council was in full support of the building's proposed use as it provides a useful facility in the area and that it would be a waste if the works required in the notice were carried out. The applicant's agent also confirmed that her clients would be willing to enter into a Section 106 Agreement with the Authority that would limit the use of the building to being solely in connection with the main farmhouse and which would ensure that the building could not be sold off as a separate unit.

An inspection of the exterior of the building was carried out, where Members were able to view the physical works that have been carried out to convert and extend the building (and which are now immune from any form of action).

During the inspection of both the interior and exterior of the building a number of questions were raised by Members as to which elements of the building would need to be removed in order to comply with the Enforcement Notice and what would therefore remain afterwards.

Members of the panel questioned what alternative use the building could be put to and noted what they considered to be a sympathetic conversion but also acknowledged that a recent Certificate of Lawfulness application for the use of the building as a dwelling was refused and that the Authority had already deemed the residential use of the building to be unacceptable as it had issued an enforcement notice under delegated powers requiring the cessation of the use now being proposed. Concerns were raised that despite a number of seemingly positive attributes, there were nonetheless very few reasons to support the application in policy terms.

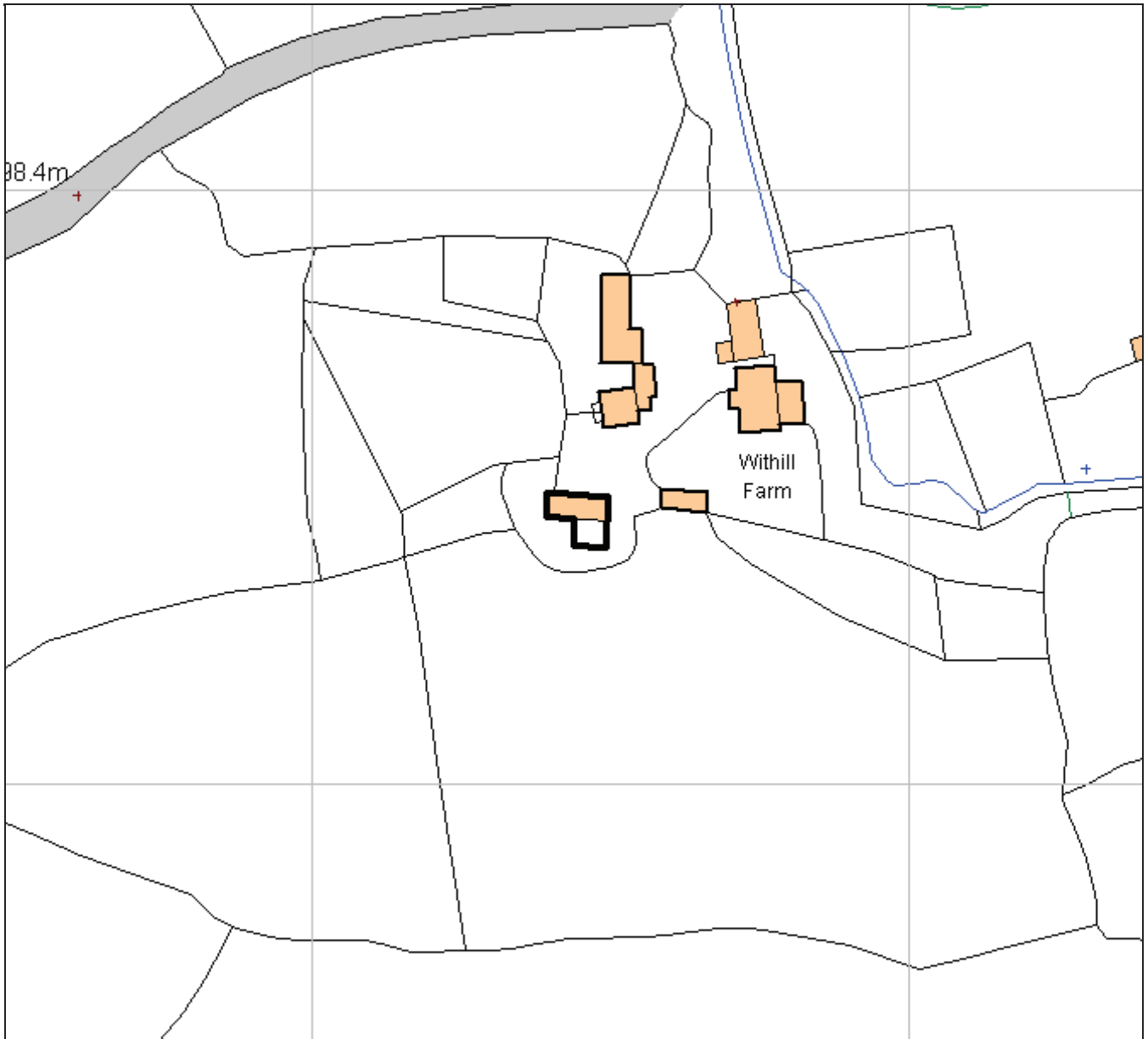
One of the panel members was supportive of the proposal acknowledging that the works of conversion were done well, that there was little visual impact and that she believed the building had been used as accommodation for many years.

Another Panel member noted that the development was contrary to policy but had little impact and decided to abstain from making a recommendation.

The three remaining Panel Members, whilst recognising the high standard of the building and conversion works, noted that the development was contrary to policy, that an enforcement notice had already been issued by the Authority to cease the proposed use of the building and that officers had recommended refusal of the application. On that basis they agreed to support the officer's recommendation of refusal.

STEPHEN BELLI

12. Application No: **0042/14** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Burrator**
Grid Ref: **SX548726** Officer: **Andy West**
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(retrospective application)**
Location: **Withill Farm, Sampford Spiney**
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50m
Scale 1:1250 @ A4

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Introduction

Withill Farm is located approximately 1.5 kilometres to the east of the village of Sampford Spiney on the western edge of the National Park and is registered as a 'Historic Farmstead' on the Authority's Historic Environment Record.

The building in question is situated in the south-western corner of a farm complex (some 33 metres from the main farmhouse), that is centred around a central yard area.

It is proposed to retain the converted barn as ancillary accommodation or as self-catering holiday accommodation.

The application is presented to the Committee in view of the Parish Council comments and at the request of Miss Moyse.

Planning History

0616/12	Certificate of Lawfulness for an existing use in respect of the use of building as a dwelling		
	Certificate of Lawfulness for an existing use	Certificate not issued	07 March 2013
	Appeal lodged: 19 April 13	Result: Withdrawn	
3/56/221/95/04	Conversion of barn into residential accommodation to be used ancillary to main dwelling		
	Full Planning Permission	Grant Conditionally	18 October 1995
03/53/1862/88	Change of use of farmbuildings to bunkhouse and cottage type holiday accommodation to serve moorland walkers and pony trekkers		
	Change of Use	Refused	03 February 1989

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: The details have been inspected and it is considered that there are no highway implications.

South West Water: There are no objections to this development.

Environment Agency: Flood Risk Zone 1 - Standing advice applies

Historic Buildings Officer: Any comments will be reported at the meeting.

Parish/Town Council Comments

Burrator PC: The Parish Council supports the application

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR11 - Retaining tranquillity

COR18 - Providing for sustainable economic growth

COR19 - Dealing with proposals for tourism development

COR2 - Settlement Strategies

COR20 - Providing for agricultural diversification

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

DMD10 - Enabling development

DMD1a - Presumption in favour of sustainable development

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD25 - Ancillary residential development

DMD35 - Farm diversification

DMD4 - Protecting local amenity

DMD44 - Tourist accommodation

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

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

Representations

7 letters of support

These letters support the works that have taken place to restore a traditional stone barn and to stop it from falling into a state of disrepair and it is felt that the works that have been carried out have led to a sympathetic conversion of the building. The majority of representations state that the proposed use of the barn seems the only viable way in which the building can be retained and the current landowners can remain on site.

It is commented that the preservation of traditional farms and farmsteads is important, and that diversification in the manner being applied for is the only feasible way of retaining traditional farm buildings for future generations. In addition, two of the representations make the comment that the letting of the building has been beneficial to the local community and has resulted in no additional strain being put upon the existing infrastructure.

Observations

THE APPLICATION SITE

Withill Farm is a historic farmstead comprising the main farmhouse and five other buildings centred around a traditional yard area.

The application building is situated in a slightly elevated position in the south-western corner of the yard area and is likely to have its origins contemporary with the remainder of the farmstead. It is of a traditional Dartmoor design, and at one stage before its conversion its southern elevation was built into a high bank behind.

Conversion works took place during 2005 and 2006 which resulted in the replacement of the original roof with slate, the installation of a number of windows and doors, the subdivision of the interior of the building, the installation of a kitchen and bathroom and the construction of an extension on the rear south elevation that increased the size of accommodation by approximately 40%. These works are now immune to enforcement action as they were completed more than four years ago.

BACKGROUND/PROPOSAL

Over the past 15 months two applications (references 0616/12 and 0008/13) have been made for Certificates of Lawfulness regarding the use of both the application building and a building immediately to the north of it as independent units of accommodation. Whilst a Certificate was issued for the building to the north of the yard, there was insufficient evidence to demonstrate that the use of the barn which is the subject of this application was lawful and as such, the Certificate was refused.

Following the refusal of the Certificate above, an Enforcement Notice was issued that required the landowners to stop using the building as a dwellinghouse and to remove the internal walls, fixtures and fittings that enable this use. This Notice is currently extant and should be complied with by 23rd February 2014. No appeal was submitted against the Notice.

In an attempt to regularise the matter and thus avoid having to comply with the requirements of the aforementioned Notice, the current application has been submitted by the property owners and their Agent. It is proposed to retain the building in its current form and to use it as ancillary accommodation to the main farmhouse. Furthermore, it is also proposed to offer the barn as self-catering holiday accommodation in order to provide the holding and the applicants with economic benefit.

The application is accompanied by a draft Section 106 Agreement that seeks to confirm that the application building would not be sold separately from the existing buildings on the site and that its use would be limited solely to ancillary or holiday accommodation.

IMPACT AND POLICY CONSIDERATIONS

Although the conversion of the building has been carried out in a reasonably sympathetic manner, the loss of an example of an authentic farm building is considered to be contrary to DMD8 and DMD9 of the Authority's Development Management and Delivery Development Plan Document (DMDPD).

DMD8 states that consent will be granted for the change of use and alteration of designated

heritage assets where, having assessed the significance of the building and whether the proposed development will result in harm to the asset and the scale of such harm, the Authority concludes that any harm identified is outweighed by the public benefits the proposed development will bring. With regard to applications directly or indirectly affecting non-designated buildings the Authority will come to a balanced judgement having regard to the scale of any harm or loss and the significance of the building.

It is considered that this building has a high significance within the farmstead. With this in mind, the Authority is of the opinion that the retention of the building in its current form will result in the loss of historic fabric to such an extent that there has been considerable harm to the significance of the building as a heritage asset. The proposal is therefore considered to be contrary to DMD8.

Policy DMD9 accepts the principle of converting traditional buildings to short stay holiday accommodation, but does also confirm that in all cases, the building should be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport. The site is located on a single track road, in a remote location (some 1.5 kilometres from the nearest village). It is therefore only accessible by private motor vehicles and is a considerable distance from any established public transport links. On the basis of this it is considered that the proposal is contrary to DMD9.

FARM DIVERSIFICATION

The agricultural holding comprises Withill Farm, Withill Cottage (the building that was granted a CLEUD in 2013), the application building, associated barns and land extending to 8.21 acres. At the present time Withill is still a working farm, but the applicants do not want to continue to farm the land due to their age.

Core Strategy Policies COR18 and COR20, together with Development Plan Policy DMD35 broadly support farm diversification projects. However, Policy DMD35 states that in order for such diversification projects to be supported they must support the farm enterprise and be based on a scope to add value to the agricultural output of the holding. Given the size of the remaining farm holding, the Authority is concerned that there is little real prospect of Withill remaining as a working farm. As such, any holiday units would be likely to provide an alternative income stream away from agriculture rather than supporting the continuing agricultural enterprise.

Furthermore, opportunities exist for holiday accommodation to be offered from the adjacent barn that was recently granted a CLEUD or from the main farmhouse (as has happened in the past). For these reasons, it is considered that proposed development is wholly non-compliant with Policy DMD35.

TOURIST ACCOMMODATION

Core Strategy policies COR18 and COR19, along with Policy DMD44 of the Development Management and Delivery Document support sustainable tourism projects.

Policy DMD44 states that planning permission for such development will be permitted only where it comprises new small scale hotels and guest houses or the conversion of existing buildings for short stay accommodation within Local Centres and the conversion of existing buildings for short stay accommodation within Rural Settlements. As the proposed building is located some distance outside of either a Local Centre or Rural Settlement it is non-compliant

with this policy.

Furthermore, the policy also goes on to confirm that tourist accommodation will only be permitted if the accommodation is provided as part of an acceptable farm diversification exercise. As has been detailed above; it is not considered that the relevant tests relating to farm diversification have been met.

ANCILLARY ACCOMMODATION

The proposed building is the furthest from the main farmhouse of all of the agricultural buildings on the holding. In this regard, it is disassociated from the main dwelling in a way that many other ancillary buildings are not.

Policy DMD25 states that where ancillary accommodation is located within the curtilage of a nearby separate structure, a legal agreement may be required to ensure that the use of the accommodation remains ancillary to the principal dwelling. Although a draft legal agreement has been provided as part of this application, the Authority has strong concerns that due to the isolated location of the building and the site as a whole, that this would be extremely difficult to monitor and is open to being breached in much the same way that a planning condition can be. If a breach were to occur or if the building was used as an independent unit of accommodation then this would mean that three separate units of accommodation would be present on the site.

CONCLUSION

Although it is clear that the applicants are making a consolidated effort to regularise the current situation that exists and to avoid having to completely cease the use of the building in question, it is not considered that the proposed use of the building as either ancillary or holiday accommodation is acceptable to the Authority on policy grounds.

The applicant had the opportunity to test the Enforcement Notice on Appeal, but chose not to do so. Prior to the submission of this application and in response to a request for advice, the Director of Planning wrote to the applicant's agent in October 2013 confirming that any submitted application would likely be to be recommended for refusal on the grounds set out above.

It is therefore recommended that planning permission be refused.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 April 2014

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

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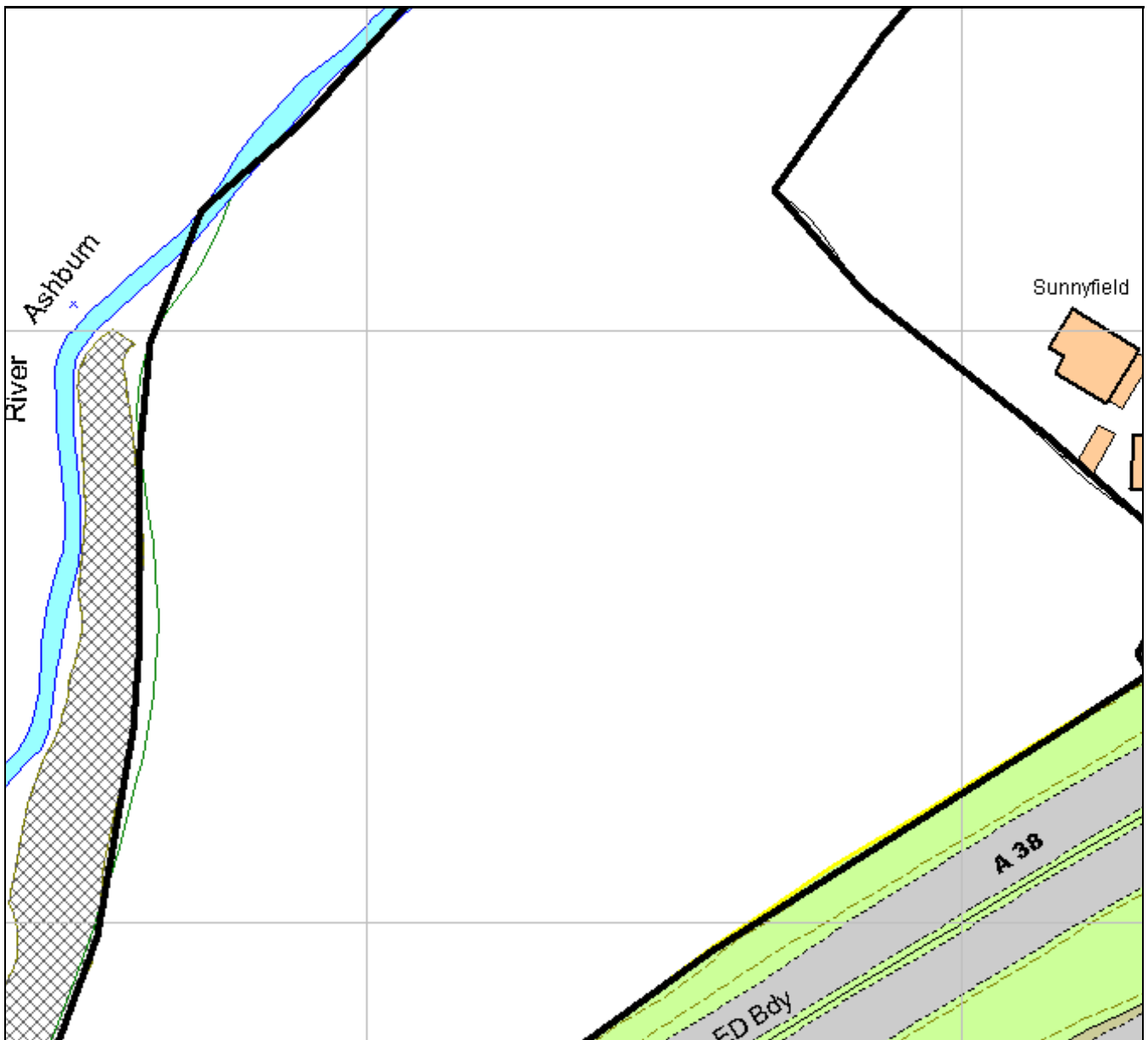
1. Application No: **0308/13**
Application Type: **Full Planning Permission**
Grid Ref: **SX750690**

District/Borough: **Teignbridge District**
Parish: **Ashburton**
Officer: **Christopher Hart**

Proposal: **Development of land adjacent to Pear Tree Cross for relocation of 'Tuckers Country Store', Farmer's Market and garden supplies plus new highway and pedestrian access into site, associated car parking and landscape works**

Location: **land adj Pear Tree Cross, Ashburton**

Applicant: **Edwin Tuckers & Sons Ltd**



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Scale 1:1250 @ A4

Recommendation **That, subject to the completion of a s106 legal agreement to secure the following;**

- a £55000 contribution to public transport provision (£11000 per year for 5 years)
- a landscape and ecological management plan
- cessation of trading from the Chuley Road site
- a timescale for site clearance and preparation of the Chuley Road site for future development

permission be GRANTED.

