

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

06 November 2015

**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Head of Planning

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1. Application No: **0458/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Burrator**  
Grid Ref: **SX550679** Officer: **Jo Burgess**

Proposal: **Conversion of stores building into electrical room and kiosk**

Location: **Burrator Dam, Dousland**

Applicant: **South West Water**

Recommendation **That permission be GRANTED**

**Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
3. The roof of the building hereby approved shall be covered in a grey coloured material. Prior to the commencement of any roofing works on the development hereby approved, samples of the proposed external roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved external roofing materials shall be used in the development.
4. Prior to the commencement of the development hereby approved, samples of all proposed cladding materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing only approved cladding shall be used in the development.
5. The premises shall be used for a food and drink kiosk limited to the floor plan shown on drawing number 2015-90.1G hereby approved and operated by the applicants or any person acting on their behalf. The food and drink kiosk shall not be used for any other purpose (including any other purpose in Classes A3, A4 or A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
6. Prior to the commencement of the development hereby permitted details of the litter bins, litter management scheme, fence around the refuse storage area and signage on the building shall be submitted to and approved in writing by the Local Planning Authority. The bins, waste storage facilities, fence and signs shall be provided prior to the use of the kiosk commencing and maintained and retained thereafter.

7. Prior to the commencement of the development details of all new windows and doors in the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details and retained thereafter.
8. The kiosk shall open only between 0900-1700 on any day.
9. Prior to the commencement of development, details of the construction compound to be used during construction works shall be submitted to and approved in writing by the Local Planning Authority. The construction compound shall be provided and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
10. Any outdoor seating area shall be limited to the area shown on the approved plan with no more than 12 covers.

### **Introduction**

The electrical, staff and stores building is a flat roofed building adjacent to the road leading to Burrator Reservoir Dam. To the west within the steeply sloping ground are some significant trees and a quarry. To the south and east on the opposite side of the road are the existing (closed) toilets.

The proposal is to convert the first floor mess room and plant room to a retail/refreshments kiosk, kitchenette and associated store and staff toilet. The kiosk measures 8.75sqm and shows three seats for customers and a counter leading to a rear kitchenette. Three tables are shown with 12 covers outside the kiosk on the raised access bank. In association with this change of use additional glazing, a new zinc flat roof and horizontal timber boarding is to be used to improve the appearance of the building.

This application is presented to the Committee in view of the comments received from the Parish Council and members of the public.

Members may recall a previous application on the same site listed below which was refused for the following reason : -

The introduction of a commercial facility in a location outside a settlement is considered to be inappropriate and unjustified and will have an adverse impact on the special character and quality of the National Park, contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR11, COR18, DMD1b, DMD5, DMD6 and DMD31 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.

### **Planning History**

0653/13	Conversion of existing electrical, staff and stores building into an electrical room, toilets and kiosk	Full Planning Permission	Refused	13 February 2014
03/43/1210/87	Refurbishment of existing public toilets	Full Planning Permission	Grant Unconditionally	14 July 1987
0462/15	External alterations to disused public convenience	Full Planning Permission	Not yet determined	

### **Consultations**

West Devon Borough Council: Does not wish to comment

County EEC Directorate: As with the previous application the Highway Authority are satisfied that the proposed development will not attract additional traffic to the area but will cater for visitors that are already there. For this reason there are no objections to the proposed development. The comments in the applicants's Transport Statement in this regard are noted and agreed in principle.

Environment Agency: Flood Risk Zone 1 - standing advice applies

DNP - Trees & Landscape: No objection - the development will have a minimal impact on the trees surrounding the site

### **Parish/Town Council Comments**

Burrator PC: Object on the grounds that the introduction of a commercial facility in a location outside the rural settlement is considered to be inappropriate and unjustified.

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR11 - Retaining tranquillity  
COR13 - Providing for high standards of accessibility and design  
COR18 - Providing for sustainable economic growth  
COR2 - Settlement Strategies  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles  
DMD1a - Presumption in favour of sustainable development  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD31 - Provision of new recreational and leisure facilities  
DMD5 - National Park Landscape  
DMD6 - Dartmoor's moorland and woodland  
DMD7 - Dartmoor's built environment

### **Representations**

23 letters of objection 18 letters of support 2 other letters

17 letters of support have been received from visitors, those who bring young people to the area, volunteers working around the reservoir and South West Lakes Trust who state that the kiosk will fund and manage the refurbished toilets. They describe it as small scale economic growth in order to manage and enhance the beauty, wildlife and cultural heritage of the area. Any additional profits will be returned to South West Lakes Trust who will use it to fulfil their charitable objectives in the area - these being under the banner of sustainability and financial stability. Burrator is the Trust's largest and most visited site, yet no income is derived from visitors to pay towards the upkeep of the site. The issues of traffic congestion have been the subject of considerable discussion and a focus group has agreed a strategy for providing solutions which is ongoing subject to funding.

22 letters of objection have been received from Sheepstor Parochial Church Council,

residents of Sheepstor, the Dartmoor Preservation Association (DPA), CPRE (West Devon) citing commercialisation outside of a rural settlement and associated litter and highway safety issues.

## **Observations**

### INTRODUCTION

The existing toilet block, refurbished in 1987, was closed in 2009 due to problems with vandalism and risks of accidents when people were leaving the toilet. There is a separate application before the committee to refurbish the existing toilets. There is a disabled toilet at Burrator Lodge (500m away) at present. Burrator Reservoir is served by ice cream vans on a concession to South West Lakes Trust (SWLT). The kiosk is intended to replace the catering van at the dam.

### PLANNING POLICY

Policy COR2 only allows for certain categories of development outside recognised settlements. These include development needed to promote National Park purposes and development necessary to meet the proven needs of enterprises with an essential requirement to locate in the open countryside. This is supported by policy DMD31 which allows for recreational development where development is for small scale enterprises based on the intrinsic qualities of the National Park or improvement or extension of existing permitted visitor facilities or for the provision of outdoor recreation and leisure facilities serving the needs of local communities within the National Park where those facilities are well related to the settlement they are intended to serve and are accessible.

Policy COR11 states that the Authority will seek to sustain Dartmoor as a place that continues to offer a sense of tranquillity to residents, those who work in the National Park and those who visit it.

DMD5 refers to the Landscape Character Assessment (LCA). The site falls within Zone 1L Upland Moorland with Tors but the road forms the boundary with the upland river valley (3J) beyond. It is not considered that the proposal will have an impact on landscape character.