Condition(s)

1. Standard 3 Year Condition
2. No development shall take place until a detailed Construction Method Statement has been submitted to the Local Planning Authority and agreed in writing. This statement shall include full details of the hours of operation, location of all material compounds, site offices, welfare facilities, parking areas and lighting of the site during construction. It shall also include details of all wildlife areas, trees and hedgerows to be protected during construction works and their method of protection. The works shall be undertaken strictly in accordance with the agreed scheme.
3. No development shall take place until a detailed surface water drainage scheme, including associated flood compensation works, has been submitted to the Local Planning Authority and agreed in writing. The works shall be undertaken strictly in accordance with the agreed scheme.
4. Archaeological watching brief - X02
5. No works shall take place on the construction of either units A or B until a detailed schedule of proposed materials for each unit, including roofing materials, cladding, timber treatments, doors, windows, canopy details, fire escapes and rooflights has been submitted to the Local Planning Authority and agreed in writing. The development shall proceed strictly in accordance with the agreed details unless otherwise agreed in writing.
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure (inc security fencing); car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; kerbing; minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and proposals for restoration, where relevant.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development

7. Prior to the occupation of either building A or B, a detailed lighting schedule shall be submitted to the Local Planning Authority and agreed in writing. This shall include all details of lighting columns, bollards and security lighting. The schedule shall include reference to light intensity and hours of operation. The lighting shall only be operated in strict accordance with the agreed schedule. No other lights shall be erected or installed on the site or buildings without the prior written agreement of the Local Planning Authority.
8. The car parking areas associated with buildings A & B shown on the approved plan shall be laid out and surfaced in accordance with the approved details. The works shall be carried out prior to the occupation of the associated buildings.
9. The development hereby approved shall be carried out strictly in accordance with the details of the Bat and Bird report, Habitat Management Strategy and Ecological Management Plan unless otherwise agreed in writing with the Local Planning Authority.
10. Full details of the proposed bicycle parking shelters shall be submitted to the Local Planning Authority and agreed in writing prior to their installation.
11. The service road which provides access to the development and the junction between the service road and the highway shall be constructed in accordance with the approved details. The works shall be carried out prior to the commencement of any construction work on Building A & Building B, other than groundworks and installation of drainage and services. All off site highway works shall be fully completed prior to the commencement of trading on building B.
12. The sale of food and other convenience goods shall be limited to no greater than 10% (120sqm) of the floorspace of building B, such sales shall be ancillary to the principal use for the sale of;
 - Agricultural products and animal health
 - Farm, horse and pet feed
 - Country clothing and work wear
 - Saddlery
 - Seeds
 - Hardware
 - Garden products including timber structures fencing, gates, etc.
 - Local farm supplies
13. The retail unit identified as building B shall only trade between the hours of 08.00 - 18.00hrs Monday to Saturday and between 08.00 - 16.00hrs Sunday and Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the buildings shall be carried out and no extension, enclosure, structure, erection or hard surface shall be constructed or erected on the site without the prior written authorisation of the Local Planning Authority.
15. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting the order with or without modification) no internal alterations shall be carried out which would result in (a) an increase in the total gross floorspace of the development; or (b) the subdivision of the units.

16. The farmer's market, plant sales and bulk goods shall be limited to sales within the specified building and areas identified on the approved plan. There shall be no external sales or display of goods or plants outside the specified areas or on any forecourt areas. Any outdoor café area shall be limited to that which is covered by the canopy associated with the farmer's market building.

Introduction

The development site lies adjacent to the Pear Tree interchange on the A38 Devon Expressway south of Ashburton. It is a 3.3 hectare site currently put to rough grazing bounded by the A38, the River Ashburn and by a residential property, Sunnyfield, on its northern side.

The application proposes a new building to house the re-location of 'Tuckers Country Store'. It also proposes an additional industrial/office unit on the northern portion of the site.

The application is presented to the Committee in view of the policy issues that it raises, and as a major application with significant local impact. The application has been advertised as a departure from the Development Plan.

Members should note that the proposals have been the subject of detailed discussion with officers. These discussions have led to the submission of revised plans. The comments set out below are the latest received following a recent re-consultation exercise with statutory consultees and the public.

Consultations

County EEC Directorate:

The Authority is referred to the earlier consultation response in respect of this site, dated 26/07/13.

It is helpful that the Highway's Agency have now offered no objection being satisfied with the additional information received in respect of the Transport Technical Note prepared by the applicant.

They indicate that the additional information resolves all matters in respect of the Strategic Road Network.

The submitted safety audit and designers response has indicated that a safe and suitable access can be provided to serve the development. The layout provides for improvements to pedestrian links etc., all highlighted previously as concerns.

Other issues, including street lighting, tactile paving, drainage, signage can be dealt with at later stage, if the proposal gains approval.

The applicants did not raise a concern when it was recommended that the contribution towards public transport should be £11000 per year for 5 years, and also the provision of a footway to the west on an area of highway where the approval for the improvements at the garage

opposite requires reinstatement of the damaged verge.

There is also a need to provide new bus stops/flags on the old A38 in close proximity to the site.

The Authority will be aware of concerns in respect of works/traffic orders in relation to the Peartree Cross garage and how potential works associated with this application may affect/impact on that approval.

Comments on latest amendments

There is only one detail which gives cause for concern that is shown on two of the plans; 364 051 N and 364 053 C. The hedge on the edge of the road by building 'A's access has the potential to obstruct visibility of vehicles entering / leaving the access and those on the main access road. While the access road is unlikely to be eligible for adoption as a publicly maintained highway, so it is not strictly a 'highway' safety issue, but it would certainly have the potential to be the source of collisions.

A minimum sight line provision of 2.4 metres X 33 metres at this junction is recommended, possibly at the Building 'B' access too, although vehicle speeds would be lower at the end of the cul-de-sac (and there is some nominal set back of the hedge line there shown on the plan).

Otherwise the revised plans are considered acceptable.

South West Water:

No objection

Environment Agency:

No objection provided that conditions are applied to any permission granted. The flood risk assessment is acceptable and its recommendations and drawings should be followed. These show the flood compensation works, surface water drainage system and the extension of flood culverts under the access road.

Conditions should ensure that the detailed design of the surface drainage water system, the design of the access road and associated flood compensation works are approved before works commence on site.

Teignbridge District Council
(EDO):

Support the principle of this development. The relocation of Tuckers would support the development of the business and secure its future. It would also support the regeneration of the Chuley Road area. While the site is located out of town this development is not a typical town centre retailer. It would be appropriate to restrict the type of goods sold within the new facility to prevent occupation by a convenience food retailer as this would have a detrimental impact upon the vitality and viability of the town centre.

Highways Agency:

The Agency originally placed a holding directive on the application pending further detailed information. Having considered the latest technical data in respect of highway issues the Agency now has no objection to the proposals.

DNP - Archaeology:

The site represents an important part of the development of Ashburton. It is situated on the outskirts of the 13th century borough of Ashburton on lands belonging to the Bishop of Exeter since 1086.

There is potential for medieval or post-medieval cloth mills having been located in close proximity to the site.

The medieval farm of Gulwell is partially encompassed by the site. This has 15th century origins and cultural associations with the 1st Lord Ashburton.

A number of medieval/post medieval pottery finds were recovered during the surveys carried out by the applicant. The site has also seen other notable buildings removed when the A38 was constructed and also the construction and closure of the railway.

The site therefore has cultural value and represents an important part of Dartmoor's cultural heritage.

A full watching brief condition should be placed on any consent.

Natural England Consultation Service:

The application site is in close proximity to a European designated site and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010. The site is in close proximity to the South Hams Greater Horseshoe Bat Special Area of Conservation (SAC) which is a European site and is within the sustenance zone and strategic flyway for Greater Horseshoe Bats.

The site is also notified at a national level as Buckfastleigh Caves Site of Special Scientific Interest (SSSI) There are a number of SSSI's that together form the South Hams SAC. The Authority should have regard for any potential impacts that the plan or project may have.

Natural England note that the Authority has carried out the necessary screening and that significant effects are unlikely to occur. Natural England concurs with this view and therefore raises no objection to the development.

The proposals should be developed in accordance with the submitted Ecological Management Plan, the Ecology Habitat Management Strategy and the Lighting Plan. A Wildlife Habitat Management Plan should also be

integrated with the Construction Method Statement and agreed with the Authority prior to the commencement of development.

DNP - Trees & Landscape:

The application has been amended, the building is slightly smaller, the future development site has been removed from the application and a more comprehensive landscape scheme has been submitted. Fundamentally little has changed and this is still a large building located in a pastoral landscape. In policy terms there are still reservations about its visual impact and its impact on landscape character.

The applicant has produced a more comprehensive landscape scheme to mitigate the impact of the development. The latest scheme introduces features found locally and is a much better landscape scheme than the earlier submission.

Locating a large retail outlet on the site will have a detrimental impact on the pastoral character of the area. The development remains out of scale with other buildings in the local landscape and the buildings and car parks will be visually intrusive. The proposed landscaping will have limited impact on mitigating the visual impact of the development.

The development will change the character of the local landscape, which is contrary to policy COR1 in that the development does not respect or enhance the character, quality or tranquillity of the local landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. The development is also contrary to DMD5 because it does not conserve/or enhance the character and special qualities of the Dartmoor landscape by respecting the valued attributes of the Dartmoor landscape, specifically the productive farmland with small fields and winding lanes enclosed by thick hedgerows and the landscape's human scale, evoking a sense of calm and history. Also the development does not conserve and/or enhance the character and special qualities of the Dartmoor landscape because its scale, layout and design do not enhance what is special or locally distinctive about the landscape character.

DNP - Ecology & Wildlife Conservation:

Application site lies within a mapped bat flyway for South Hams Special Area of Conservation (SAC) greater horseshoe bat consultation zone. Greater Horseshoe Bat surveys were undertaken in line with the Natural England guidance in 2012, and the presence of commuting greater horseshoe bats was detected along all site boundaries.

There is no evidence of badgers on site. There is a small population of reptiles (slow worms). The river Ashburn was considered suitable for otters, but the development will not impact upon the Ashburn corridor and thus otters; there was considered to be low potential for dormice in the site boundaries, but the development will not impact upon the site boundaries. There is potential for nesting birds in the site boundaries but not in the open habitat within the field, so the development should not affect nesting birds. The habitat of the field at present is a sporadically managed, moderately species-rich grassland with damp and dry vegetation communities. Notable species include marsh orchid (400 spikes counted July 2013), and the whole plant community supports a rich invertebrate community.

Without suitable mitigation, sensitive work methods, landscaping and an ecological management plan, the proposal would result in a significant detrimental impact upon the ecology of the site. An ecological management plan (dated 5 March 2014), and an ecology habitat mitigation strategy (dated 5 March 2014) have been submitted which provide detail on the habitats being maintained, enhanced, created and managed for wildlife purposes. These details have been drawn up in the submitted landscape plan, a Lighting Plan (submitted 27 March 2013), and details of bat and bird boxes within the new buildings (also dated 27 March 2013).

The total proposed development footprint within the development boundary is 1.4ha; the remaining 1.8ha are to be managed as wildlife habitats, with lower lying ground utilised as a flood zone as well as wildlife habitat. The summary of measures for habitat enhancement and management, as well as species protection, are considered sufficient for there to be no impact upon the South Hams SAC, other protected species, or the current habitat value of the site.

Parish/Town Council Comments

Ashburton TC:

June 2013 - Recommend support

There are a number of arguments in favour of this development:

- This proposal will free-up the existing Tuckers site in Chuley Road for re development.
- It will allow a thriving local business to improve its offering with the potential to generate local employment.
- Some traffic congestion in Chuley Road will be alleviated.

- The proposed site is capable of ready access and is adjacent to the busy and noisy A38 – if any site within the National Park can be said to be suitable for such a development, it is this.

There are also some arguments against, which were eloquently expressed by one of the two residents whose premises border the site (the other being away on holiday at the time of a visit by the Town Council representative):

- It will cover a Greenfield site, within the National Park, with industrial premises.

- There will be some loss of flora and wildlife habitat in consequence (a fact which is recognised within the application).

- The main building is very close to the two residential premises which border it, which will be intrusive, despite some screening from mature hedging and trees.

Substantial developments, such as this, will inevitably be contentious but, on balance, the Town Council is persuaded that here the benefits significantly outweigh the objections. On that basis, the application is supported by Ashburton Town Council.

August 2013 - Neutral view

The application was originally considered by the Town Council in June 2013. While recognising that there were arguments both for and against the proposal it was supported at that time.

Since then a number of facts have arisen which were not to hand at that time. Namely;

- a number of well reasoned objections have been put forward

- it was noted that the Highways Agency had raised a holding objection to the proposal

- the wildlife surveys of the site are incomplete

- there is a concern that, if approved, the permission would not necessarily be restricted to Tuckers

- the sequential test requires the proper consideration of alternative sites in the locality

In view of the doubts raised about the sustainability and suitability of the proposal, and taking into account the strength of local feeling against the development, the Town Council now express a neutral view.

Nevertheless, it is desirable that it be helped in its ambitions to expand and continue to serve the community.

March 2014

This application represents an amendment to Application 0308/13 for the relocation of Tucker's Country Store and associated Farmers' Market from Chuley Road to a greenfield site at Peartree Cross. Councillors will recall that we initially supported this application but later revised our view to "No Objection/Neutral View" when it became apparent that there were significant problems with the scale of the proposal, the visual impact and the access arrangements from the B3352. Being familiar with the original application and the site (which is, at present, just a field) I discussed the matter with the applicant's agent and architect at 14:45 on Friday 7th March.

While the overall footprint of the proposed principal buildings is unchanged from the original application, there have been some amendments. The significant changes made are:

- a separation of the main Tucker's building from the smaller Farmers' Market building, together with minor amendments to the roof-line and detailing of the cladding colour-scheme, in order to reduce the visual impact.
- deletion of ancillary buildings to the south of the site, to be replaced by a nature-conservation area with associated sympathetic planting: this will serve to reduce the likelihood of future expansion into an out-of-town retail park.
- additional hedge-planting to provide further screening of the buildings and of the access road.
- a revised layout of the parking areas to blend more organically into the environment.
- provision of pedestrian crossing facilities at the B3352.

The application is again supported by an extensive portfolio of documents, covering ecological issues, flood risk etc. In particular, the previous concerns over bat flightpaths have now been resolved.

The TC is given to understand that both the Highways Agency and Devon County Council, having re-examined the likely traffic flows at the access to the B3352, have now deemed it to be safe and acceptable and have therefore withdrawn their opposition.

The TC is further given to understand that the Dartmoor National Park planners, having been extensively consulted, are now warmer to this application than heretofore and no longer wish to oppose it in principle.

In summary, the present amendment goes a long way

towards addressing the earlier concerns. Ashburton Town Council, even when expressing reservations about certain specific details of the application, had supported the move in principle, wishing to enable a thriving local business to expand, and had hoped to be able to endorse it again once the difficulties were resolved. The Town Council once again support this application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR11 - Retaining tranquillity
COR14 - Meeting the infrastructure requirements of new development
COR18 - Providing for sustainable economic growth
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
COR8 - Meeting the challenge of climate change
COR9 - Protection from and prevention of flooding
DMD14 - Biodiversity and geological conservation
DMD15 - Renewable energy
DMD19 - Sustainable Communities
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD2 - Major Development
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD38 - Access onto the highway
DMD4 - Protecting local amenity
DMD41 - Parking provision - Non Residential
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment
DMDASH2 - Redevelopment area at Chuley Road

Representations

14 letters of objection 10 letters of support 1 other letter

Petition for the proposal, with 1562 signatures

To date 1562 pre-printed proforma letters have been received stating their support for the relocation of the Tuckers business from their present unsuitable site in Chuley Road.

Other letters of support state that the current site is difficult to access, particularly by large commercial vehicles, causing conflict with other users, pedestrians and school children. The new site is considered to be a sustainable location which meets long term aspirations. Its development would enhance the prosperity of Ashburton. If granted then the existing site should be used for further parking.

The Dartmoor Farmer's Association consider that Tuckers provides an essential service to the local community, including farmers. Tuckers should be allowed to relocate from their current cramped/outdated facility.

The Ashburton Chamber of Trade suggest that Tuckers is a well established local firm which provides local employment opportunities. The application is not premature and will actively assist in the redevelopment of the Chuley Road area of the town. It is not considered to be prime agricultural land and its is questionable whether it has significant visual/landscape qualities.