The site lies within an area of moor of conservation importance. Policy DMD6 states that only development that would enhance small scale recreation opportunities and is in keeping with the special qualities of these areas will be permitted.

### THE CONTRIBUTION TO RECREATION

The second purpose of National Parks is 'to promote opportunities for the understanding and enjoyment of the special qualities (of the national park) by the public. Those special qualities are defined in the National Park Management Plan include tranquillity, peace and quiet, remoteness, solitude, unspoilt natural beauty and wide open spaces.

This proposal includes the introduction of tables in front of the kiosk on the terrace with a low hedge of native planting to enclose the whole area. A cycle stand for 10 bikes is also proposed.

### IMPACT ON THE BUILT ENVIRONMENT AND ACCESS

It is proposed to repair and reclad the roof, clad the external walls with timber, alter the window arrangements and replace utilitarian railings with timber ones. The alterations to the building are considered to enhance a bland relatively modern building and provision of ramped access to the facility, will ensure that the proposal is in accordance with COR13.

## THE OPERATION OF THE KIOSK

The proposed kiosk would be operated by South West Lakes Trust or through a licence with them. They currently manage all of South West Water's tourism and nature conservation interests.

The facility will replace the ice cream van the licence for which expires in 2017. As part of the new licence the operator would have responsibility for litter clearing and managing the toilets on the other side of the road.

The applicant is agreeable to the use of planning conditions to cover hours of operation, lighting etc.

## PARKING AND HIGHWAY SAFETY

All of the objection letters received from members of the public and the Parish Council, raise concerns about the proposed kiosk adding to the existing car parking and traffic problems. There is currently an off road parking space in front of the generator building used when the building has to be accessed. Staff parking and servicing can be done from in front of the building. South West Water (SWW) has advised that discrete signage would be placed on the building to restrict other parking and this would be maintained and managed by the kiosk operator. Such signage is likely to be of such a size as to benefit from deemed consent.

There are no formal parking restrictions on the highway. However seven years ago in a joint project between DNPA and SWLT and in order to ensure free passage for the Burrator Sunday bus, no parking signs were installed on the west side of the road between the dam and the quarry car park, asking visitors to park on the opposite side of the road.

As has been demonstrated by members of the public, the no parking signs are often ignored particularly on busy weekends and there are occasions when inconsiderate parking has caused significant congestion. This is particularly problematic when events are held at the reservoir, particularly charity events. SWLT in recognition of these problems have introduced a permit system to manage events on their land but events on the highway fall outside their control. The Trust has worked with the authorities including the Highway Authority and the police to try and resolve this issue and it is regularly discussed at the Burrator Advisory Group meeting. The local DNPA Ranger is of the opinion that it is always busy, sometimes to the point of making it difficult to drive down the road, but it is never blocked.

The applicants have had a transport study carried out which concludes that the provision of the kiosk and the refurbishment of the original toilet block will not be traffic generators in themselves. They are providing facilities for the public who are already visiting the site rather than creating a new traffic generating attraction. The DCC Highways Officer has confirmed that he agrees with this conclusion.

As the existing no parking signs are only advisory and in the absence of any restrictions of car parking, only the police have powers to deal with obstructive parking on the highway. As far as the Highway Authority is aware there have been no issues requiring the police to attend in the

vicinity of the dam. In addition it should be noted that although the Highways Authority should be notified of events on the highway and would expect the submission of event management, risk management and traffic management plans in advance of events, it has no powers to stop races on the highway because members of the public are exercising their right to pass and repass over the highway.

SWLT has expressed the opinion that unlike the ice cream van, as the kiosk will be set back from the road, it will significantly reduce the risks of public safety where people currently queue on or close to the road.

## LITTER

Concerns have been raised that the new facility will generate additional litter. The applicants have confirmed that the tenant will be obliged to provide a bin when the kiosk is open and will manage the litter generated by such an operation. They also hope to provide a responsible visitor charter with some signage encouraging them to take their litter home. In terms of commercial waste it is anticipated that this would be stored in a refuse storage area to the rear enclosed by a new fence.

## OTHER MATTERS

Concerns are raised regarding additional lighting. External lighting is not proposed so there would therefore be no additional light pollution or impact on tranquillity.

Concerns have been raised that this facility will impact on the existing ice cream business and provide competition for other pubs in the area. The retail space is a kiosk and very small and in any case competition as such is not considered to be a material planning consideration.

It is also considered by residents and others that the kiosk will concentrate activity around the dam rather than spreading visitors around the reservoir site.

## CONCLUSION

Although it is acknowledged that there are parking problems on busy days in the vicinity of the dam, it is considered that the substitution of a kiosk for the ice cream van normally stationed at the dam, will not be an attraction in its own right and that there are no highways grounds for refusing the application. The use of the highway in an inappropriate way that causes obstruction is not a material planning consideration.

Although Members previously concluded that 'the introduction of a commercial facility in a location outside a settlement is considered to be inappropriate and unjustified', officers remain of the opinion that the facility is a small scale operation and will have limited impact in this location. The previous scheme included a toilet block facility. This has now been removed resulting in a smaller development, it making more sense to refurbish the existing toilet block. The applicants have also submitted new supporting information on the traffic impact which is a further element of difference between the application and the previous refusal. There have been significant design changes, a dedicated cycle parking area and a better located picnic facility. Finally the question around the termination/cessation of the existing vending licence is currently being investigated by your officers and the applicant, and a verbal update will be given at the meeting. All of these factors assist in suggesting a different resolution should Members be so minded.

2. Application No: **0462/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Burrator**  
Grid Ref: **SX550679** Officer: **Jo Burgess**

Proposal: **External alterations to disused public convenience**

Location: **Burrator Dam, Dousland**

Applicant: **South West Water**

Recommendation **That permission be GRANTED**

### **Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of the development hereby approved, samples of the proposed cladding shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing only approved cladding shall be used in the development.

### **Introduction**

The existing toilet building is located adjacent to the road close to Burrator Dam and opposite the building the subject of application 0458/15.

It is proposed to refurbish and reclad the toilets and provide improved disabled access.

This application is presented to the Committee in view of the comments received from the Parish Council and members of the public.