The objectors consider that this is a proposal to effectively create a substantial out of town retail outlet. There are no guarantees that the site will be developed by Tuckers, leading to concerns that other retail users may be attracted to this site if permission were granted. It is a green field site where development would have an adverse impact on the location in terms of visual intrusion, noise and light pollution, and a substantial increase in traffic of all kinds in an unsustainable location. There would be little economic benefit to the town with a concern that it would undermine the vitality of competing town centre businesses. Other available 'brown field' options have not been adequately explored. There is no demonstrated demand for the additional units included within the application.

The objectors question whether this is in line with National Park purposes and point to fundamental policy objections with the Local Plan against the development of green field sites for such a use. It is not considered to foster the wider social and economic requirements of the Park.

The design is considered inappropriate in both the size of the main building but also it's associated parking areas, etc. It is neither distinctive nor likely to enhance the local environment. The development will have a significant visual impact. The submitted landscape assessment does not adequately address this issue.

There are further concerns about the impact on local wildlife both on and off the site. Its development will mean a loss of habitat but also disturbance to Bat flight paths and increased light pollution. The impact on neighbouring residents should also be considered as they intend operate for 7 days a week.

Observations

THE CURRENT BUSINESS

Edwin Tuckers and Sons have had an established business presence in Ashburton since 1876, originally as a seed merchant. The company currently trades from a site within the town at Chuley Road. While the core of the business remains the provision of seed to both agricultural and domestic markets the business has diversified over time and now caters for a wider range of needs. The current store provides the following services/products;

- Agricultural products and animal health
- Farm, horse and pet feed
- Country clothing and work wear
- Saddlery
- Seeds
- Hardware

- Garden products including timber structures fencing, gates, etc.
- Local farm supplies

This comprises;

- Retail sales area = 853sqm (9181sqft) (inc general sales, animal feed, saddlery, hardware, foodstuffs, seeds, plants, etc)
- Storage = 860sqm (9257sqft)
- Seeds = 565sqm (6081sqft)
- Offices = 185sqm (1991sqft)
- Farmers market sales area = 150sqm (1614sqft)
- Plant sales area = 460sqm (4951sqft)
- Bulk stores (external) = 1175sqm (12647sqft)

The site also includes a small farmer's market with café together with a plant nursery sales area. The buildings are split up into distinct uses including warehousing, seed packing area, retail area and office space. The exterior yard includes sales space for bulky items and plants together with customer parking. It is intended to provide a similar range of goods/services on the proposed site. Tuckers currently employ 30 full time and 5 part time staff.

THE PROPOSAL

The proposed site is owned by the applicant having been purchased with a view to relocating the existing business from the site in Chuley Road on which it currently operates. The applicant has expressed a wish to relocate to allow the business to grow but also as a reaction to the shortage of space and increasing conflict caused by delivery and visitor traffic attempting to access the current site. It also recognises the opportunity presented by the Chuley Road master planning exercise to seek a more appropriate alternative use for the present site.

The applicant intends to relocate the entire business to the proposed new premises. It also seeks to use an additional part of the site for new buildings unrelated to the core business, offering the potential for other businesses to relocate to this site. In total the development amounts to 3346sqm of new commercial/industrial floor space.

The Tuckers business will be housed in a single building (building B) occupying the central part of the site orientated on a north-east/south-west axis parallel with the A38. This would be located on the raised, flat portion of the site with customer parking to the north western side. A new access road would serve the development exiting onto the existing road junction at Pear Tree.

The central building (Tuckers Country Store) would comprise of the following;

- Retail sales area = 1200sqm (12916sqft) (inc general sales, animal feed, saddlery, hardware, foodstuffs, seeds, plants, etc)
- Storage = 1060sqm (11409sqft)
- Seeds = 400sqm (4305sqft)
- Offices = 170sqm (1830sqft)

A separate building will house the Farmer's market sales area = 150sqm add plus an external sales area of 60 sq m. An additional plant sales area of 150sqm is located alongside this building.

An external area to store bulk goods 1200sqm (12916sqft) is to be located adjacent to the parking area.

In addition to the main building it is intended to provide an additional 627sqm of floor space in a new building (building A) for purposes not connected to the Tuckers business. This would be split into three units for as yet unspecified uses, but likely to be within classes A2 (professional and financial services), B1 (light industrial including offices) or B8 (storage and distribution). The existing veterinary practice in Ashburton has expressed an interest in occupying one of the units. This would be a 'sui generis' use (in a class of its own).

It is intended to increase employment opportunities from the existing 30 full time/5 part time to 45 full time and 5 part time staff. The main business would operate between 08.00 – 17.00 Monday to Saturday and 08.00 – 16.00 Sunday/Bank Holidays.

An original zone C area to the south west of the proposed building B, to be developed for speculative purposes, has now been deleted from the scheme and replaced with a wildlife and landscaped zone area.

DESIGN

The new building has been designed around the operational needs of the business. The applicant currently experiences inefficiencies related to the fragmented arrangement of buildings and uses on the current site and has expressed a desire to ensure that the new building is as adaptable as possible in this respect, offering a single working environment with a close association of offices to retail and warehousing elements to maximise efficiency. There is also an operational requirement to minimise the level changes to allow ease of access by fork lift and customers purchasing bulk goods. This applies to the service areas and car parking around the building. It seeks to separate areas for customers and bulk deliveries to improve safety aspects of the current operation. Its position on the site is largely dictated by these needs.

The new access road runs through the central portion of the site passing up the gentle gradient from the new access point at Pear Tree Cross. The new entrance is to be engineered to provide adequate sight lines for emerging traffic with a pedestrian crossing point and central refuge. This access has passed the necessary highway safety audit.

The building itself is a large single span structure with its main aspect facing north westwards. While it is positioned against the eastern boundary with the A38, it is intended to be accessible by vehicle from all sides for deliveries and operational purposes. Part of the building will have a mezzanine floor to incorporate the office and seed packing area.

A separate building on the northern side will house the farmer's market and continuation of nursery plant sales from the site by others.

The main building is essentially a steel portal frame structure with a shallow pitched roof. The exterior walls and roof of the building is to be clad in contrasting green coloured steel sheeting. A timber pole canopy structure adds relief to the main western elevation. Grey roller shutter doors give access to the warehouse element. A number of roof lights punctuate the roof at regular intervals.

The farmers market and plant sales area are shown as distinct elements outside of the main

building. Its design follows the theme of the main building with a covered plant sales area. An extensive parking area to accommodate 74 vehicles will be provided. Staff parking is to be located at the rear of the main building.

Details for the proposed unit on the northern frontage of the site are provided. This is a smaller portal frame building with pitched and hipped roof profile to provide adaptable internal space split into three units. The plans indicate that this would form three units. The external materials include a palette of dark grey roofing sheets, olive green wall cladding and timber inset panels.

The client's brief to provide an adaptable building with large internal warehouse space has driven the Architect's design solution for the main building. This has an industrial appearance with a large, single span roof punctuated by rooflights. The main building has a timber canopy façade to mask the rather utilitarian nature of the building to which it is attached. The farmer's market and plant sales areas are proposed in a separate building. The large car parking area on the western side is broken up by appropriate landscaping.

POLICY/MASTER PLANNING ISSUES

The development of this area of land outside of the development boundary of the Local Centre of Ashburton has been advertised as a departure from the recently adopted Local Plan. It is classified as 'major' development (policy DMD2)

As a matter of principle, development of this nature on sites that are not allocated, must demonstrate that the sequential test has been applied to establish whether there are alternative sites that may already be available in the vicinity (either by way of extant development permissions or allocated sites within the development plan). The proposed sale and distribution of bulk feeds, agricultural seeds, wooden structures, fencing and other goods is clearly not compatible with a town centre location as demonstrated by the constraints on the current site. The smaller scale retail elements of hardware, saddlery, pet foods, domestic seeds and foodstuffs are less so however, it may be argued that customers seek to buy these items in bulk. The farmer's market and nursery plant sales are operated on a franchise basis. These are relatively small levels of sales and, while not necessarily part of the core business, are at a level that is ancillary to the main business.

The proposed internal retail floor space is significantly larger than the existing, increasing from 853sqm to 1200sqm (+40%). The farmers market/local produce and retail area is also larger than the current modest few stalls on the existing site.

The applicant has been active in assessing the alternative sites that may be available in the locality, bearing in mind the company's desire to retain their Ashburton employee/customer base and historical link with this location. The Authority is satisfied that there are no other suitable or available sites in the immediate locality which are of sufficient size to accommodate the needs of the business as existing or its intended potential future expansion. The sequential test is therefore satisfied.

Local Plan policy ASH2 identifies a 3.5 hectare area of land at Chuley Road for redevelopment for mixed use. This includes the whole of the current Tuckers site. A detailed master planning exercise is currently underway. An agreed template for this redevelopment is some way off although the principle of a mix of residential and commercial uses is largely supported. The development proposed in this application would go towards freeing up that land to meet this objective. It is anticipated that a legal agreement will need to be drawn up to ensure the two

developments are interlinked, allowing Tuckers to vacate their current site in a timely manner when this development is ready for occupation. The applicant has stated that the proposed site can be developed notwithstanding the expected returns from the existing site which, at this stage are not confirmed. Officers acknowledge that the relocation of Tuckers is likely to be needed to realise the ambitions of the master planning exercise.

The National Planning Policy Framework (NPPF) advocates a proactive stance towards development that drives the economic fortunes of local centres, improving opportunity and employment prospects in the rural economy. However, it states that major development should only be granted in exceptional circumstances. It places great weight on maintaining the balance of sustaining existing town centres against the desire for out of town retailing, supporting the sequential approach to site selection. It contains strong guidance aimed at protecting nationally important landscape character from unjustified development.

The Core Strategy, in particular policies COR2 and COR18, offer support to the business community where this is compatible with general sustainable principles and where the demand cannot be met by existing or permitted sites. It acknowledges that this may be on sites adjoining Local Centres. These policies are aimed at supporting established local businesses in a sustainable manner.

While there are specific policies which encourage business opportunities these must be placed in context with the overarching purposes of designation. It is important to remember that, where there is potential conflict, the purpose to 'conserve, and enhance the natural beauty, wildlife and cultural heritage of the National Park' must take precedence over the secondary duty to foster the social and economic well-being of the Park (the Sandford principle). This is reiterated in the DMD policy DMD2.

In this respect the proposal must be tested against the principles of general policy concerning sustainable development, in terms of the location, layout and design principles. There is a need to ensure that, if the principle is accepted, then development proceeds in accordance with general policies to ensure that development contributes rather than detracts from the location, that access to the site can be achieved in a safe manner, it pays attention to minimising flood risk and that it does not prejudice biodiversity. This development tests many of the core principles of locally adopted planning policy as listed in the introduction to this report. Development should also seek to meet the exacting standards expressed in the Dartmoor Design Guide.

ASHBURTON MASTERPLANNING EXERCISE

The Authority has engaged consultants to assess the potential for the redevelopment of the Chuley Road industrial area within the town centre. This is a proposal laid out in the adopted Local Plan. The project is still in the consultation stage where the views of all stakeholders, landowners and the public are being sought. Initial reaction favours a mixed redevelopment incorporating the opportunity for residential development alongside the retention of commercial/industrial uses. The site presently occupied by Tuckers, at the southern end of the Chuley Road area, is at the heart of these proposals. Whilst there are many aspects which are still to be determined, not least how the various sites will contribute to an overall plan and also issues relating to flood alleviation and traffic improvements, it is anticipated that an agreed master plan will be formulated and brought before Members for adoption later this year. This will give Tuckers a clearer indication of the likely future uses of the present site and will provide the catalyst for this proposed development. The link between these two sites is therefore a key component in the consideration of this planning application and one which

requires a specific legal agreement to ensure that the vacation of the existing site follows the construction of this facility if permission is forthcoming. This agreement would seek not only the relocation of the business but also the clearance of the site to allow future development to take place. The additional units proposed at the northern end of the site may also provide the potential for other businesses within Chuley Road to relocate if desired.

LANDSCAPE CHARACTER/VISUAL IMPACT

It is accepted that locating a large building on the site will have a significant impact on the rural character of the immediate area. The development is of a scale much larger than any other building in this location where there is the potential to be visually intrusive. It is however, set against the backdrop of the busy A38 main arterial route on the southern boundary of the National Park. From the south it will be viewed against existing development on the southern outskirts of the town. The proposed landscaping will, to some degree, mitigate the visual impact of the development.

The development will markedly change the character of the local landscape, testing Core Strategy policy COR1 in that the development does not enhance the character, quality or tranquillity (in its widest sense rather than related to background noise per se) of the local landscape. It may also be argued that it runs contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. It is acknowledged that it is also contrary to DMD5 where it does not specifically conserve/or enhance the character and special qualities of the Dartmoor landscape by respecting the valued attributes of the Dartmoor landscape. There are undoubted concerns that have been considered very carefully in reaching a recommendation on this application. A significant amount of effort has been put into mitigating the effects of the proposed buildings by way of a comprehensive landscaping scheme.

HIGHWAYS

The current business at Chuley Road suffers considerably from poor vehicular access for service, delivery and customer vehicles. There can be no doubt that such access difficulties have hampered the applicant's business and, from time to time, caused localised traffic congestion.

Given the nature of the business, access to the site will be primarily by vehicle. This is likely to include a range of large articulated delivery vehicles, vehicles with trailers and private cars. While it is within walking distance of the town it is not envisaged that many trips will be made by cycle or on foot.

The proximity of the A38 and the junction at Pear Tree has required the involvement of the Highways Agency. The Agency is now satisfied that the volume and type of expected traffic will not compromise its interests. Furthermore, the Highway Authority (Devon County Council) has now confirmed that the necessary safety audit of the access arrangements proves that the proposed access improvements are satisfactory. The internal road layout will remain unadopted highway. The issues raised concerning internal sight lines have been relayed to the applicant. There are therefore no highways objections to the proposed development subject to some minor amendments needed in respect of the position of new hedgerows on the internal access road.

More detail is required before final approval can be given particularly in relation to off-site highway works. A Section 278 Highways Act Agreement is needed in respect of the detailed

comments in consultee response. A S106 agreement will be required to collect the public transport contribution of £55,000, as well as securing other off site highway benefits referred to by the Highway Authority.

FLOOD RISK

Part of the site lies within the flood plain of the River Ashburn which runs southwards along the western boundary of the site. The Flood Risk Assessment identifies a no build area alongside this boundary for flood attenuation. The detailed plans refer to attenuation ponds and wetland areas which are to be incorporated into the wildlife management scheme. The Environment Agency has indicated its acceptance of this. Similarly, there are no objections to the proposed Sustainable Urban Drainage Scheme (SUDS) prepared to deal with surface water runoff from the developed parts of the site.

WILDLIFE IMPACT

The site lies in close proximity to the South Hams Special Area of Conservation (SAC) (a European site) and the Buckfastleigh Caves Site of Special Scientific Interest (SSSI) and is located in a designated bat flyway and foraging area for Greater Horseshoe bats. There are other protected species and flora which occupy the site. For this reason the Authority is obliged to carry out a formal assessment under the Habitats Regulation based on survey information provided by the applicant. This should also include an assessment of local biodiversity offsetting on site and an assessment of the potential for light intrusion.

The delay in reaching a decision on this application has been, in part, related to the need for comprehensive survey data in respect of the acknowledged ecological interests. This has required detailed discussion regarding the likely impact and the formulation of suitable mitigation measures to inform the revised scheme.

The detailed assessment has now been undertaken. It has resulted in a revised landscaping plan and detailed ecological management strategy for the site, meeting the exacting requirements of species protection and enhancing opportunity for both flora and fauna.

Adherence to the landscaping and management schedules will be a necessary condition of any permission. The detailed lighting scheme is also a reflection of this ecological analysis.

SUMMARY

The proposed development would occupy a site on the periphery of the Local Centre which has not been specifically allocated for development in the recently adopted Local Plan. Its development would therefore be a departure for which there must be compelling reasons to deviate from the Development Plan. In this case there are three significant factors in favour of considering the principle of developing this site which adjoins the boundary of the settlement. Firstly, it provides an opportunity to support economic growth – a major aspect of the current government's agenda and secondly, it would provide an opportunity to retain and enhance the prospects of a well-established local business. Thirdly, an approval would allow the applicant's to vacate their current site, releasing the significant potential redevelopment benefits envisaged by the master plan draft proposals. Whilst the applicants will undoubtedly gain from a planning permission, the economic gain and environmental improvement opportunity for the town would be significant.

This must however be set against the fact that this is a major development within the boundary

of a nationally protected landscape, where after rigorous examination, development can only be supported where there is an overriding public interest which would outweigh National Park purposes and that the development cannot reasonably be accommodated in any other way (DMD2).

The required sequential testing has revealed that there are few alternatives in the vicinity and that, in the immediate locality of Ashburton, there are no suitable or available sites which could accommodate a building of the size required by the applicant's core business. If the additional units are included the Authority is satisfied that this test has been met. There has been much debate over concerns that the range of products to be retailed and, in particular, whether some elements are relevant to firstly, the success of the core business or secondly, in conflict with the requirement to maintain a vibrant town centre. Officers are satisfied that these matters have been thoroughly analysed and that by controlling the range of goods to be retailed, there is unlikely to be any direct competition with existing town centre businesses. Furthermore, giving the potential for a small linked industrial development, making appropriate use of the land on the entrance to the main development site.