### **Planning History**

0653/13	Conversion of existing electrical, staff and stores building into an electrical room, toilets and kiosk		
	Full Planning Permission	Refused	13 February 2014
03/43/1210/87	Refurbishment of existing public toilets		
	Full Planning Permission	Grant Unconditionally	14 July 1987
0458/15	Conversion of stores building into electrical room and kiosk		
	Full Planning Permission	Not yet determined	

### **Consultations**

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

Environment Agency: Flood Risk Zone 1 - standing advice applies

### **Parish/Town Council Comments**

Burrator PC: Object - the toilet block is in an inappropriate place now that traffic and visitor numbers have increased and would now pose a danger with increased traffic and parking.

### **Relevant Development Plan Policies**



COR1 - Sustainable Development Principles  
COR13 - Providing for high standards of accessibility and design  
COR2 - Settlement Strategies  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles  
DMD1a - Presumption in favour of sustainable development  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD7 - Dartmoor's built environment

## **Representations**

17 letters of objection 12 letters of support 2 other letters

17 letters of objection have been received largely from local residents. Concerns raised relate to the alternative provision of toilets at the Discovery Centre and the risk to pedestrian safety. 11 letters of support have been received largely from visitors from the wider area raising the issue of toilet provision at all times, especially for disabled persons and youth groups.

## **Observations**

### INTRODUCTION

The existing toilet block, refurbished in 1987, was closed in 2009 due to problems with vandalism and risks of accidents when people were leaving the toilet. There is a disabled toilet at Burrator Lodge (500m away) at present. This will no longer be available when the Lodge is sold. There are toilets at the Discovery Centre (600m away) but these are advertised as being available to the general public but in practice are available to users of and visitors to the Centre.

### PLANNING POLICY

Policy COR2 only allows for certain categories of development outside recognised settlements. These include development needed to promote National Park purposes and development necessary to meet the proven needs of enterprises with an essential requirement to locate in the open countryside. This is supported by policy DMD31 which allows for recreational development where development is 'for small scale enterprises based on the intrinsic qualities of the National Park or improvement or extension of existing permitted visitor facilities or for the provision of outdoor recreation and leisure facilities serving the needs of local communities within the National Park where those facilities are well related to the settlement they are intended to serve and are accessible'.

Policy COR11 states that the Authority will seek to sustain Dartmoor as a place that continues to offer a sense of tranquillity to residents, those who work in the National Park and those who visit it.

### THE CONTRIBUTION TO RECREATION

The second purpose of National Parks is 'to promote opportunities for the understanding and enjoyment of the special qualities (of the national park) by the public. Those special qualities are defined in the National Park Management Plan include tranquillity, peace and quiet,

remoteness, solitude, unspoilt natural beauty and wide open spaces.

This proposal brings back into use the toilets, refurbishing them by adding timber cladding and providing improved disabled access. The toilets are connected to an existing cess pit. Clearly with the reservoir providing drinking water it is in the interests of South West Water to minimise pollution.

#### IMPACT ON THE BUILT ENVIRONMENT AND ACCESS

It is proposed to clad the external walls with timber. The alterations to the building are considered to enhance a bland relatively modern building.

Provision of ramped access to the facility will ensure that the proposal is in accordance with COR13.

#### PARKING AND HIGHWAY SAFETY

All of the letters received from members of the public and the Parish Council, raise concerns about the existing car parking and traffic problems.

The Highways Officer does not consider that the proposal will have any highway implications.

#### OTHER MATTERS

It is also considered by residents and others that the toilets will concentrate activity around the dam rather than spreading visitors around the reservoir site.

Many users have written to support the reinstatement of the toilets and the concerns raised about highway and pedestrian safety are not supported by the Highways Officer. The DNPA Ranger has also confirmed that the works will not impinge on the adjacent public right of way

#### CONCLUSION

Visitors expect toilet facilities in such a popular leisure location and the existing issues with waste and litter on nearby paths highlighted by some of those who have commented could be considered an indication of the demand for such facilities. Disabled toilet facilities are provided at the Lodge but this is to be sold off. The toilets are considered to be in the location where there is most demand so in the view of officers the refurbishment of the toilets is welcome and will cause no planning harm.

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3. Application No: **0499/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Burrator**  
Grid Ref: **SX528654** Officer: **Jo Burgess**

Proposal: **Provision of an agricultural/equestrian building**

Location: **SX 5279 6465, Land at  
Clearbrook, Yelverton**

Applicant: **Mr & Miss R Allan**

Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The proposed building by virtue of its size and isolated location will not conserve or enhance what is special and locally distinctive about the pastoral character of this landscape contrary to policies COR1, COR3, DMD5, DMD33 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

### **Introduction**

The land in question is to the south of Hoo Meavy and consists of several fields bounded to the west by a woodland. There are existing mobile field shelters to the south of the proposed site in the ownership of the applicant.

It is proposed to erect a building for equestrian and agricultural purposes which will be 18m long and 11m wide with a ridge height of 4.8m. It is proposed to erect a hedgebank to enclose a yard around the building.

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

### **Consultations**

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

Environment Agency: Flood Risk Zone 1 - standing advice applies

DNP - Trees & Landscape: The field system around Hoo Meavy is likely to be mid to late medieval and is still mostly intact. The landscape has a strong agricultural character. The proposed isolated stable block is a feature that impacts on the character of the local landscape and its location, size and associated access do not conserve or enhance the pastoral character of the local landscape or character of the medieval field system.

### **Parish/Town Council Comments**

Burrator PC: Support the application

### **Representations**

4 letters of support

Four letters of support from nearby residents have been received referring to the local family connections and aspirations.

## **Observations**

### INTRODUCTION

It is proposed to erect a large building on 2.8ha (7 acres) of agricultural land near Clearbrook. The applicants live 250metres away in Clearbrook. They have four horses and a pony, 25 ewes and five highland cattle. Two thirds of the building will provide stables and tack/storage room for the horses while the other third will provide space for storing hay and feed as well as machinery and equipment used to produce hay and maintain the land.

### PLANNING POLICY

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

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

DMD34 states that agricultural development will be permitted where amongst other things it relates well to the local landscape features and other building groups.

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

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

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

The applicants propose to construct a hedgebank with a native hedge on top to create a yard. Although there are existing isolated buildings around Clearbrook, these pre-date the Development Plan. It is not considered that a new relatively large agricultural building in this location is in accordance with the policy requirements set out above.

There is an informal track across the adjacent field.

### VISUAL IMPACT

The building is predominantly horse related development relating to residential use. Normally it would be expected that development associated with domestic activity would be located close to dwellings. The applicants do not presently own the field adjacent to the road and there

are no other permanent buildings on the land.