The perceived impact of the main building will have an impact in this location. The underlying character of this land is a 'quiet' pastoral landscape providing an important setting to the historic town of Ashburton but also one of the important gateways to the National Park. As proposed, the erection of a large, single span building on a raised area of land will have an impact from higher ground to the west. The increased level of activity associated with the building will also be noticeable. That said, if a building of this size, required to relocate the whole business, is to be accommodated on this site, the latest plans have sought to address the shortcomings of the original submission. The softer landscaping, subdued lighting scheme and wildlife management objectives will help mitigate potential concerns. The removal of development from zone c area in particular has provided an excellent opportunity for wildlife and biodiversity gain.

Matters of highway safety, flood risk and on site drainage can be resolved.

LEGAL ADVICE

Habitats Directive

The South Hams Special Area of Conservation is a European site within the meaning given by Article 1(l) of the Habitats Directive, by reason of the presence of Greater Horseshoe Bats. This means that the Authority acting as local planning authority for the National Park is under a mandatory legal duty imposed by Reg.61 the Habitats Regulation 2010 as follows: "before deciding to undertake, or give any consent, permission or other authorisation, to assess the impact of any plan or project and in particular whether it is likely to have a significant effect on the European site."

- An application for planning permission is a "consent, permission ..." for the purposes of Reg.61
- The assessment must be made BEFORE granting any consent etc.
- The test is one of SIGNIFICANT EFFECT as defined in Reg.61(5) (below)

Reg 61(2) states that a person applying for any such consent, permission or other authorisation must provide such information as the competent authority may reasonably require for the purposes of the assessment or to enable them to determine whether an appropriate assessment is required.

Reg 61(3) requires the Authority to consult Natural England and have regard to any representations made by them

Reg 61(5) states that “In the light of the conclusions of the assessment, the Authority may agree to the plan or project only after having ascertained that it will NOT AFFECT THE INTEGRITY of the European site”

If the Authority (acting reasonably) is not satisfied (sure) that the development will not adversely affect the integrity of the European site, it will be unlawful to grant planning permission. This will be the case irrespective of whether the Authority’s uncertainty arises from insufficient information, conflicting information, conflict in expert advice or otherwise. In this respect the necessary assessment has established that the proposed development will not have a significant detrimental effect.

Land Use Planning

Much has been made of the identity of the applicants and their ‘worth’ to the local community. Members are strongly advised to set this aside when considering the application as the identity of the applicant is not a material planning consideration. Planning permissions can be bought and sold. Key considerations are how the development fits with and realises the policies and ambitions of the Development Plan, how it reflects National Park purposes, and a weighing up of the adverse impact of the proposed development with the economic benefits which will accrue. The primacy of the Development Plan and National Park purposes should take precedence over the socio economic duty in this case. There are fundamental policy objections and these should weigh heavily against the proposed development.

SECTION 106 ISSUES

It is clear that if this development proceeds there should be some linkage with the current business operating from Chuley Road. The fundamental justification for the proposed development is the wider community benefit outweighing other concerns.

A complex legal agreement will be required to ensure that Tuckers vacate their current site and make it available for future development by demolishing all buildings and clearing the land including potentially dealing appropriately with any contamination issues. The phasing of this work needs to be included as well to ensure a timely implementation of any proposals coming out of the Master planning exercise.

The applicants have provided a draft ‘heads of terms’. Significant legal work is still required to put this into an appropriate form of words. Members are asked to delegate the drafting and completion of the agreement to the Director of Planning.

CONCLUSION

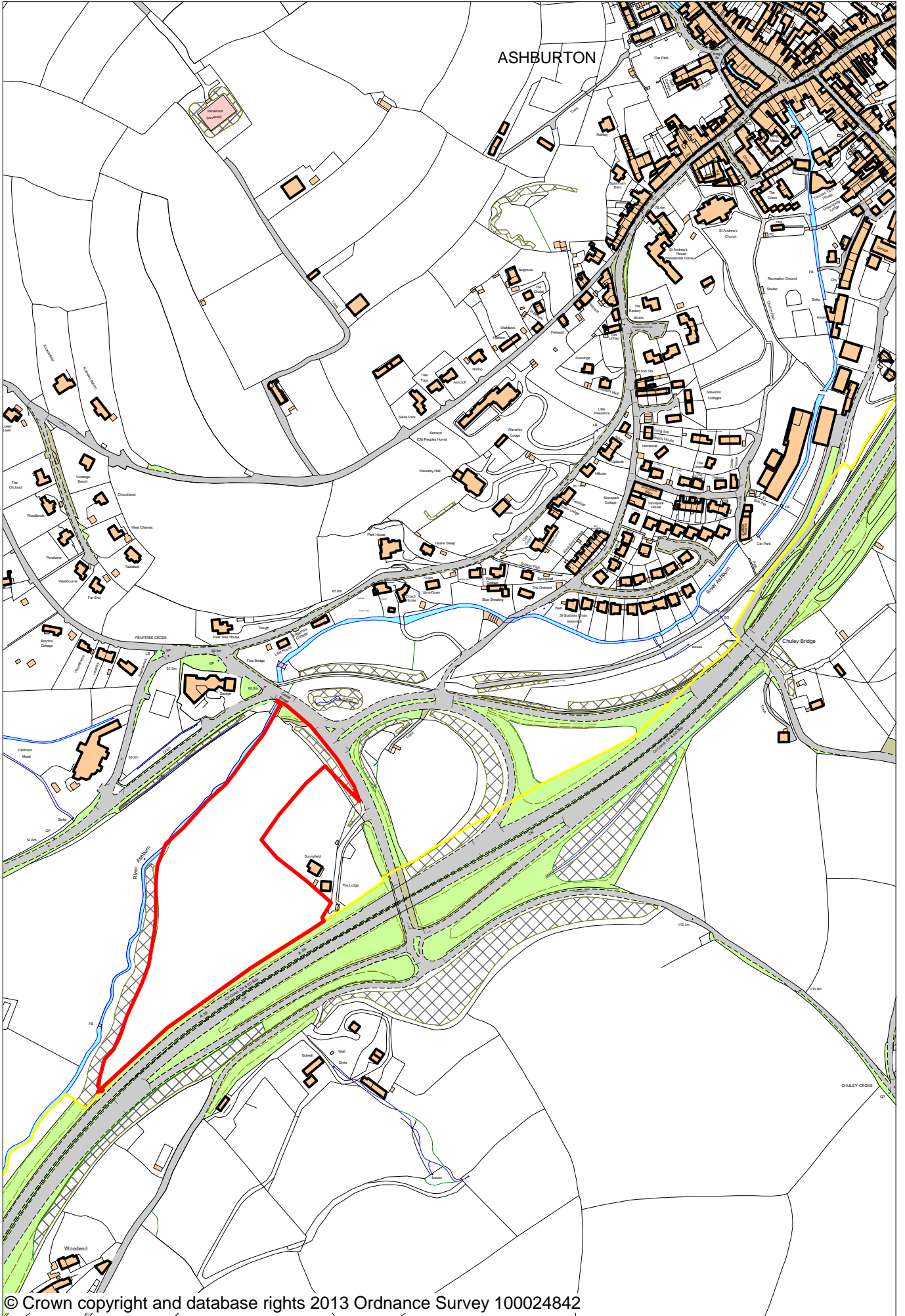
Officers have engaged with the applicants through protracted pre-application and post-application discussions over a number of months to assess the range of issues which this application presents. In those discussions it has been made clear that the Authority needs to finalise all aspects of the impact of this development to be in a position to advise Members as to the merits of the scheme. There has now been significant progress on the majority of elements since the submission was made. There remains a decision to be made concerning the visual impact and design of the main building and the level of significant impact it will have

in this location.

As a major development it must demonstrate that there is an overriding public interest in approving this development which outweighs the concerns it may have on the purposes of National Park designation. On balance, it is considered that the amended scheme does meet these exacting requirements.

Given the need to prompt development to come forward it is necessary to seek a timely resolution of the s106 legal agreement negotiations which can then release the planning permission. If an agreement has not been concluded within a reasonable time frame (3 months from a resolution) a report will be brought back before Members.

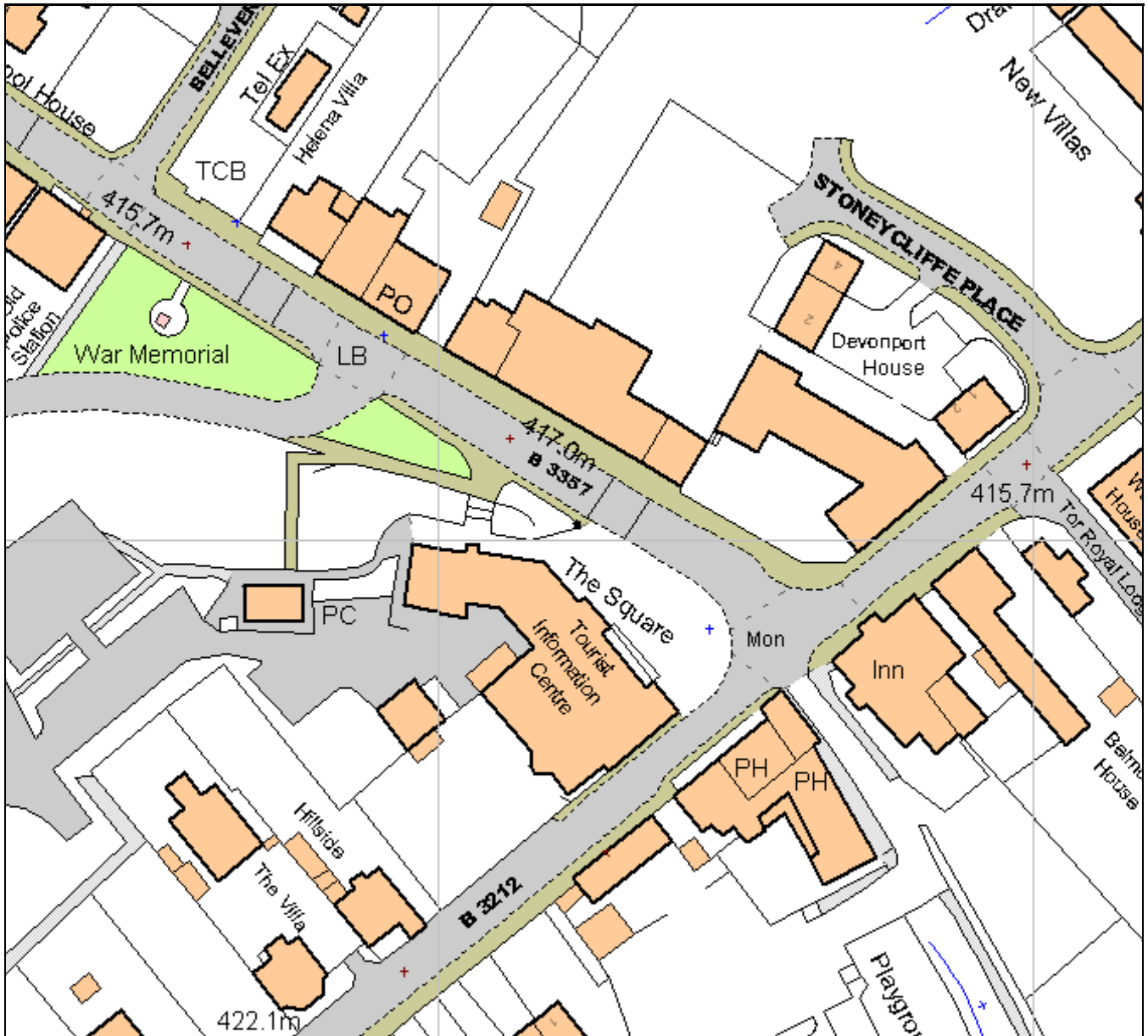
ASHBURTON



2. Application No: **0084/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX590735**

District/Borough: **West Devon Borough**
Parish: **Dartmoor Forest**
Officer: **Jo Burgess**

Proposal: **Erection of finger post**
Location: **Adjacent to bus shelter, The Square, Princetown**
Applicant: **Dartmoor National Park Authority**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Introduction

The site is an area of grass adjacent to the bus shelter at the front of the National Park Visitor Centre in the centre of the Princetown Conservation Area.

It is proposed to erect one of three new fingerposts providing directions to the visitor centre, car park and toilets and other attractions within the village.

The application is presented to the Committee as the Authority is the applicant.

Planning History

0010/14	Provision of new steps and ramp access to the front entrance		
	Full Planning Permission	Grant Conditionally	12 February 2014
0729/99	Erection of bus shelter		
	Full Planning Permission	Grant Conditionally	04 January 2000
0085/14	Erection of finger post		
	Full Planning Permission	Not yet determined	
0086/14	Erection of finger post		
	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

South West Water: No objections

Environment Agency: Flood Zone 1 - standing advice applies

Historic Buildings Officer: The character and appearance of the finger direction post will enhance this part of the conservation area.

Parish/Town Council Comments

Dartmoor Forest PC: Support

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

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

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

DMD36 - Signs and advertisements

Representations

None to date.

Observations

INTRODUCTION

The fingerpost forms part of a comprehensive pedestrian way marking scheme for the village centre of Princetown aimed at improving accessibility for all members of the public. These signs are linked to the improvements previously approved to the visitor centre itself. The way marking will sign people along safe and accessible routes to public facilities and attractions.

THE SITE

The location for this sign is adjacent to the bus stop on a small grassed area adjacent to the highway. The new sign will not compromise the integrity of the grass area, highway safety, useability of the bus stop or be unduly obtrusive.

THE SIGNS

The signs are traditional cast metal material with a matt black finish and have been chosen to complement the fabric of the historic settlement which providing a contemporary interpretation rather than a Victorian pastiche. The use of the Duchy of Cornwall bezant emblem adds to local distinctiveness.

POLICY

The signs are located in the Princetown Conservation Area. This is a designated heritage asset so policies COR3, COR5 and DMD12 apply. The Historic Buildings Officer has commented that the style, materials and form of the proposed finger post is appropriate for use in the context of the special historic interest of the Princetown Conservation Area.

Policy DMD36 requires that joint signing schemes will be promoted where benefits to local character, amenity and highway safety can be achieved by adopting a comprehensive approach to local signing and advertisement. This sign is one of three before Members. As a scheme and individually, it is considered that the sign is of an appropriate size, shape and of a high standard of design, will have no adverse effects on public or highway safety, together with other signs does not have an adverse cumulative impact and will not cause harm to the character and distinctiveness of the locality, the proposed sign is considered to be in accordance with DMD36.

3. Application No: **0085/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX589734**

District/Borough: **West Devon Borough**
Parish: **Dartmoor Forest**
Officer: **Jo Burgess**

Proposal: **Erection of finger post**
Location: **Public car park, Princetown**
Applicant: **Dartmoor National Park Authority**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Introduction

The site is on grass adjacent to the public car park near to existing signage, in the centre of the Princetown Conservation Area.

It is proposed to erect one of three new fingerposts providing directions to the visitor centre, car park and toilets and other attractions within the village.

The application is presented to the Committee as the Authority is the applicant.

Planning History

0010/14	Provision of new steps and ramp access to the front entrance		
	Full Planning Permission	Grant Conditionally	12 February 2014
0084/14	Erection of finger post		
	Full Planning Permission	Not yet determined	
0086/14	Erection of finger post		
	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

South West Water: No objections

Environment Agency: Flood Risk Zone 1 - standing advice applies

Historic Buildings Officer: The character and appearance of the finger direction post will enhance this part of the conservation area.

Parish/Town Council Comments

Dartmoor Forest PC: Support

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

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

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

DMD36 - Signs and advertisements

Representations

None to date.

Observations

INTRODUCTION

The fingerpost forms part of a comprehensive pedestrian way marking scheme for the village centre of Princetown aimed at improving accessibility for all members of the public. These signs are linked to the improvements previously approved to the visitor centre itself. The way marking will sign people along safe and accessible routes to public facilities and attractions.

THE SITE

The location for this sign is adjacent to the car park and adjacent to other structures within a grassed area. The new sign will not compromise the integrity of the grass area or be unduly obtrusive.

THE SIGNS

The signs are traditional cast metal material with a matt black finish and have been chosen to complement the fabric of the historic settlement which providing a contemporary interpretation rather than a Victorian pastiche. The use of the Duchy of Cornwall bezant emblem adds to local distinctiveness.

POLICY

The signs are located in the Princetown Conservation Area. This is a designated heritage asset so policies COR3, COR5 and DMD12 apply. The Historic Buildings Officer has commented that the style, materials and form of the proposed finger post is appropriate for use in the context of the special historic interest of the Princetown Conservation Area.

Policy DMD36 requires that joint signing schemes will be promoted where benefits to local character, amenity and highway safety can be achieved by adopting a comprehensive approach to local signing and advertisement. This sign is one of three before Members. As a scheme and individually it is considered that the sign is of an appropriate size, shape and of a high standard of design, will have no adverse effects on public or highway safety, together with other signs does not have an adverse cumulative impact and will not cause harm to the character and distinctiveness of the locality, the proposed sign is considered to be in accordance with DMD36.

4. Application No: **0086/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX589735**

District/Borough: **West Devon Borough**
Parish: **Dartmoor Forest**
Officer: **Jo Burgess**

Proposal: **Erection of finger post**
Location: **Land adjacent to Old Police Station, Princetown**
Applicant: **Dartmoor National Park Authority**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Introduction

The site is adjacent to an existing lamppost and litter bin on the corner of green area adjacent to the Old Police Station Café in the centre of the Princetown Conservation Area.

It is proposed to erect one of three new fingerposts providing directions to the visitor centre, car park and toilets and other attractions within the village.

The application is presented to the Committee as the Authority is the applicant.

Planning History

0010/14	Provision of new steps and ramp access to the front entrance		
	Full Planning Permission	Grant Conditionally	12 February 2014
0084/14	Erection of finger post		
	Full Planning Permission	Not yet determined	
0085/14	Erection of finger post		
	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

South West Water: The proposed finger post is shown in the vicinity of the water main and sewer so we ask that care is taken when excavating this area to prevent damage to these assets.