The proposed building is a large and substantial building. Although the woodland to the west screens the proposed building from that direction, and the lie of the land is such that the building will not be visible from the public domain to the east and the south, there will be glimpsed views of the building from properties to the north, especially in the vicinity of Hoo Meavy chapel.

## DESIGN

It is proposed to erect a dual pitched building clad entirely in timber with a dark grey roof to have the appearance of an agricultural building. It is therefore in keeping with design guidance in respect of agricultural buildings.

## OTHER CONSIDERATIONS

The Parish Council has supported the application and four letters of support have been received from near neighbours supporting their efforts to set up a small holding on land that has been in the ownership of the applicant's family for several generations.

## CONCLUSION

The proposed building will be a large isolated building in the countryside which does not reflect the grouping of structures found in this landscape. There will be a limited visual impact however the proposed building and enclosure will not reflect the pastoral character of the landscape or character of the medieval field system and as such under the terms of policies COR1, COR3, DMD5, DMD33 and DMD34 is considered to be unacceptable. There is therefore an objection on landscape character grounds.

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4. Application No: **0488/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Horrabridge**  
Grid Ref: **SX512693** Officer: **Jo Burgess**  
Proposal: **Erection of detached workshop; enlargement of rear dormers; erection  
of front dormer with associated walkway**  
Location: **The Glen, Plymouth Road,  
Horrabridge**  
Applicant: **Mr D Full**

Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The proposed dormers by virtue of their design, scale and massing will have an adverse impact on the character and appearance of the property and this part of the National Park, contrary to policies COR4, DMD7 and DMD24 of the Dartmoor National Park Development Plan and the adopted Dartmoor National Park Design Guide.

### **Introduction**

The Glen is a detached bungalow set below Plymouth Road (A386) on sloping ground. There is an existing garage adjacent to the highway.

It is proposed to enlarge existing rear dormers, erect a front dormer with a walkway to provide access from the garden which is at higher level and erect a detached workshop.

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

### **Consultations**

West Devon Borough Council: Does not wish to comment  
County EEC Directorate: No highway comments  
Environment Agency: Flood Risk Zone 1 - standing advice applies

### **Parish/Town Council Comments**

Horrabridge PC: Support - modernisation/enhancement of older property on large plot below level of main road

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR2 - Settlement Strategies  
COR4 - Design and sustainable development principles  
DMD1a - Presumption in favour of sustainable development  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD24 - Extensions and alterations to dwellings  
DMD7 - Dartmoor's built environment

## **Representations**

1 letter

The owner of the property to the south had written to state that she has no objections to the proposals.

## **Observations**

### INTRODUCTION

The property is a chalet style bungalow set below the level of Plymouth Road (A386) on the linear part of Horrabridge to the southern side of the settlement. Vehicular access to the property is adjacent to a timber clad garage/workshop at the same level as the road and the bungalow at a much lower level, such that only the roof is visible.

Plymouth Road is characterised by the diversity of building types mostly dating to the mid-twentieth century including a mixture of bungalows and houses. Although there is no unifying building type, the adjoining properties are mostly bungalows with hipped roofs which give a simple and low key appearance. They are visible from the road below the walls, fences and hedges that front the roadside. 'The Glen' has a low stone wall with some planting separating approximately half of its frontage with the main road.

### DESIGN

The main issue is the impact of the front dormer on the character of the property and the wider built environment. The long roof of the bungalow has a chimney but no other roof lights or dormers. There is a small flat roof dormer window on the west (front) elevation of the neighbouring property.

The property has existing living accommodation in the roof with existing dormers on the rear elevation which as part of this proposal are to be enlarged to contain doors rather than windows, with Juliette balconies. The proposed dormer on the front of the building has a pair of doors within it to gain access to a new walkway linking it to the bank at the higher level and will be 2.7m wide, 2.2m high to eaves and 3.2m high to the ridge of the gable roof. It will be 350mm above the eaves and 1.2m below the ridge of the main roof. Although the proposal creates additional volume there is no increase in habitable floorspace so the 30% restriction on floor space contained in DMD24 does not apply in this case.

The roof has cement tiles and it is proposed to finish the dormers in black fibre cement slates. The doors will be white upvc to match existing windows and doors.

The existing flat roof dormers on the rear elevation are modest in scale and set well within the roof so in keeping with the scale and appearance of the bungalow. The scale, height, materials and design of the much larger dormers would result in incongruous features that would be dominant to the overall façade and form of the bungalow. Although the advice in the design guide relates more to traditional buildings, it also states that when used in loft conversions, dormers should relate to the size and position of existing windows. On the rear of the building the dormers would retain some symmetry in terms of the bay windows at the lower level however they are substantially larger than the existing dormers large because they contain doors and have Juliette balconies, have pitch roofs and although it is not in the public domain, will dominate the rear elevation of the bungalow. On the front elevation there is no real relationship between the dormer and the existing windows because of the levels. Although

the proposed dormer will have a pitch roof, it is large because it contains doors, is much wider than the doors which exit the roof near to eaves level and has an associated walkway which will draw the eye to the structure. The design details of the dormer and its significant bulk and massing does not relate well to the form of the existing roof. It will be visible from the public domain and although the dormers do not impinge of the amenity of neighbours, the dormers are considered to be unacceptable and contrary to policies COR4, DMD7 and DMD24.

The new workshop will be a low simple structure that due to its location behind the existing garage will not have a harmful impact on the wider built environment or the adjacent neighbour. In view of the existing structure and size of the workshop and the proximity of the adjoining resident, a use restriction would be required to ensure that the use remains ancillary to the dwelling and does not become a business use.

## OTHER CONSIDERATIONS

The support of the neighbour and the Parish Council is noted. The applicant points to the dormer at Lavernock (0229/12) some 300m to the north on the upper side of the road which was granted permission by Members against the officer recommendation in July 2012. He considers that this creates a strong precedent.

The applicant contends that the proposal is to address an unsafe layout in fire safety terms with a first floor inner room entered off the ground floor kitchen. Officers are happy to work with the applicant to see if there is an alternative way to deal with this issue.

A protected species report has been submitted and the Ecologist has recommended that work proceeds in accordance with the report especially in relation to nesting birds.

## CONCLUSION

It is not considered that there is a precedent for the front dormer that should be replicated on the front elevation of other dwellings in the vicinity. It is considered that the pervading characteristic of properties in this area is that of simple roof profiles that have been un-altered. Rather than being subordinate and sympathetic it is considered that by virtue of its design, scale and massing the proposed dormers will have an adverse impact on the character and appearance of the property and this part of the National Park, contrary to policies COR4, DMD7 and DMD24 of the Dartmoor National Park Development Plan and the adopted Dartmoor National Park Design Guide.