Environment Agency: Flood Risk Zone 1 - standing advice applies

Historic Buildings Officer: The character and appearance of the finger direction post will enhance this part of the conservation area.

Parish/Town Council Comments

Dartmoor Forest PC: Support

Representations

None to date.

Observations

INTRODUCTION

The fingerpost forms part of a comprehensive pedestrian way marking scheme for the village centre of Princetown aimed at improving accessibility for all members of the public. These signs are linked to the improvements previously approved to the visitor centre itself. The way marking will sign people along safe and accessible routes to public facilities and attractions.

THE SITE

The location for this sign is adjacent to other street furniture and although the war memorial is

located on the same area of grass the new sign respects the surroundings and will not be unduly obtrusive.

THE SIGNS

The signs are traditional cast metal material with a matt black finish and have been chosen to complement the fabric of the historic settlement which providing a contemporary interpretation rather than a Victorian pastiche. The use of the Duchy of Cornwall bezant emblem adds to local distinctiveness.

POLICY

The signs are located in the Princetown Conservation Area. This is a designated heritage asset so policies COR3, COR5 and DMD12 apply. The Historic Buildings Officer has commented that the style, materials and form of the proposed finger post is appropriate for use in the context of the special historic interest of the Princetown Conservation Area.

Policy DMD36 requires that joint signing schemes will be promoted where benefits to local character, amenity and highway safety can be achieved by adopting a comprehensive approach to local signing and advertisement. This sign is one of three before Members. As a scheme and individually it is considered that the sign is of an appropriate size, shape and of a high standard of design. It will have no adverse effects on public or highway safety, together with other signs does not have an adverse cumulative impact and will not cause harm to the character and distinctiveness of the locality, the proposed sign is considered to be in accordance with DMD36.

5. Application No: **0123/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX514851**
Proposal: **Conversion of stone barn to holiday let and re-build shed**
Location: **land adjacent to Lydford Primary School, Lydford**
Applicant: **Mr G Brooke**

District/Borough: **West Devon Borough**
Parish: **Lydford**
Officer: **Jo Burgess**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal would result in conversion and change of use of a building to tourist accommodation in the open countryside, which has limited significance and is not a 'historic building' as defined in the Development Management and Delivery Development Plan document, contrary to the Dartmoor National Park Development Plan in particular policies COR2, DMD8, DMD9 and DMD44 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.
2. The proposed development by virtue of its appearance, detailing and design would be detrimental to the character and appearance of this part of Dartmoor National Park, contrary to the Dartmoor National Park Authority Development Plan, in particular policies COR4 and DMD7 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.
3. The proposed development by virtue of its location within a medieval pastoral landscape would be detrimental to the character and special qualities of this part of the Dartmoor landscape, contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR3, DMD1b, DMD5 and DMD34 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.
4. It is considered that insufficient information has been provided to demonstrate that the proposed shed is necessary to meet the proven needs of agriculture on this holding. The proposal would therefore be contrary to the Dartmoor National Park Authority Development Plan in particular policies COR1, COR2, and DMD34 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

The stone barn and corrugated iron shed are redundant buildings located in a rough agricultural field to the rear of the primary school and its playing field. The site is considered to be outside of the settlement.

It is proposed to convert the stone barn to a holiday let and in order to do so give the building a dual pitch roof rather than the mono-pitch roof that exists at present. In addition it is proposed to replace the corrugated iron shed adjacent to the barn with a timber clad shed.

In association with this work to the buildings, the existing access is to be re-aligned, a small car parking area created inside the gate and the playing field moved back into the agricultural field with appropriate fencing being provided.

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

Planning History

0387/13

New dwelling incorporating stone barn together with new driveway plus

	alterations and improvements to existing school playing field within site ownership,		
0552/11	Full Planning Permission	Withdrawn	22 August 2013
	Erection of new dwelling and relocation of playing field to rear of school		
	Full Planning Permission	Withdrawn	09 December 2011
3/40/196/95/04	Change of use of vacant land to school recreational area		
	Change of Use	Grant Conditionally	13 September 1995
03/40/0962/86	Erection of dwellinghouse and garage		
	Outline Planning Permission	Refused	05 September 1986
03/40/0750/76	Appeal lodged: 21 October 86	Result: Dismissed	
	Site for residential development		
	Outline Planning Permission	Refused	19 August 1976

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	The proposed alterations to the access and car parking are adequate to serve the proposed use. There are no objections from a highway safety point of view subject to the imposition of appropriate conditions.
South West Water:	Comments awaited
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Archaeology:	As there will be no ground works involved to create a new route to improve access to the building there are no archaeological conditions required
DNP - Trees & Landscape:	The removal of small sections of hedgerow will have minimal impact on the hedge. The site is within Landscape Character Type 2D Moorland Edge Slopes. The buildings are very visible and seen as isolated structures in the landscape. They have an agricultural character with no links to other residential properties. The domestication of the buildings and the sub division of the field will have a detrimental impact on the character of the area and suburbanize part of the land. The car parking area and a possible access path will further domesticate the site. The development will therefore have a detrimental impact on the character of the area, does not enhance what is special or locally distinctive about the landscape character and is an unsympathetic development that will harm the wider landscape.
Sport England SW:	Thank you for consulting Sport England on the above application. Sport England does not wish to comment on this particular application.

Parish/Town Council Comments

Lydford PC:	The Parish Council support this application
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

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

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR6 - Protecting Dartmoor's Archaeology

DMD13 - Archaeology

DMD1a - Presumption in favour of sustainable development

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

DMD33 - Horse related development

DMD34 - Agricultural and forestry

DMD38 - Access onto the highway

DMD44 - Tourist accommodation

DMD5 - National Park Landscape

DMD8 - Changes to Historic Buildings

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

Representations

1 letter of objection 2 letters of support

One neighbour has objected stating that the current structure is not a barn but a stone shed and approval would be contrary to policies DMD9 and DMD10.

Observations

INTRODUCTION

The stone barn and corrugated iron shed are isolated agricultural structures located in a field behind Lydford Primary School. The field, which also contains the fenced off school playing field, is outside the Conservation Area but contains some remains of an ancient field boundary.

PLANNING HISTORY

The field has been the subject of several applications for residential development, most recently in 2013. That application to incorporate the stone barn into a new dwelling was withdrawn following advice from officers that it could not be supported. The applicant has been in pre application discussions with officers regarding this proposal.

THE CONVERSION OF THE BARN TO HOLIDAY LET

The stone barn appears on the 1905/06 Ordnance Survey map. The building has been significantly altered with a mono pitch roof, associated block work, insertion of a domestic window and addition of concrete render. This means that very little of its original character remains and it does not reinforce local distinctiveness and is therefore not considered to be a local heritage asset and has very limited significance.

Policy DMD8 allows for change of use, extension and alteration of listed buildings and other heritage assets. Given the limited significance of the building it is arguable whether the conversion is appropriate in this location outside of the settlement.

Policy DMD9 sets out the circumstances when the conversion of non residential buildings outside classified settlements can be permitted. The first requirement is that the proposal should relate to a historic building that may be considered 'traditional'. The qualities typical of traditional Dartmoor buildings are set out clearly in the DMDPD. In terms of these qualities although the building is constructed of stone, there is a dominance of solid over void and map records show the barn was built before 1919; the building does not have a pitched roof and does little to demonstrate the agricultural history in the Dartmoor tradition. It is not therefore considered to be a traditional Dartmoor building. The building is very small and is not capable of conversion without the addition of the pitched roof. This is a substantial extension and as such the proposed conversion is contrary to DMD9. The building is not considered to be a heritage asset.

Policy DMD44 allows for the provision of tourist accommodation under limited circumstances including where buildings are being converted within Rural Settlements. This building is considered to be outside the settlement and as there are no conservation arguments for it being converted, it is considered that this building is not appropriate for use as tourist accommodation. Neither is there any farm diversification case for the conversion.

In addition, although the applicant has stated that there will be no vehicular access to the buildings and permitted development rights could be removed, because the buildings are in located in a field, the change of use would not sustain that agricultural setting and in these circumstances it is considered that the proposal is contrary to DMD9.

DESIGN

The application proposes that a pitch roof is reinstated. Although there is no firm evidence that this building had a pitch roof, evidence of other small buildings within the village with steep pitched roofs has been provided. The addition or reinstatement of a pitch roof would not harm the building but would make it more visible in the wider landscape and from the immediate surroundings. In addition the insertion of a flue, conservation rooflights and gable glazing would change the character of this simple former agricultural building, clearly giving it a residential appearance. It is therefore considered that not only is the principle of the conversion of this building not justified, the proposed alterations are unsympathetic, excessive and would cause harm to its simple agricultural character and is contrary to policy DMD8.

The alterations to the stone building are not considered to conserve or enhance the built environment and the proposal is therefore considered to be contrary to policies COR4 and DMD7.

REPLACEMENT OF SHED

The corrugated shed is linked to the barn. It is proposed to remove the existing dilapidated structure and replace it with a timber structure with a corrugated iron roof in association with the agricultural use of the land. It would be used for the storage of a tractor and hay. The associated paddock, owned by the applicant but outside the application site is currently used for the grazing of horses. Given the amount of land, the need for such an agricultural building is questionable.

Policy DMD34 only allows for agricultural development in the open countryside where there is a demonstrable need that is proportionate to the use of the land. It appears that the shed is more likely to be used for storage of garden machinery used in association with the maintenance of the land and area around the holiday let or in association with the horse grazing on the land, rather than agriculture. Although the building will have limited landscape impact, if a building is required in association with horse keeping on the adjacent paddock, policy DMD33 states that existing buildings are used where possible and it seems that the storage of hay could more appropriately take place in the existing stone building, without alterations being required.

LANDSCAPE IMPACT

Policy DMD5 requires development proposals to conserve and/or enhance the character and special qualities of the Dartmoor landscape. A set of criteria are set out in the policy. Having evaluated the site it is not considered that the proposed development respects the valued attributes of the landscape character type because the domestication of the building and alterations to the field would change the pastoral character of the field. The new site layout will not conserve or enhance what is special about the landscape character in particular the strong medieval field pattern identified in the Landscape Character Assessment. The development is unsympathetic, will harm the wider landscape and introduce possible light pollution by virtue of the use and the glazing within the building. It is therefore considered to be contrary to policy DMD5.

IMPACT ON HIGHWAYS

With respect to policies COR21 and DMD38 the proposed alterations to the access and car parking are considered adequate to serve the proposed development. That said, it is suggested that a condition regarding the alterations and provision of car parking prior to the barn being brought into the intended use would be necessary.

ALTERATIONS TO THE PLAYING FIELD

In order to accommodate the proposed parking and turning area, the school playing field which is held on a long lease from the applicant, will have to be pushed back into the site. The school shed will also have to be moved. It is argued that moving the pitch away from the road will improve child safety.

OTHER MATTERS

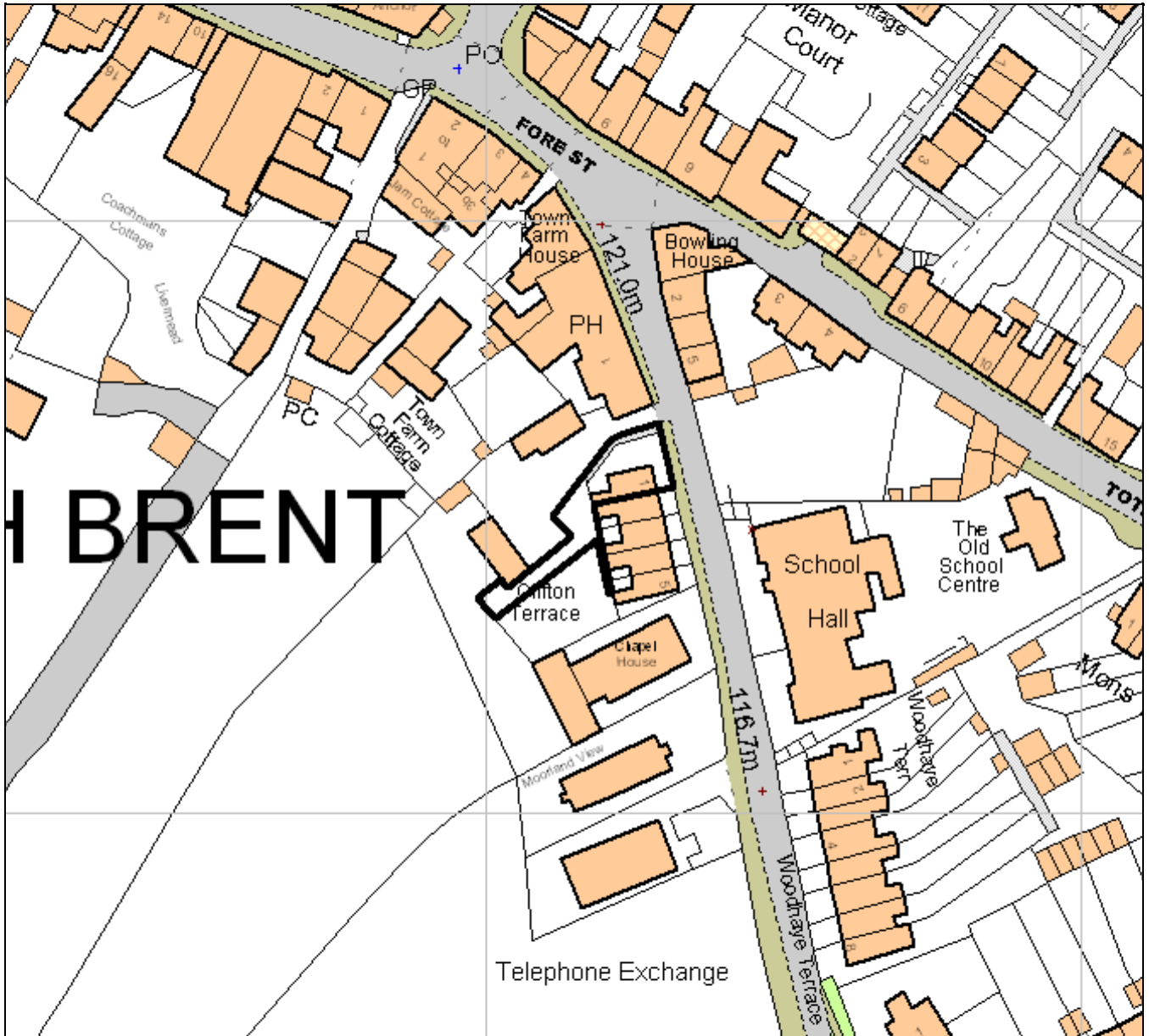
It is stated that access to the barn will be by foot and that no other fencing or means of enclosure are proposed. The ancient field bank will not be affected. The archaeologist has confirmed that as there will be no ground works involved to create a new route to improve access to the building there are no archaeological conditions required.

CONCLUSION

Although the stone barn pre-dates 1919, it has been altered such that it is of limited significance and is not considered to be a heritage asset. This being the case, as the building is outside the settlement, there are no conservation arguments for its conversion. The proposed conversion involves a new pitched roof and various alterations that would

domesticate the appearance and setting of the building and this would harm the immediate and wider landscape character. In addition the replacement shed has not been justified so it is therefore considered that although the Parish Council has supported this application, the development is unacceptable and should be refused.

6. Application No: **0079/14** District/Borough: **South Hams District**
Application Type: **Full Planning Permission -
Householder** Parish: **South Brent**
Grid Ref: **SX698600** Officer: **Louise Smith**
Proposal: **Erection of two-storey side extension**
Location: **1 Clifton Terrace, Plymouth
Road, South Brent**
Applicant: **Mr E Pask**



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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 its scale, design, detailing and materials, lacks subservience to the existing dwelling and will have a harmful impact on the character and appearance of the existing dwelling and the South Brent Conservation Area contrary to policies COR1, COR4, COR5, DMD1b, DMD7, DMD12 and DMD24 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

Clifton Terrace is located on Plymouth Road within the Conservation Area of South Brent, in close proximity to the former School and a short walking distance from the centre and main parade of shops.

No 1 is located on the northern end of the Terrace, flanking the Pack Horse Inn.

The application proposes a two-storey extension to the side of the property with first floor balcony to the rear.

The application is presented to Members at the discretion of the Director of Planning.

Planning History

0337/13	Two-storey side extension to replace existing Full Planning Permission - Householder	Withdrawn	20 August 2013
09/45/1883/89	Hardstanding Full Planning Permission	Grant Unconditionally	01 December 1989

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	The applicant is advised to contact South West Water (SWW) with regard to construction in close proximity to the public sewer. SWW will not permit any construction over this sewer and a sewer diversion will be required at the expense of the applicant. Foul drainage only to be connected to the public sewer.
Environment Agency:	No objection - flood zone 1 standing advice only
Historic Buildings Officer:	Refuse - the proposal will cause substantial harm to the character, special interest and significance of the South Brent Conservation Area, a designated Heritage Asset.

Parish/Town Council Comments

South Brent PC:	The Parish Council objects to the proposed timber cladding which is incongruous in this setting in the conservation area
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of the National Park.

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

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

POLICY CONSIDERATIONS

The National Planning Policy Framework attaches great importance to the design of the built environment, which is a key aspect of the Government's sustainable development agenda. It also attaches great weight to the conservation of cultural heritage within National Parks.

Policy DMD24 requires extensions to not increase the habitable floor space of the existing dwelling by more than 30%, be consistent with advice contained in the Dartmoor Design Guide and not to adversely affect the appearance of the dwelling and its surroundings.

The Dartmoor Design Guide stipulates that new extensions should not overwhelm the existing property and that side extensions should not have a width greater than half the width of the front of the original house. It goes on to state that extensions can offer an opportunity to use good contemporary design provided that it harmonises with the existing building. Contemporary design should draw on the distinctiveness of Dartmoor's landscape and buildings and reinforce sense of place.

Policies COR5 and DMD12 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's conservation areas.

Policies DMD7 and COR4 set out design considerations for new development (scale, height, layout, detailing and materials).

Policy DMD4 sets out the objectives for protecting residential amenity.

PROPOSED DEVELOPMENT

The application proposes to remove the existing flat roof single storey extension at the side of the dwelling and erect a two-storey extension with catslide roof and contemporary detailing.

Vertical timber cladding is proposed on the upper elevation and render/brickwork at lower level with modern glazing arrangements. A first floor balcony area is proposed on the rear single storey roof of existing and proposed extensions.

PLANNING HISTORY

A previous application for a similar in scale development but with a more traditional design was withdrawn following concerns with the design of the proposed extensions (ref:0337/13).

IMPACT ON THE CHARACTER AND APPEARANCE OF THE BUILDING AND CONSERVATION AREA

Clifton Terrace is an early 20th Century terrace of stone dwellings, acknowledged within the Conservation Area for its presentation of exposed stonework on the principal elevation in contrast to many other properties which are presented as painted stone/render. It is an attractive historic terrace of properties, despite modern window detailing.

Whilst the proposed extension is within the 30% floor space allowance of policy DMD24 it conflicts with the householder extension advice set out in the Dartmoor Design Guide as the extension is clearly wider than half the width of the existing dwelling and lacks subservience. Policy DMD7 (vi) requires development proposals to reflect the principles set out in the Design Guide.

The Development Plan and Design Guide require contemporary design to reinforce local distinctiveness and sense of place. Objection has been raised from the Parish Council to the use of timber cladding on elevations of the proposed extension. Timber cladding is proposed as a contemporary intervention; however it is not a vernacular building material within the South Brent Conservation Area. Whilst contemporary architecture can complement historic buildings and historic areas in certain cases, in this particular case the detailing and materials of the proposed extension, together with its lack of subservience, is considered to result in a development which has little correlation with the existing dwelling and the local architectural distinctiveness of the South Brent Conservation Area. Policies DMD7, DMD12, COR5 are explicit that new development needs to conserve or enhance the character and appearance of conservation areas.

IMPACT ON NEIGHBOUR AMENITY

Given the relationship presented with existing first floor balcony areas it is not considered that the proposal will harm the residential amenities of neighbouring occupiers by reason of overlooking.

The mass of the extension is to the side elevation, away from neighbouring properties and flanking the pub. The proposed extension would be viewed against the envelope of the existing terrace and is not considered to compromise the enjoyment and functioning of the public house.

CONCLUSION

The scheme has been worked up in consultation with the previous case officer. The difficulties of tying-in with the formal stonework and brick detailing on the principal elevation of the terrace is acknowledged, as is the difficulty of designing an extension of this width to appear as a subservient addition to the dwelling.

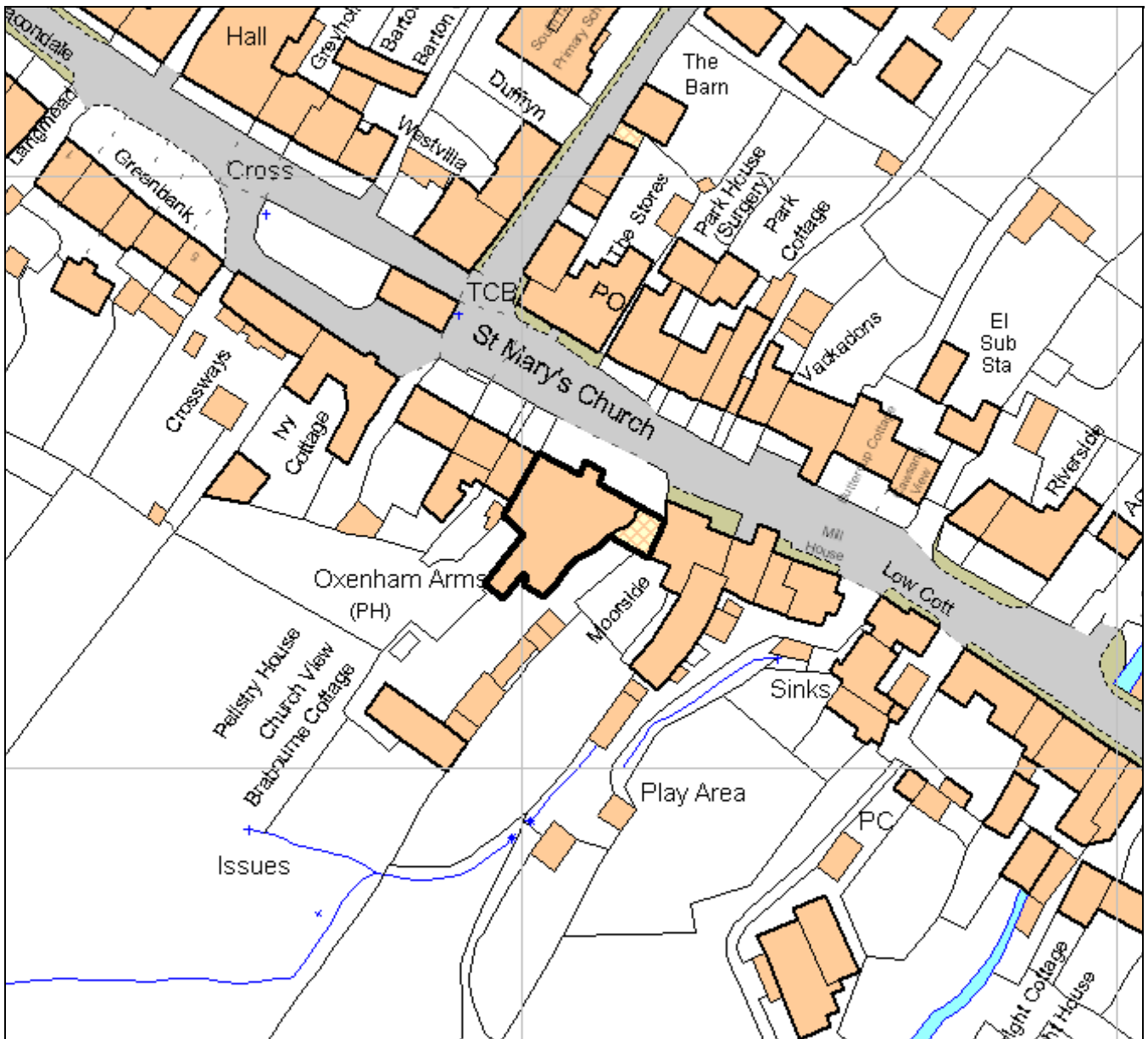
Notwithstanding this, officers are unable to support the proposed extension by reason of the detailing and materials of the proposed extension, together with its lack of subservience, which will result in a development which has little correlation to the character and appearance of this historic terrace and with the local architectural distinctiveness of the South Brent Conservation Area. Whilst a contemporary approach and solution may work, it is considered that the current proposal is inappropriate.

The recommendation is therefore one of refusal. Whilst this decision could have been delegated, the Director of Planning is happy for Members to consider the design issues, and for the opportunity for the applicants agent to present their case in person.

7. Application No: **0108/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX651935**

District/Borough: **West Devon Borough**
Parish: **South Tawton**
Officer: **Louise Smith**

Proposal: **Single handrail to front steps**
Location: **The Oxenham Arms, South Zeal**
Applicant: **Mr S Powell**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to consideration of any revised plans and comments from English Heritage, consent be GRANTED**

Condition(s)

1. Standard 3 Year Condition
2. Unless otherwise agreed in writing by the Local Planning Authority, the handrail hereby approved shall receive a black painted finish within 2 months of its installation and shall thereafter be maintained with a black painted finish.

Introduction

The Oxenham Arms is a Grade II* listed Inn, formerly a manor house, dating to the late C16 - early C17 and located prominently within the South Zeal Conservation Area.

The gabled porch to the passage front doorway has a 2-centred outer arch of moulded granite on top of a flight of granite steps. The application proposes a single handrail to the front steps of the building.

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

Planning History

03/26/2099/90	Extension of existing hotel owners accommodation (demolition of existing lean-tos, shed and stables)	Full Planning Permission	Grant Conditionally	01 June 1990
03/26/2100/90	Demolition of existing lean-to sheds and stables and extension of existing hotel owners house to form staff accommodation within curtilage of listed building	Listed Building Consent	Grant Conditionally	01 June 1990
03/26/1326/77	Internal alterations and construction of two external fire escapes	Full Planning Permission	Grant Conditionally	13 January 1978

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	No objection - flood zone 1 standing advice only
Historic Buildings Officer:	Approve - the proposal will help to sustain the grade II * listed building
English Heritage:	Comments to be updated at the committee meeting

Parish/Town Council Comments

South Tawton PC: The Parish Council supports this application in principle but is concerned that the design of the handrail is not in keeping with the building and therefore reject the application as it stands.

In particular, it is felt inappropriate for the rail to be at right angles to the front of the porch. A number of alternative

suggestions were made such as perhaps using a pair of rails to balance the visual appearance and having a curving design, splayed outwards from the opening to the outer corner(s) of the steps.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

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

DMD8 - Changes to Historic Buildings

Representations

1 letter

Observations

INTRODUCTION

The listing description acknowledges this building as having one of the most attractive facades of any building of its period in Devon. South Zeal being one of the few medieval boroughs in Devon where many of its C16 and C17 houses still survive.

POLICY CONSIDERATIONS

Any new development proposal needs to be respectful of the building's façade and demonstrate that it will not harm the significance of this designated heritage asset in line with policies COR1, COR3, DMD1b and DMD8 and conserve the character and appearance of the conservation area in line with policies COR5 and DMD12.

OBSERVATIONS

The proposal will improve the accessibility of this building in line with the objectives of policy COR13.

The proposed handrail will be mounted into the granite steps as a freestanding element and will not be affixed to the building. Revised plans will be provided showing small amendments to the detailing of the handrail for the committee meeting.

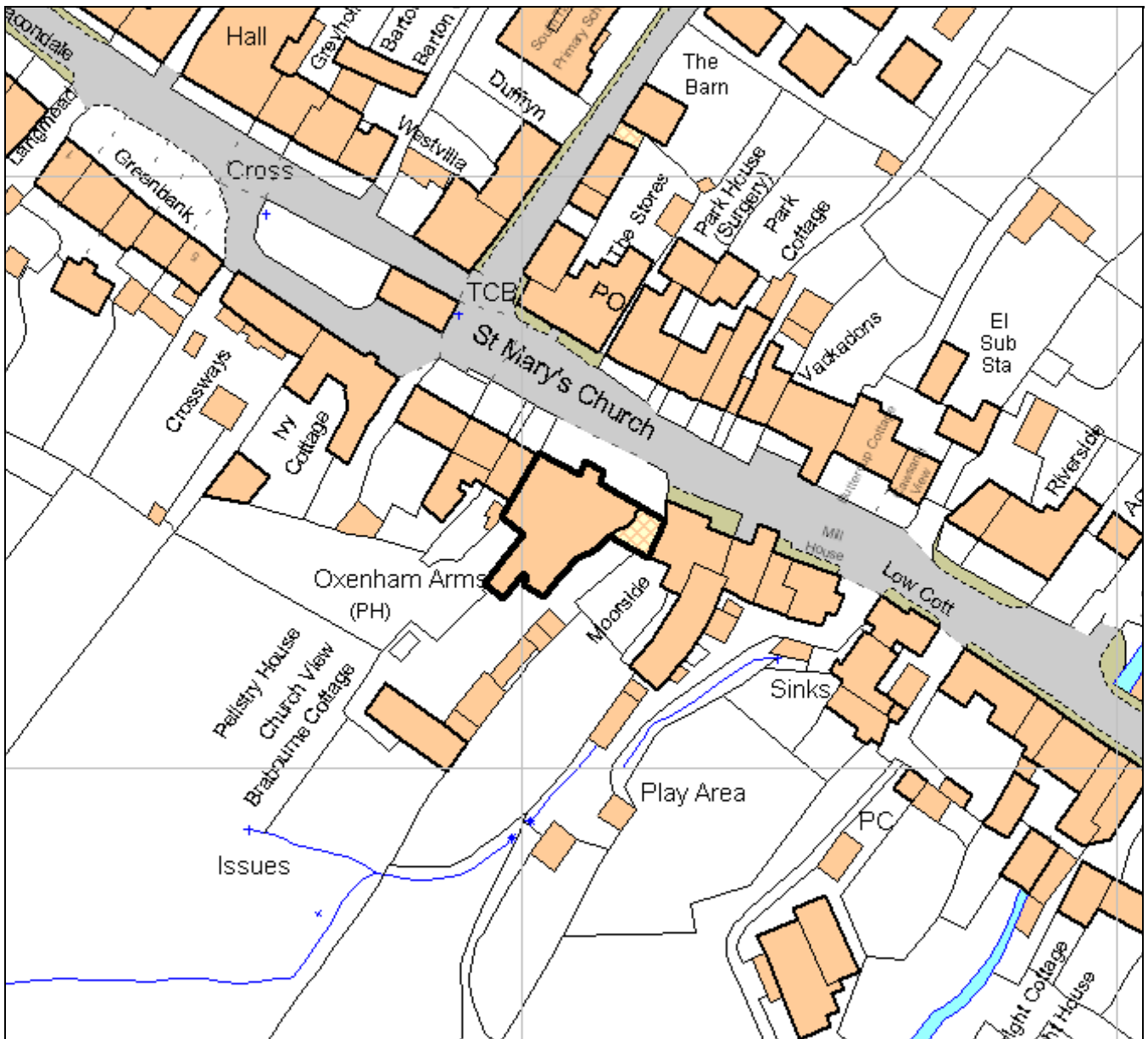
Whilst the proposal will have some impact on the character and appearance of this listed building, a simple design for a black finish metal handrail with two upright posts is proposed which is considered to be visually sensitive in this setting. The proposal is considered to conserve the special heritage interest of this grade II* listed building, which will also bring public benefits.

The comments of the Parish Council have been noted. They have been contacted and made

aware of the views of the Authority's Historic Buildings Officer and the likely recommendation of approval, but wish to maintain their objection.

8. Application No: **0109/14** District/Borough: **West Devon Borough**
Application Type: **Listed Building Consent** Parish: **South Tawton**
Grid Ref: **SX651935** Officer: **Louise Smith**

Proposal: **Single handrail to front steps**
Location: **The Oxenham Arms, South Zeal**
Applicant: **Mr S Powell**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to consideration of any revised plans and comments from English Heritage, consent be GRANTED**

Condition(s)

1. Standard 3 Year Condition (Listed Building Consent)
2. Unless otherwise agreed in writing by the Local Planning Authority, the handrail hereby approved shall receive a black painted finish within 2 months of its installation and shall thereafter be maintained with a black painted finish.

Introduction

The Oxenham Arms is a Grade II* listed Inn, formerly a manor house, dating to the late C16 - early C17 and located prominently within the South Zeal Conservation Area.

The gabled porch to the passage front doorway has a 2-centred outer arch of moulded granite on top of a flight of granite steps. The application proposes a single handrail to the front steps of the building.

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

Planning History

03/26/2099/90	Extension of existing hotel owners accommodation (demolition of existing lean-tos, shed and stables)	Full Planning Permission	Grant Conditionally	01 June 1990
03/26/2100/90	Demolition of existing lean-to sheds and stables and extension of existing hotel owners house to form staff accommodation within curtilage of listed building	Listed Building Consent	Grant Conditionally	01 June 1990
03/26/1326/77	Internal alterations and construction of two external fire escapes	Full Planning Permission	Grant Conditionally	13 January 1978
0108/14	Single handrail to front steps	Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	No objection - flood zone 1 standing advice only
Historic Buildings Officer:	Approve - the proposal will help to sustain the grade II* listed building
English Heritage:	Comments to be updated at the committee meeting

Parish/Town Council Comments

South Tawton PC:	The Parish Council supports this application in principle but is concerned that the design of the handrail is not in keeping with the building and therefore reject the application as it stands.
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In particular, it is felt inappropriate for the rail to be at right angles to the front of the porch. A number of alternative suggestions were made such as perhaps using a pair of rails to balance the visual appearance and having a curving design, splayed outwards from the opening to the outer corner(s) of the steps.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

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

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

The listing description acknowledges this building as having one of the most attractive facades of any building of its period in Devon. South Zeal being one of the few medieval boroughs in Devon where many of its C16 and C17 houses still survive.

POLICY CONSIDERATIONS

Any new development proposal needs to be respectful of the building's façade and demonstrate that it will not harm the significance of this designated heritage asset in line with policies COR1, COR3, DMD1b and DMD8.

OBSERVATIONS

The proposal will improve the accessibility of this building. The proposed handrail will be mounted into the granite steps as a freestanding element and will not be affixed to the building. Revised plans will be provided showing small amendments to the detailing of the handrail for the committee meeting.

Whilst the proposal will have some impact on the character and appearance of this listed building, a simple design for a black finish metal handrail with two upright posts is proposed which is considered to be visually sensitive in this setting.

The proposal is considered to conserve the special heritage interest of this grade II* listed building and improve the accessibility of this building for public benefit.

The comments of the Parish Council have been noted. They have been contacted and made aware of the views of the Authority's Historic Buildings Officer and the likely recommendation of approval, but wish to maintain their objection.