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5. Application No: **0414/15** District/Borough: **Teignbridge District**  
Application Type: **Full Planning Permission** Parish: **Ashburton**  
Grid Ref: **SX750706** Officer: **Louise Barattini**

Proposal: **Erection of livestock polytunnel (310sqm)**

Location: **Westabrook Farm, Rew Road,  
Ashburton**

Applicant: **Mr D Blacker**

Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The proposed development fails to relate well to existing building groups and, by reason of its scale, materials and location, would have a harmful impact on the visual amenity and character of this part of the Dartmoor National Park contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision 2012, the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

### **Introduction**

Westabrook Farm is a livestock holding located on the northern edge of Ashburton. The existing buildings on the holding are grouped around the farmhouse and yard, located centrally on the holding.

The application proposes the erection of a 10m x 31m polytunnel for rearing sheep.

The application is presented to Members in view of the comments made by the Town Council.

### **Consultations**

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	No objection - flood zone 1 standing advice only
DNP - Trees & Landscape:	The application will have a detrimental visual impact and a detrimental impact on the character of the area, which is contrary to policy COR1 (h) and COR3. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic development that will harm the wider landscape. The development is also contrary to policy DMD5 because it does not conserve/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically, the productive farmland with small fields and winding lanes enclosed by thick hedgerows and the strong stone vernacular reflected in farmsteads, stone-faced banks, walls and barns.

### **Parish/Town Council Comments**

Ashburton TC:

The Town Council supports the application. Building a temporary polytunnel for the necessary needs of the farm warrants support.

### **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

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

DMD34 - Agricultural and forestry

DMD5 - National Park Landscape

### **Representations**

None to date.

### **Observations**

#### **POLICY**

The key planning consideration is the impact on landscape character and visual amenity.

The National Planning Policy Framework attributes great weight to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Policies DMD1b, DMD5, COR1, COR3 and COR4 are concerned with the statutory purposes of conserving and enhancing the special landscape qualities of the National Park. New development is required to respect the valid attributes of landscape character types, conserve landscape distinctiveness and respect tranquillity and the wider landscape.

Policy DMD34 requires new agricultural development to (i) meet a demonstrable need that is proportionate to the use of the land, (ii) relate well to local landscape features and other building groups, (iii) be located and orientated to respect local topography and reduce intrusive effects, (iv) demonstrate a scale and form well related to its function, (v) not harm biodiversity, geodiversity, cultural heritage and environmental interests, (vi) make efficient use of existing buildings, and (vii) the removal of such buildings when they become redundant.

The Design Guide advises that new agricultural development should be sympathetic to the existing farmstead and landscape, avoid visually intrusive new buildings, make use of existing landscape features to help assimilate development, avoid reflective and light coloured roof materials as they stand out when viewed from a distance and consider timber for the walls and profiled metal roof sheeting.

#### **PROPOSAL**

The application is for a 31m x 10m polytunnel with black plastic netting along the side panels and stock gate at either end (ridge height of 3.7m). The building is proposed for

lambing/rearing of sheep.

## LANDSCAPE CHARACTER TYPE

The site lies within the Dartmoor Landscape Character type of Upper Farmed and Wooded Slopes.

The land immediately around the site is undulating agricultural land comprising small to medium sized irregular fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on these hedge banks. Away from the town there is a sparse settlement pattern with small hamlets, villages and isolated farmsteads. This is a mainly pastoral landscape.

The Authority carried out a landscape sensitivity study for Ashburton in 2013. The site lies within area 10, which has a high sensitivity rating meaning that key distinctive characteristics are very vulnerable to change.

## IMPACT ON LANDSCAPE CHARACTER & VISUAL AMENITY

Planning policy DMD34 requires new agricultural buildings to be grouped with existing buildings, landscape features, respond sensitively to topography and demonstrate no harm to the character and appearance of the Dartmoor National Park. The location of the proposed polytunnel is divorced from the existing farm building group, located on the highest part of the field and as such particularly visible from the surrounding high ground. The polytunnel would be very visible from the footpath which cuts across the contours of the rising ground to the south east (roughly 500m from the site). There are numerous views from the footpath and the polytunnel will be seen as an isolated structure set away from the main farm buildings. The footpath is a popular route used by people living in Ashburton, who walk the footpath to enjoy the views of the surrounding countryside. The polytunnel will also be visible from the footpath that runs through the field to the north. Glimpsed views may be seen from the minor road to the south.

Polytunnels are difficult structures to successfully integrate into a National Park setting, by reason of their non-traditional form and materials. The polythene fabric also makes them particularly conspicuous in a traditional landscape. The Authority has particular difficulties supporting such structures even when there is a clear functional justification for this type of construction (i.e. for the growing of crops). Policy DMD34 requires new agricultural development to demonstrate a scale and form well related to its function. In this case, whilst it is recognised that the polytunnel is a cheaper and quicker construction, there is not an overriding justification for this type of structure for lambing purposes.

Planning policy is very clear that development should conserve and/or enhance the character of Dartmoor's protected landscape and local landscape types. The proposed polytunnel will contrast strongly with the existing farm buildings in this pastoral landscape, does not reflect the nucleated farmstead building pattern found in this landscape and does not reflect the strong sense of vernacular, which is a feature of local farmsteads. The proposed polytunnel will be seen as an isolated and visually intrusive structure in this sensitive landscape and fails to enhance what is special or locally distinctive about landscape character. The proposal will be harmful both to landscape character and visual amenity.

The case officer met with the applicant and his agent on site and explained the concerns raised. A potential alternative for a more traditional timber livestock building, grouped more

closely with existing farm buildings, and re-orientated to reduce its visual impact, was discussed.

The applicant would like a decision to be taken on this application before committing to alternative options.

#### OTHER ISSUES RAISED BY THE TOWN COUNCIL

The Town Council queried whether the polytunnel is development and consider the building to be a temporary structure. The applicant has provided information from the manufacturer which confirms that the supporting poles are bedded into concrete footings. This 31m x 10m polytunnel is design to be sited on a single location, is not a moveable structure and constitutes development for which planning permission is necessary. Even if a temporary permission was sought, which is not the case, the proposal would be subject to the same planning policy considerations.

#### CONCLUSION

The proposed polytunnel would be divorced from the existing farm building group and appear as an isolated and visually intrusive building on the high part of the field, clearly visible in the surrounding landscape. There is no special agricultural justification for this type of building which is incongruous in a National Park setting.