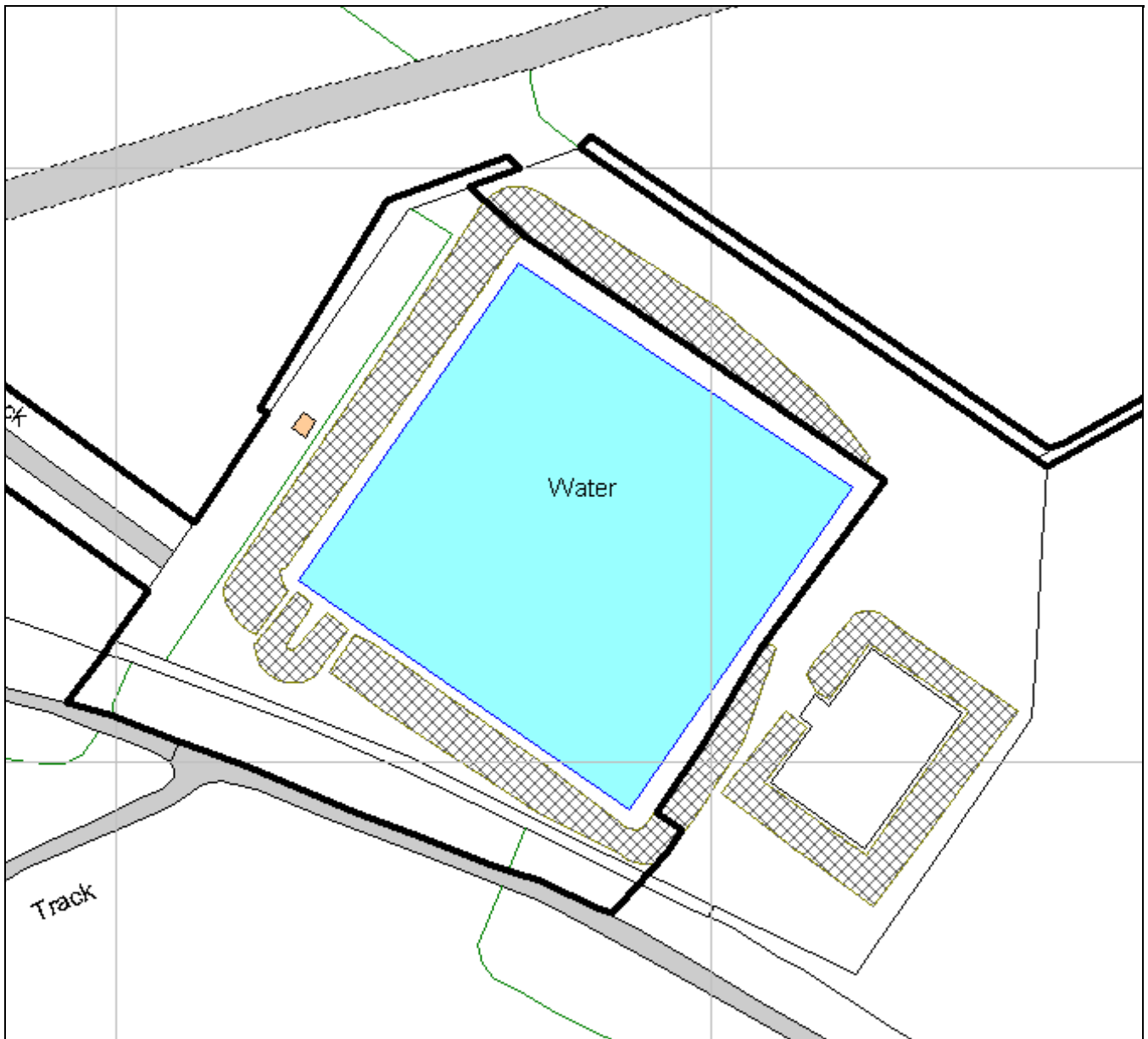
9. Application No: **0012/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX783792**

District/Borough: **Teignbridge District**
Parish: **Bovey Tracey**
Officer: **Louise Smith**

Proposal: **Provide access to disused Trendlebere Reservoir, 16 parking spaces, bird hide and associated works**

Location: **Trendlebere Reservoir, opposite car park on Lower Manaton Road, Bovey Tracey**

Applicant: **Natural England**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. Standard 3 Year Condition
2. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splay, turning area and access drainage have been provided, the development shall be maintained in accordance with the application drawings hereby approved and retained for that purpose at all times.
3. No development shall take place until an Ecological Management Plan, identifying actions for pre-construction, construction and post construction phases, has been submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved Ecological Management Plan, unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the plans hereby approved, the track and car park shall be constructed of permeable materials, a sample of which shall be submitted and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and maintained as such thereafter.
5. Full details of the proposed new gates shall be submitted to the Local Planning Authority for approval prior to their installation. Thereafter the development shall be maintained in accordance with the approved details.
6. Notwithstanding the plans hereby approved, the roof of the bird hide hereby approved shall be covered in a dark grey coloured material. Prior to the commencement of any roofing works, a sample of the proposed external roofing material shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only the approved external roofing material shall be used in the development.
7. The external cladding on the bird hide hereby approved shall be constructed of tanalised timber left to weather naturally unless otherwise agreed in writing by the Local Planning Authority.

Introduction

The application relates to a reservoir compound within Yarner Wood on the outskirts of Bovey Tracey. It is a National Nature Reserve comprising ancient mature upland oak woodland and moorland. Part of the site lies within the South Dartmoor Woods Special Area of Conservation (SAC) and the Trendlebere Down Site of Special Scientific Interest.

The application proposes to provide public access to the disused Trendlebere Reservoir, incorporating parking facilities, a bird hide and accessible footpaths.

The application is presented to the Development Management Committee at the discretion of the Director of Planning bearing in mind the number of objection letters received.

Planning History

0649/02	Install new fake tree mast and associated equipment to be part of the national Airwave system		
	Full Planning Permission	Refused	10 February 2003

05/08/2949/89	Circular 18/84 consultation to demolish delapidated building 60 sq metres and replace with an extension 54 sq metres to the existing building	Other	No objection	17 October 1989
05/08/0320/88	To replace existing 2.0 metres x 2.0 metres timber constructed hut with pitched roof (PL/APP7854/7917) with 2.5 metres x 3.0 metres timber constructed hut with pitched roof	Other	No objection	07 March 1988
05/08/3306/87	Circular 18/84 consultation to construct an observation hide	Other	No objection	22 December 1987
05/08/0286/86	Construction of wooden hut for the housing of air pollution monitoring equipment and the installation of rain collectors	Full Planning Permission	Grant Conditionally	25 April 1986

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area and access drainage have been provided and maintained in accordance the application drawings and retained for that purpose at all times
South West Water:	No objections
Environment Agency:	No objection - flood zone 1 standing advice only
DNP - Ecology & Wildlife Conservation:	No significant impact alone or in combination with surrounding developments on the interest features of the SAC. Ecological management plan requested by condition.
DNP - Archaeology:	No archaeological concerns
DNP - Trees & Landscape:	No objection subject to the track being a low key (under engineered) construction and the parking bay on the moor used intermittently or as a drop of point.
DNP - Recreation & Tourism:	The Dartmoor National Park Management Plan contains ambitions to enhance the understanding and enjoyment of the Park, offer diverse learning experiences available to everyone and offer a variety of access and recreational opportunities.
	The Recreation and Access Strategy states that DNPA will not significantly increase parking capacity in rural areas except in areas of opportunity where need is agreed. One of these areas of opportunity is identified as the Eastern Woods and Reservoirs, which includes Yarner Wood and Trendlebere Down. These areas offer scope for increased use if managed sustainably with improved recreation infrastructure.

The Haytor Hopper Bus service also stops at Yarner Wood.

Parish/Town Council Comments

Lustleigh PC: The application site is close to Lustleigh Parish but falls outside the Parish boundaries.

The Parish Council do not want to set a precedent of commenting on applications outside the Parish and will not be commenting on this application. The Parish Council has advised parishioners who wish to comment on the application to do so individually.

Bovey Tracey TC: No objection - although some concerns were expressed about the removal of so many trees

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR21 - Dealing with development and transport issues in a sustainable way
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD31 - Provision of new recreational and leisure facilities
DMD38 - Access onto the highway
DMD39 - Provision of car parks
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD6 - Dartmoor's moorland and woodland
DMD7 - Dartmoor's built environment

Representations

15 letters of objection 2 other letters

The objection letters raise the following points;

Loss of trees, harm to wildlife, tranquillity and the character of the area.

The site is used regularly by amphibians, fish and birds and the ecological impact assessment is not comprehensive.

No assessment has been made of the effect of additional traffic

No justification is presented for a car park and DNPA. 'Guidelines for Coach Drivers in the National Park' stipulates a maximum size of 42 seater coaches on the Manaton Road.

Potential increase in dog attacks on ponies.

Observations

PRINCIPLE OF DEVELOPMENT

The proposal is adjacent to highway and footpath infrastructure and relates to a developed

fringe and enclosed part of this designated moorland, woodland and site of nature importance.

The principle of improving planting and water quality to enhance biodiversity and create a facility for wildlife observation and heritage interpretation is supported in principle by policies DMD1b, DMD6, DMD14, COR1 and COR7.

The improvement and maintenance of public access would not conflict with the principles set out in policies DMD1b(b), DMD6 and DMD31.

The car park is proposed directly in association with the proposed nature and recreation walks at the Reservoir. Policy DMD39 makes provision for the principle of new car parks where recreation benefits can be achieved, where there is good accessibility from an appropriate standard of road, sustainable drainage can be incorporated and where there is no material harm to the character and appearance of the area. The proposal is considered to comply with these objectives. The proposal is within an area identified within the DNPA Recreation Strategy as an area of recreation opportunity, offering scope for increased use if managed sustainably with improved recreation infrastructure.

LANDSCAPE IMPACT

The proposed car park is within the confines of the reservoir site and will not fundamentally change the character of the site. The pine trees are mostly hidden from view, are in fair to poor health and are viewed as part of a larger woodland; their removal will have minimal impact on the character of the area. The track will contrast the moorland and will require appropriate surfacing to conserve the special qualities of the area. The proposed associated infrastructure (bird hide and interpretation boards) are of a suitable scale and sited so as to minimise their impact on the surrounding environment.

The proposal will not have a detrimental impact on the character, appearance and tranquillity of this part of the moor and will not conflict with policies COR3, COR4, DMD1b and DMD5.

ECOLOGY

Further clarification was sought on the ecological appraisal of the scheme and the Ecologist recommends a condition for an ecological management plan as agreed by the applicant's ecologist. The proposal will not have a significant impact alone, or in combination with surrounding developments, on the special interest features of the Special Area of Conservation. The proposal will not conflict with the objectives of policies COR7 and DMD14.

ARCHAEOLOGY

The proposal will not affect archaeological interests and not conflict with the objectives of policies COR6 and DMD13.

HIGHWAY SAFETY

Reference made by the objectors to the recommended maximum 42 seater coaches on the Manaton Road is noted in the DNPA 'Guidelines for Coach Drivers in the National Park'.

The Highway Authority advise that the proposed access is entirely suitable for the nature of traffic and the number and types of vehicles attracted to the proposed development. The

proposal will not conflict the highway objectives of policies COR21 and DMD38.

LOCAL AMENITY

The proposed development will not compromise the residential amenities of nearby residents and will conform with the principles set out in policy DMD4.

CONCLUSION

The proposal aligns with policy objectives for enhancing public access, enjoyment and understanding in a location which is identified as an area of recreation opportunity. It will conserve the character and appearance of this part of the National Park, maintain biodiversity interests and will provide good access suitable for the number and type of traffic attracted to the proposed development from the County Primary Route.

The proposal is considered to comply with the Development Plan and is therefore recommended for approval.

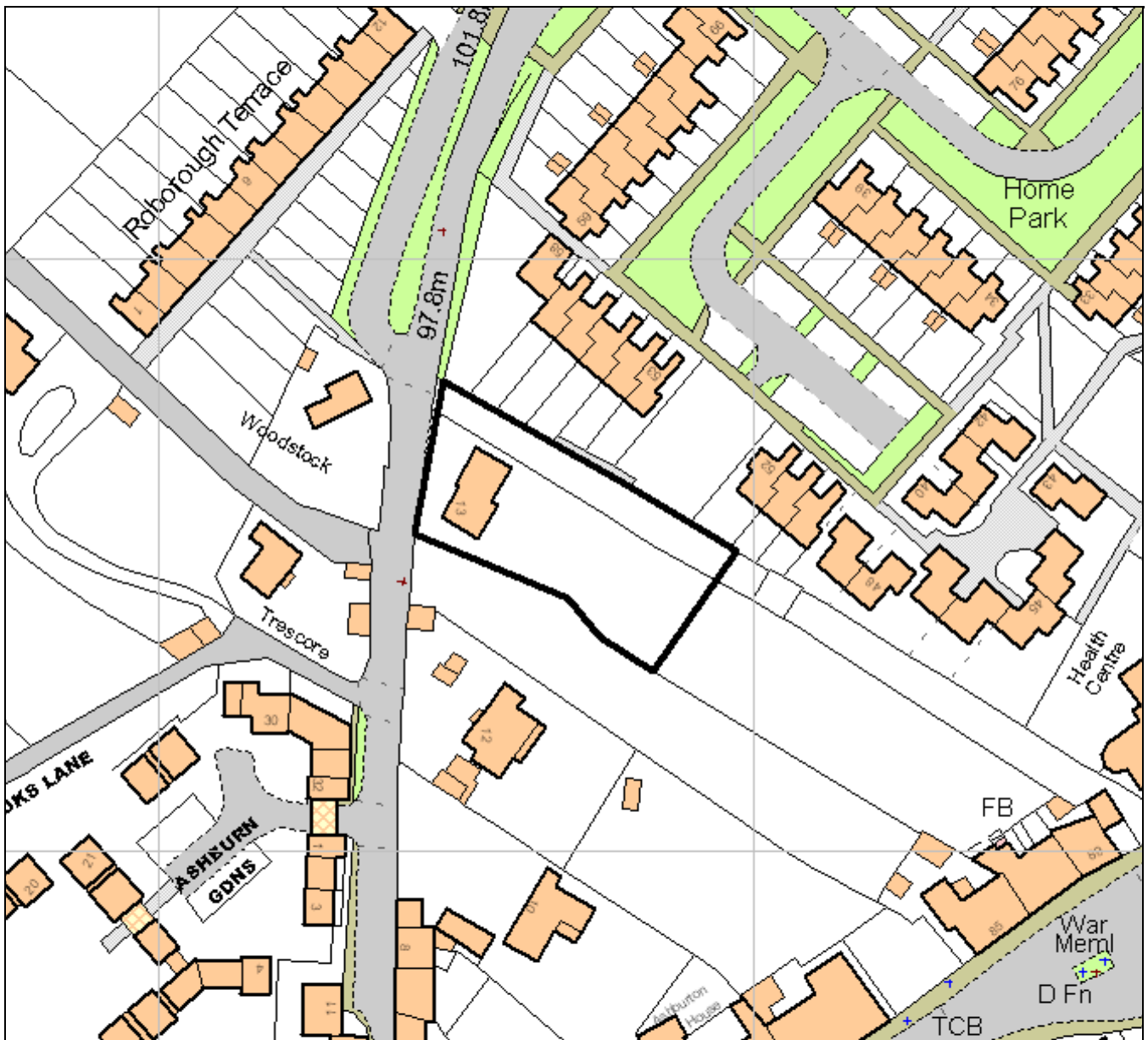
10. Application No: **0008/14**
Application Type: **Full Planning Permission -
Householder**
Grid Ref: **SX758701**

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

Proposal: **Raise roofline to create additional first floor rooms; erection of
entrance porch and car port and construction of swimming pool in
rear garden**

Location: **13 Roborough Lane, Ashburton**

Applicant: **Mr K Stepney**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed car port extension, by virtue of its form, scale and design, would be harmful to the character and appearance of the property and the wider Ashburton Conservation Area. The development would therefore be contrary to policies COR1, COR4 and COR5 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD1, DMD3, DMD7, DMD12 and DMD24 of the Dartmoor National Park Development Management and Delivery Development Plan Document, to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.

Introduction

The application site comprises a modern detached property with a large rear garden. No 13 Roborough Lane forms part of the Ashburton Conservation Area. On the opposite side of the road is the listed reservoir structure.

This application proposes to raise the roofline to extend the existing first floor accommodation with the provision of a double-bay car port off the northern aspect.

A swimming pool is also proposed in the rear garden.

The application is reported to committee in light of the comments of the Town Council.

Planning History

0466/12	Raise roofline to create additional first floor rooms plus erection of entrance porch	Full Planning Permission - Householder	Grant Conditionally	30 October 2012
0158/12	Raised roofline and side extension	Full Planning Permission - Householder	Refused	10 May 2012
0068/10	Demolition of house and replacement with new house on the same footprint		Grant Conditionally	30 March 2010
0038/10	Demolition of house and replacement with new house on the same footprint	Full Planning Permission	Grant Conditionally	29 March 2010
0240/07	Creation of two new access points through boundary wall	Listed Building Consent	Grant Unconditionally	26 June 2007
0598/06	Construction of 2-3 bedroom single dwelling	Outline Planning Permission	Refused	09 October 2006
0545/03	Widen existing opening to provide vehicular access		Grant Conditionally	27 October 2003
05/31/3947/89	Demolition of coach house and erection of detached house and garage			

	Full Planning Permission	Grant Conditionally	02 February 1990
05/31/2014/85	Change of use and conversion of coach house into a house with access off Roborough Lane		
	Change of Use	Grant Conditionally	23 October 1985
05/31/2901/84	Erection of three dwellings and associated garages together with formation of new access		
	Outline Planning Permission	Refused	01 February 1985
05/31/2902/84	Conversion of derelict coach house to form dwelling		
	Outline Planning Permission	Refused	01 February 1985
0008/14	Raise roofline to create additional first floor rooms; erection of entrance porch and car port and construction of swimming pool in rear garden		
	Full Planning Permission - Householder	Not yet determined	

Consultations

Teignbridge District Council:	No objections
County EEC Directorate:	No comments
South West Water:	No objections, subject to foul water only connected to the public foul or combined sewer
Environment Agency:	Standing advice - flood zone 1
DNP - Ecology & Wildlife Conservation:	Protected species survey is satisfactory.