A potential alternative option for a more traditional timber livestock building, grouped more closely with existing farm buildings, and re-orientated to reduce its visual impact, has been discussed with the applicant on site. The applicant has, however, respectfully requested that a decision is taken on this application before committing to alternative options.

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6. Application No: **0444/15** District/Borough: **Teignbridge District**  
Application Type: **Full Planning Permission** Parish: **Ilington**  
Grid Ref: **SX772770** Officer: **Christopher Hart**

Proposal: **Change of use of community building to holiday-let**

Location: **Haytor Vale Lodge, Haytor**

Applicant: **Mr R Williams**

Recommendation **That permission be GRANTED**

### **Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the dwelling hereby permitted, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
3. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation. No person, couple, family or group shall occupy the accommodation for a single period or cumulative periods exceeding 28 days in any calendar year. A permanent written record shall be kept of every person, couple, family or group who occupies the development, together with the dates of their occupation. The record shall be produced to an authorised officer of the Authority for inspection upon request. Except as provided herein, the development shall not at any time be used, let, sold or occupied as a separate dwelling.
4. No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided and maintained in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority and retained for that purpose at all times.

### **Introduction**

The former Women's Institute building lies on the corner of the lane, south east of Haytor Vale. It occupies a narrow strip of land with a grassed area to the front, with a chain link fence and narrow access to either side and amenity space to the rear.

The building is simple in form with a pitched roof, timber clad sides and a flat roof porch. The site does not currently benefit from off road parking.

Planning Advice has been sought for the proposal.

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

### **Planning History**

**Consultations**

Teignbridge District Council: Does not wish to comment.  
County EEC Directorate: No objection in principle as the trip generation potential of the proposed use would be less than the use as a meeting hall. More detailed plans are required to show parking and access.

A condition is recommended to require the following:

No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided and maintained in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority and retained for that purpose at all times.

Environment Agency: Flood Zone 1 - Standing Advice.

Historic Buildings Officer: The former Women's Institute building appears to have been erected between the first and second world wars. It has a simple form and distinctive character which is typical for the period being a timber framed structure with timber wall cladding. The structure is in good condition and the plot contributes to the setting of the local heritage asset. Its significance lies in its historical, social and communal heritage value and the proposed change of use would help sustain the heritage asset.

**Parish/Town Council Comments**

Ilminster PC: Object to change of use. The Parish Council would support a permanent dwelling rather than a holiday let.

**Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD4 - Protecting local amenity

DMD44 - Tourist accommodation

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

**Representations**

1 letter

One objection concerned with the intensification of site and parking requirements.

**Observations**

## PROPOSAL

The application proposes the change of use of the building into a two bedroom holiday let.

## STATUS

In view of its age, rarity in Dartmoor and social and communal value given its previous use, it has some value as a Local Heritage Asset. This does not prevent the consideration of a change of use.

## POLICY CONSIDERATIONS

The site does not fall within an established settlement identified in the Development Plan.

The conversion of traditional buildings to provide holiday accommodation can be considered acceptable in the National Park, providing they accord with certain criteria. Local Plan policies DMD9; Conversion or re-use of non-residential buildings outside classified settlements and DMD44; Provision of tourism accommodation, are the two most pertinent in this case.

One of the requirements of policy DMD9 is that the building should be sited where there is reasonable access to local facilities by a variety of means of transport.

Policy DMD44 supports this form of development, but new holiday accommodation will be subject to conditions to ensure that:

- (i) The accommodation is occupied for holiday purposes only; and
- (ii) The accommodation is not occupied as a person's sole or main place of residence; and
- (iii) The owners/operators of the accommodation maintain an up-to-date register of the names and main home addresses of all occupiers and that they make this information available to the Authority on request.

## REPRESENTATIONS

The Highway Authority has no objection in principle as the trip generation potential of the proposed use would be less than the use as a meeting hall. A plan has been submitted to show parking and access, but further details will be required by condition.

The Parish Council have objected to the proposed use and would support the use as a permanent dwelling. However, an open market dwelling would be contrary to policy and the use as a dwelling has been discouraged during discussions with Officers.

## CONCLUSION

The conversion from the existing community use to holiday let would require few visible changes to the external fabric of the building. The use would retain the building in its current form and offer a way of maintaining the existing building. The location, within Haytor, close to bus links and public footpaths is considered acceptable and would have reasonable access to local facilities by a variety of means of transport. It is therefore considered acceptable in policy terms.

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7. Application No: **0463/15** District/Borough: **Teignbridge District**  
Application Type: **Listed Building Consent** Parish: **Ashburton**  
Grid Ref: **SX758699** Officer: **Oliver Dorrell**

Proposal: **Replace patent glazing on roof to south-east elevation with natural slate**

Location: **56 East Street, Ashburton**

Applicant: **Heavitree Brewery Plc**

Recommendation **That permission be GRANTED**

### **Introduction**

This retrospective application relates to the former Red Lion Public House on East Street.

The building is located within the Ashburton Conservation Area and is grade II listed.

In 2010 permission/consent was issued for the refurbishment of the existing building for commercial and self contained residential accommodation and for extension to the rear to provide two additional dwellings.

This application is for modification of part of the roof of the extension, specifically the replacing fixed glazed panels with natural slate.

The application is presented to the committee in view of the concerns expressed by the Town Council.

### **Planning History**

0465/12	Minor amendments to approved application 0307/10 Listed Building Consent	Grant Conditionally	09 October 2012
0308/10	Erection of two residential units on the land to the rear of the property Full Planning Permission	Grant Conditionally	17 July 2012
0310/10	Demolition of single storey buildings to the rear Conservation Area Consent	Grant Conditionally	11 October 2010
0309/10	Demolition of single storey rear outbuildings and erection of two residential units on the land to the rear of the property Listed Building Consent	Grant Conditionally	11 October 2010
0307/10	Internal works associated with the change of use from ground floor public house to business/retail Listed Building Consent	Grant Conditionally	11 October 2010
0306/10	Change of use from public house (ground floor) to business/retail unit Full Planning Permission	Withdrawn	14 September 2010

### **Consultations**

Teignbridge District Council: Does not wish to comment



County EEC Directorate: No highway implications  
Environment Agency: Standing advice - flood zone 1  
Historic Buildings Officer: The proposal will not cause harm to the significance of the designated heritage asset, a grade II listed building.

### **Parish/Town Council Comments**

Ashburton TC: Object. At no point in the application is retrospective mentioned. Although the work will not impact on the appearance of the frontage of the building it can be seen from East Street. In view of the application being retrospective and the two small units needing as much light as possible the Town Council object.

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles  
DMD12 - Conservation Areas  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD7 - Dartmoor's built environment  
DMD8 - Changes to Historic Buildings

### **Representations**

None to date.

### **Observations**

#### **BACKGROUND**

In 2010 the necessary consents were obtained for the refurbishment of the existing building for commercial and self contained residential accommodation and for extension to the rear to provide two additional dwellings.

The extension comprised a simple mono pitch roof with rendered external walls and natural slate. As part of the design of the roof a fixed glazed panel was incorporated at the junction between the original building and the extension.

This proposal is to retain the roof as built without the glazed panel. The area where the glazing was proposed has been replaced with natural slate to match the rest of the roof.

#### **IMPACT ON THE LISTED BUILDING**

The change relates to the modern extension to the rear of building. The use of natural slate is consistent with the finish on the rest of the extension. The revised arrangement does not dilute the overall design and will preserve the integrity of the listed building, in accordance with Policy DMD8.

#### **IMPACT ON ASHBURTON CONSERVATION AREA**

The proposal amounts to a modest change to a modern roof. This part of the site is visible from the Golden Lion parking court and only really glimpsed from East Street. The replacement of the glazing with natural slate is considered acceptable in the context of the surrounding buildings within the conservation area.

#### IMPACT ON RESIDENTIAL AMENITY

The Town Council has raised concerns that removal of the roof panels will reduce the light for the two small residential units located to the rear of the site.

The glazed roof panels were in fact originally proposed to serve the stairwell which provides access to the first floor of the main building. Natural light will still enter this part of the building through vertical wall panel on the north-east elevation, while rooflights will continue to serve the first floor bedrooms in the new extension.

The change does not directly affect the level of natural light entering the main living areas and is not considered to have a significant impact on the living conditions for the occupiers of the proposed new residential units of accommodation.

#### TOWN COUNCIL COMMENTS

The Town Council also object to the application on the basis that the works have been carried out without the necessary consents. Although it is disappointing that approval of listed building consent was not sought prior to the works being undertaken the retrospective nature of the application does not in itself constitute a valid reason to withhold granting consent.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

06 November 2015

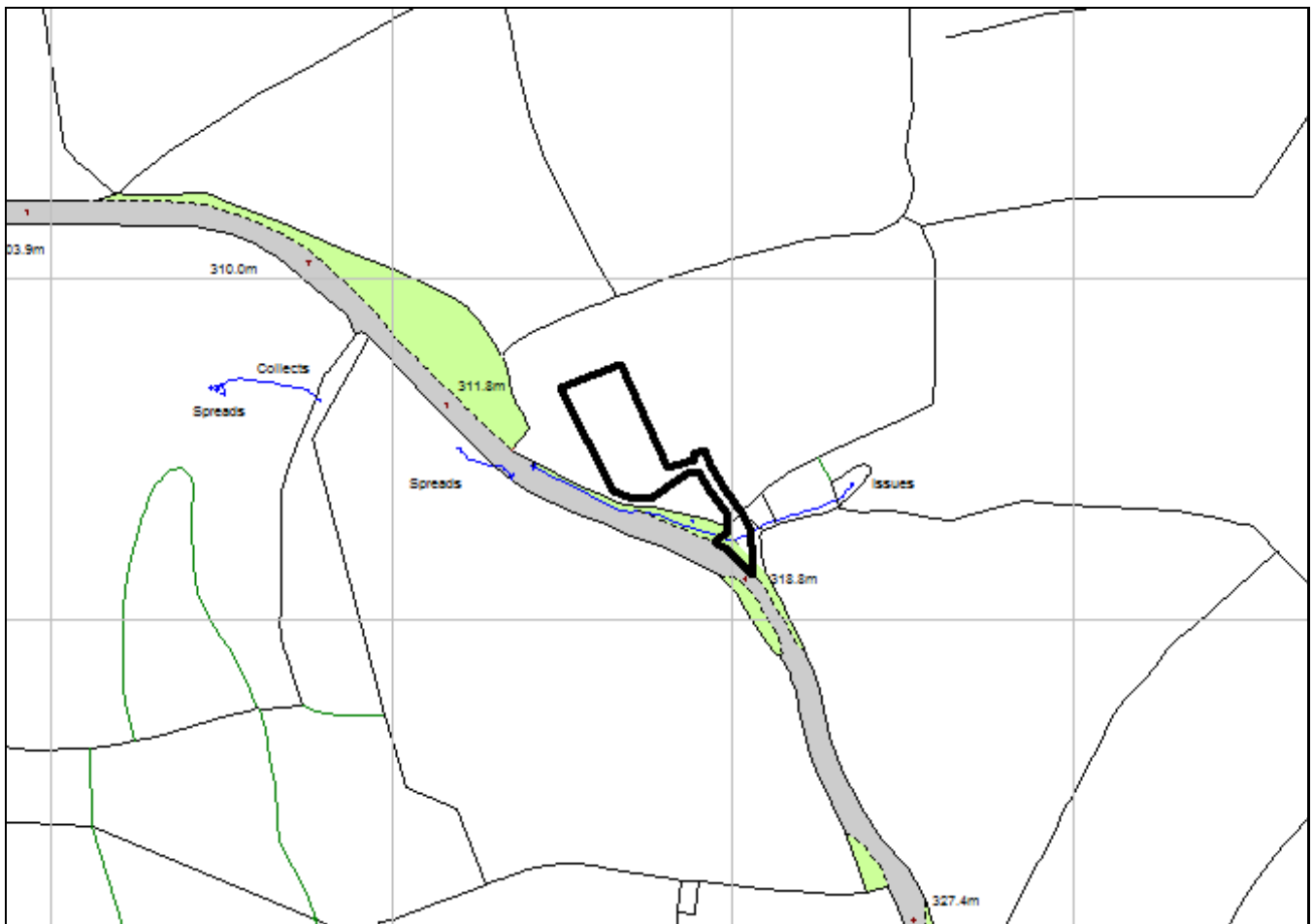
**APPEALS**

Report of the Head of Planning

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

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

- |                   |  |                   |                       |
|-------------------|--|-------------------|-----------------------|
| 1 Application No: | W/15/3012054   | District/Borough: | Teignbridge District  |
| Appeal Type:      | Refusal of Full Planning Permission  | Parish:           | Widecombe-in-the-Moor |
| Proposal:         | Extension of existing agricultural building to provide covered manure store and feed areas |                   |                       |
| Location:         | <b>Blackdown Piper Farm, Widecombe-in-the Moor</b>   |                   |                       |
| Appellant:        | <b>Mr &amp; Mrs C A W Godfrey</b>  |                   |                       |
| Decision:         | <b>ALLOWED</b>   |                   |                       |



The Inspector considered the main issue of the appeal to be the effect of the proposed development on the landscape character and appearance of the National Park.