Parish/Town Council Comments

Ashburton TC:	Support
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD12 - Conservation Areas
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

Planning permission has already been granted for the provision of the first floor extensions,

incorporating the existing integral garage (ref: 0466/12). Under consideration here therefore is the further erection of the carport and the construction of the swimming pool in the rear garden.

The car port would be attached to the northern end of the property and would comprise a hipped roof structure supported by timber posts. It would be open on both ends and enclosed on the northern side by an existing retaining wall.

The proposed swimming pool would be positioned directly to the rear of the property consisting of rectangular excavation measuring 9.0m by 4.5m, with a paved surround.

POLICY CONSIDERATIONS

The National Planning Policy Framework attaches great importance to design; good design is highlighted as a key aspect of the sustainable development agenda. Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

It also attaches great weight to conserving the landscape, scenic beauty and cultural heritage of National Parks. The Framework states that new development should make a positive contribution to local character and distinctiveness. Great weight should be given to the objective of conserving designated heritage assets such as Conservation Areas.

This is reiterated in policies COR4 and DMD12.

New development within the Dartmoor National Park needs to meet high standards of design and reinforce the local distinctiveness of the built environment to comply with policies COR1 and COR4 and policy DMD7, having particular regard to scale, layout and design. Policy COR5 requires new development to conserve and enhance the character and appearance of the historic built environment, specific reference is made to the open spaces and trees which contribute to visual character; this is reinforced by policy DMD7 and DMD12.

The Dartmoor National Park Design Guide specifically identifies scale as a major consideration when extending a dwelling; it states that buildings that have been extended previously can reach a point where further extensions can dominate and be inappropriate to the site and building.

DESIGN

Since the granting of planning permission 0466/12 the earth bank to the northern side and front of the dwelling has been excavated and a masonry retaining wall erected to form an area of hardsurfacing with space for two vehicles. A number of trees on this northern boundary have also been removed. On the other side of the property a timber framed lean-to has been erected (without the benefit of planning permission) which extends close the southern boundary of the site. On the roadside this part of the site enclosed by a metal gate approximately two metres high.

The property is within the conservation area and is clearly visible from the road. The existing dwelling is already a substantial building which extends across a large part of the front of the site. The effect of granting permission for the car port and extensions would be that the footprint of the dwelling would effectively extend across the full width of the site, a total of 21 metres.

This approach would be out of character with other detached properties in the vicinity which are either stepped in from their boundaries or set back further into the plot.

While it is acknowledged that steps have been taken to lessen the impact of the car-port from the street, including setting the building back from the front of the house and lowering the roof, it remains the view of Officers that any further projection off the northern aspect over and above the approved first floor extensions would be inappropriate and that proposals submitted would result in a cramped and overbearing form of development which would be harmful to the character and appearance of the conservation area.

The proposed development would therefore conflict with policies COR1, COR4, DMD7 and DMD12 and with the advice contained in the Design Guide.

The formation of the swimming pool in the rear garden is in itself considered acceptable.

IMPACT ON RESIDENTIAL AMENITY

It is considered that the proposed development would not have a detrimental impact on the residential amenities of neighbouring occupiers due to the changes in ground levels, distance to neighbouring dwellings and the proposed scale, layout and design of the extension. The proposal is therefore not considered to conflict with policy COR1 and emerging policy DMD4.

CONCLUSION

The proposed extensions represent a cramped and undesirable form of development which would be harmful of the character and appearance of the Ashburton Conservation Area.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 April 2014

APPEALS

Report of the Director of Planning

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

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

1	Application No:	A/14/2213941	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Manaton
	Proposal:	Construction of agricultural livestock building (8.7m x 18.3m)		
	Location:	Holwell Bungalow, Widecombe-in-the-Moor		
	Appellant:	Mr M Clare		

2	Application No:	A/14/2214739	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Chagford
	Proposal:	Conversion and extension of redundant engine shed to provide utility room, cloakroom and dining room; demolition of existing garage/store and erection of carport/store and demolition of chimney and erection of flue		
	Location:	Meldon View, Lower Corndon Farm, Chagford		
	Appellant:	Mr D Floyd-Walker		

3	Application No:	C/14/2214195	District/Borough:	West Devon Borough
	Appeal Type:	Enforcement Notice	Parish:	Chagford
	Proposal:	Residential use of agricultural building		
	Location:	Barn at Greenbank, Meldon Road, Chagford		
	Appellant:	Mr P Goudge		

4	Application No:	C/14/2214196	District/Borough:	West Devon Borough
	Appeal Type:	Enforcement Notice	Parish:	Chagford
	Proposal:	Residential use of agricultural building		
	Location:	Barn at Greenbank, Meldon Road, Chagford		
	Appellant:	Mrs F Goudge		

5 Application No: C/14/2214371 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Unauthorised shipping container, buildings and untidy site
Location: **Land near Waye Plantation, Ashburton**
Appellant: **Ms H Ranger**

6 Application No: C/14/2214372 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Unauthorised shipping container, buildings and untidy site
Location: **Land near Waye Plantation, Ashburton**
Appellant: **Ms H Ranger**

7 Application No: E/14/2214745 District/Borough: West Devon Borough
Appeal Type: Refusal of Listed Building Consent Parish: Chagford
Proposal: Conversion and extension of redundant engine shed to provide utility room, cloakroom and dining room plus demolition of chimney and erection of flue
Location: **Meldon View, Lower Corndon Farm, Chagford**
Appellant: **Mr D Floyd-Walker**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 April 2014

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

Report of the Director of Planning

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

(For further information please contact Stephen Belli)

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

1	Application No: 0677/13 Application Type: Full Planning Permission - Householder Proposal: Single storey rear extension Location: Wheatley, Throwleigh Road, South Zeal Decision: Withdrawn	District/Borough: West Devon Borough Parish: South Tawton
2	Application No: 0003/14 Application Type: Full Planning Permission Proposal: Erection of monopole with antenna and equipment cabinet Location: West Stoke Farm, Holne Decision: Grant Conditionally	District/Borough: South Hams District Parish: Holne
3	Application No: 0087/14 Application Type: Full Planning Permission Proposal: Conversion of remaining part of a redundant barn to two dwellings, to supersede extant permission 0122/95 Location: East Wrey Barton, Moretonhampstead Road, Lustleigh Decision: Withdrawn	District/Borough: Teignbridge District Parish: Lustleigh
4	Application No: 0014/14 Application Type: Full Planning Permission Proposal: Removal of conditions 6 and 7 of permission ref 0346/04 to allow full residential use (retrospective application) Location: The Old Chapel, Sungleam, Haytor Decision: Withdrawn	District/Borough: Teignbridge District Parish: Ilsington

5 **Application No:** 0025/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Burrator
Proposal: Single storey extension to rear and side to replace existing rear extension
Location: 25 Merrivale View Road, Dousland
Decision: Grant Conditionally

6 **Application No:** 0041/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Installation of a Portakabin to the rear of the science block
Location: South Dartmoor Community College, Balland Lane, Ashburton
Decision: Grant Conditionally

7 **Application No:** 0004/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Lydford
Proposal: Alterations and extension to dwelling
Location: Sidleys, Lydford
Decision: Grant Conditionally

8 **Application No:** 0039/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bovey Tracey
Proposal: Construction of track and stacking/loading area for timber haulage across two fields
Location: Blackingstone Farm, Moretonhampstead
Decision: Grant Conditionally

9 **Application No:** 0020/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Modification and restoration of cottage including demolition of existing and construction of new extensions
Location: Owlacombe Bridge Cottage, Ashburton
Decision: Grant Conditionally

10 **Application No:** 0023/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Bovey Tracey
Proposal: Replacement of four windows and one stable door with four windows
Location: Coombe View Cottage, Lower Brimley, Bovey Tracey
Decision: Grant Conditionally

11 **Application No:** 0035/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Shaugh Prior
Proposal: Demolition of existing semi-detached bungalow and construction of new detached bungalow
Location: Beaconside, Shaugh Prior
Decision: Grant Conditionally

12 **Application No:** 0029/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Lustleigh
Proposal: Single storey extension and alterations
Location: Higher Mapstone, Mapstone Hill, Lustleigh
Decision: Grant Conditionally

13 **Application No:** 0022/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Mary Tavy
Proposal: To erect a conservatory to the front of the property
Location: Glebe Cottage, Bal Lane, Mary Tavy
Decision: Refused

14 **Application No:** 0009/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bovey Tracey
Proposal: Erection of forestry machine workshop and replacement aggregate bunker
Location: English Nature, Yarner Wood, Bovey Tracey
Decision: Grant Conditionally

15 **Application No:** 0021/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Alterations to provide disabled access including door to replace windows and widening of door all in the east elevation
Location: Glazebrook House Hotel, South Brent
Decision: Grant Conditionally

16 **Application No:** 0060/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Bridford
Proposal: Extensions to dwelling following removal of existing extensions
Location: Many Waters, Bridford
Decision: Withdrawn

17 **Application No:** 0033/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** Buckfastleigh West
Proposal: Fill in open area of building to match existing and install flue for woodburner
Location: The Studio, Catalpa Barn, Lower Coombe, Buckfastleigh
Decision: Withdrawn

18 **Application No:** 0040/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** Ugborough
Proposal: Single storey side extension
Location: 14 Moorland Close, Bittaford
Decision: Grant Conditionally

19 **Application No:** 0047/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Formation of lake and associated works (retrospective)
Location: Holystreet Manor, Chagford
Decision: Grant Conditionally

20 **Application No:** 0011/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Stairwell works to for outside access
Location: 19 North Street, Ashburton
Decision: Grant Conditionally

21 **Application No:** 0015/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Erection of isolation/welfare building (remove existing building)
Location: land at Cherry Tree, Moretonhampstead
Decision: Withdrawn

22 **Application No:** 0057/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Glazed extension to rear elevation, new roof to kitchen and removal of flue
Location: Court Gate House, South Brent
Decision: Grant Conditionally

23 **Application No:** 0056/14 **District/Borough:** South Hams District
Application Type: Listed Building Consent **Parish:** South Brent
Proposal: Glazed extension to rear elevation, new roof to kitchen and removal of flue
Location: Court Gate House, South Brent
Decision: Grant Conditionally

24 **Application No:** 0071/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** North Bovey
Proposal: Change of use of land from agricultural to site observatory and storage shed
Location: land adjacent to Greenbank, The Village, North Bovey
Decision: Withdrawn

25 **Application No:** 0030/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness **Parish:** North Bovey
for a proposed development
Proposal: Certificate of Lawfulness for proposed extensions to dwelling
Location: Sunnyside, North Bovey
Decision: Certificate issued

26 **Application No:** 0050/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ilsington
Proposal: Alterations to barn
Location: Mill House, Liverton
Decision: Grant Conditionally

27 **Application No:** 0049/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Whitchurch
Proposal: Change of use of land from agricultural to domestic and erection of ground mounted solar panels
Location: Birch Cleave House, Grenofen
Decision: Grant Conditionally

28 **Application No:** 0052/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Sticklepath
Proposal: Replacement of two windows plus alterations to fireplaces and internal partitions
Location: Bracon Cottage, Sticklepath
Decision: Grant Conditionally

29	Application No: 0073/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Moretonhampstead
	Proposal: Removal of existing outbuildings and erection of garden building and associated works	
	Location: Springwood, Doccombe	
	Decision: Withdrawn	
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30	Application No: 0006/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Horrabridge
	Proposal: Replacement agricultural building (144sqm)	
	Location: land at Harwood, Horrabridge	
	Decision: Grant Conditionally	
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31	Application No: 0045/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Widecombe-in-the-Moor
	Proposal: Erection of conservatory to south elevation	
	Location: Sherwell Farm, Poundsgate	
	Decision: Grant Conditionally	
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32	Application No: 0046/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Widecombe-in-the-Moor
	Proposal: Erection of conservatory on south elevation	
	Location: Sherwell Farm, Poundsgate	
	Decision: Grant Conditionally	
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33	Application No: 0044/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ilsington
	Proposal: Alterations to roof and walls of existing single storey side extension	
	Location: Ivy Cottage, Ilsington	
	Decision: Grant Conditionally	
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34	Application No: 0038/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: South Brent
	Proposal: Demolition of signal box and associated works	
	Location: Signal Box, Station Approach, South Brent	
	Decision: Grant Conditionally	
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35 **Application No:** 0059/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Bridford
Proposal: Extension to dwelling
Location: Searles, Bridford
Decision: Grant Conditionally

36 **Application No:** 0055/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Bovey Tracey
Proposal: Widening of existing pedestrian access to create driveway, plus parking/turning area
Location: Lilac Cottage, Lower Brimley, Bovey Tracey
Decision: Grant Conditionally

37 **Application No:** 0031/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Burrator
Proposal: Garage extension and alterations to dwelling
Location: Justelin, Burrator Road, Yelverton
Decision: Grant Conditionally

38 **Application No:** 0013/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** Christow
Proposal: Certificate of Lawfulness for the existing use of an agricultural building as a domestic garage
Location: Court Granary, Dry Lane, Christow
Decision: Certificate issued

39 **Application No:** 0019/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Variation of condition 1 allowed at appeal (planning permission ref 09/45/1203/83) to allow occupation of the site by any gypsy or traveller
Location: Orchard Meadow, Exeter Road, South Brent
Decision: Grant Conditionally

40 **Application No:** 0051/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Enclosure and retention of agricultural hardstand (retrospective application)
Location: Willowrey Farm, Moretonhampstead Road, Lustleigh
Decision: Grant Conditionally

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- 41 **Application No:** 0036/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Removal of section of front wall to create vehicular access
Location: 15 Bossell Road, Buckfastleigh
Decision: Withdrawn
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- 42 **Application No:** 0037/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Dunsford
Proposal: Erection of workshop/garage in garden
Location: Orchard Barn, Dunsford
Decision: Withdrawn
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- 43 **Application No:** 0102/14 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Widecombe-in-the-Moor
Proposal: Mono-pitch agricultural storage building (30m x 10m)
Location: Broadaford, Widecombe-in-the-Moor
Decision: No objection
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- 44 **Application No:** 0032/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Change of use of attached annexe and detached garden lodge to two holiday lettings (retrospective application)
Location: Lent Hill, Ashburton
Decision: Grant Conditionally
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- 45 **Application No:** 0043/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Tavistock
Proposal: Extension of existing workshop to provide MOT testing station
Location: Mark Kelly Landrover Services, Unit 4 Pitts Cleave Quarry, Tavistock
Decision: Grant Conditionally
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- 46 **Application No:** 0028/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Sticklepath
Proposal: Change of use of domestic dining room to tea room
Location: Sticklepath Stores, Sticklepath
Decision: Grant Conditionally
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47	Application No: 0439/13	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Whitchurch
	Proposal: Change of use of part of public house to dwelling	
	Location: Dartmoor Inn, Merrivale	
	Decision: Grant Conditionally	
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48	Application No: 0356/13	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Chagford
	Proposal: Formation of new vehicular access through existing paddock and change existing access to pedestrian only (re-submission of app ref 0524/12)	
	Location: Crossways, Chagford	
	Decision: Grant Conditionally	
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49	Application No: 0090/14	District/Borough: South Hams District
	Application Type: Prior Notification	Parish: Cornwood
	Proposal: Repair and renovation of four barns	
	Location: Combe Farm, Cornwood	
	Decision: No objection	
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50	Application No: 0598/13	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Dartmoor Forest
	Proposal: Erection of two-storey extension to rear of existing dwelling	
	Location: 2 Station Road, Princetown	
	Decision: Grant Conditionally	
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51	Application No: 0619/13	District/Borough: West Devon Borough
	Application Type: Certificate of Lawfulness for an existing use	Parish: Buckland Monachorum
	Proposal: Use of the ground floor as a takeaway food restaurant with overnight accommodation	
	Location: Unit 2 (including Unit 2A) Buckland Terrace, Yelverton	
	Decision: Certificate not issued	
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52	Application No: 0048/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Buckfastleigh
	Proposal: Conversion and alteration of ground floor retail unit into two dwellings (amendment to approved 0062/13)	
	Location: 12 Market Street, Buckfastleigh	
	Decision: Grant Conditionally	
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53 **Application No:** 0017/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Buckfastleigh
Proposal: Replacement of rear back door and window
Location: 2 Fore Street, Buckfastleigh
Decision: Grant Conditionally

54 **Application No:** 0005/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Bovey Tracey
Permission - Householder
Proposal: Remodelling of existing south east wing including garden room extension
and first floor accommodation
Location: Knowle Pomeroy, Lowerdown. Bovey Tracey
Decision: Grant Conditionally

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 April 2014

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Director of Planning

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

(For further information please contact James Aven)

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

1 Enforcement Code: ENF/0031/14	District/Borough: Teignbridge District
Grid Ref : SX726846	Parish : North Bovey
Breach : Untidy site - scrap metal, fridges and rubbish	
Location : Land at Bovey Castle, North Bovey	
Action taken / Notice served	No Action

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