In dismissing the appeal the Inspector acknowledged the secluded position of the existing agricultural building, cut into rising land within an undulating agricultural landscape. She found the design and materials of the proposed extension to be entirely typical of an agricultural building and would therefore not appear out of place in the landscape. In addition, the siting set well back from the road frontage with screening afforded by intervening trees and hedgerows, as well as the fall of the land, would mitigate its impact when seen from the highway and the wider area. Whilst acknowledging the isolated location of the barn, for the above reasons she found it would not be a significantly intrusive feature in the surrounding medieval landscape.

She also acknowledged the justification for the proposed extensions which form part of the 'catchment sensitive farming projects', supported by Natural England, to reduce pollution of watercourses.

Third parties raised concerns relating to surface water run-off. However, she found that the surface water, which drains on to the highway, emanates from natural springs. Whereas the clean water from the agricultural building and yard is intercepted and piped onto nearby farmland. Any polluted water, as a result of the proposed development, will be contained in the yard within the manure store.

A costs application was made by the appellant on the grounds that the Authority failed to follow the recommendation of its officers and was unduly influenced by local opinion, leading to unnecessary and wasted expense by the appellant.

She determined that it was not unreasonable for the Members to express reservations regarding the impact of the scheme on the character and appearance of the area, notwithstanding the Planning Officer's support for the proposal, provided that such reservations were supported by evidence. Such evidence included the representations of the Parish Council and local residents on the proposal. The Parish Council's knowledge of the site and its surroundings, allowed the Council to come to the view that the scheme would have a detrimental impact on the character and visual amenity of the landscape of this part of the National Park. She observed that it was also clear from the planning officer's committee report that members of the planning committee would also have had regard to local and national policies and other material considerations such as pollution control, in considering the proposal. Accordingly, she did not regard the Council to have placed undue reliance on local opposition to support their stance.

She found the Authority's position to be robustly argued and relevant evidence was offered in its Statement to explain its stance with regard to landscape impact.

She found that the Authority did not behave unreasonably, and as such the appellant's costs in mounting the appeal were not unnecessarily incurred. The application for an award of costs was therefore refused.

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

1 Application No: W/15/3035779 District/Borough: West Devon Borough  
Appeal Type: Refusal of Outline Planning Permission Parish: Buckland Monachorum  
Proposal: New dwelling  
Location: **Rowan House, Harrowbeer Lane, Yelverton**  
Appellant: **Mr R Hartigan**

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2 Application No: W/15/3035814 District/Borough: West Devon Borough  
Appeal Type: Refusal of Full Planning Permission Parish: Chagford  
Proposal: Construction of low energy passive house including new driveway and associated landscaping  
Location: **Westcott Farm, Chagford**  
Appellant: **Mr & Mrs H & B Oakley**

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3 Application No: D/15/3135280 District/Borough: West Devon Borough  
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Chagford  
Proposal: New garage and modification to existing entrance  
Location: **Waye Hill House, Chagford**  
Appellant: **Mr & Mrs M Driscoll**

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

06 November 2015

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

Report of the Head of Planning

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

**(For further information please contact Stephen Belli)**

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

1	<b>Application No:</b> 0372/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Cornwood
	<b>Proposal:</b> Provision of farm worker's rest and washroom facilities including removal of external flue and associated works within existing dairy storeroom	
	<b>Location:</b> Blachford Manor Farm, Cornwood	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
2	<b>Application No:</b> 0426/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Whitchurch
	<b>Proposal:</b> Addition of weather boarding to rear of house	
	<b>Location:</b> Moonhaze (previously known as Woodlands), Grenofen	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
3	<b>Application No:</b> 0411/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Outline Planning Permission	<b>Parish:</b> Buckland Monachorum
	<b>Proposal:</b> Single storey extension to provide additional lounge space	
	<b>Location:</b> Yelverton Nursing and Residential Home, 2-4 Greenbank Terrace, Yelverton	
	<b>Decision:</b> Grant Outline Conditionally	
<hr/>		
4	<b>Application No:</b> 0434/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Christow
	<b>Proposal:</b> Construction of single storey golf practice hut with access track	
	<b>Location:</b> Teign Valley Golf Club, Christow	
	<b>Decision:</b> Grant Conditionally	

5 **Application No:** 0341/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Buckfastleigh  
**Proposal:** Conversion of redundant group of buildings into commercial use involving restoring retail/catering outlet on lower floor and remaining space into accommodation for small business tenants  
**Location:** Higher Mills, Buckfast Abbey, Buckfast  
**Decision:** Grant Conditionally

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6 **Application No:** 0364/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Burrator  
**Proposal:** Hardstanding converted to a car port  
**Location:** 1 Heather Cottages, Meavy  
**Decision:** Withdrawn

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7 **Application No:** 0397/15 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Whitchurch  
**Proposal:** Replace timber suspended ground floors and reinstate lathe and lime plaster ceiling and wall linings due to water damage  
**Location:** Boyton Farm, Whitchurch  
**Decision:** Grant Conditionally

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8 **Application No:** 0417/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission **Parish:** Buckfastleigh West  
**Proposal:** Erection of side extension to Merlin House and associated external works  
**Location:** Hapstead Village, Buckfastleigh  
**Decision:** Grant Conditionally

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9 **Application No:** 0430/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Mary Tavy  
**Proposal:** Front and rear extension to bungalow  
**Location:** Lakemount, Bal Lane, Mary Tavy  
**Decision:** Grant Conditionally

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10 **Application No:** 0413/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ilsington  
**Proposal:** Alteration of south gable wall to include window  
**Location:** Swete Sigford, Bickington  
**Decision:** Refused

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11 **Application No:** 0395/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning **Parish:** South Tawton  
Permission - Householder  
**Proposal:** Single storey extension to rear of house  
**Location:** The Barn, Blackhall Court, South Tawton  
**Decision:** Grant Conditionally

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12 **Application No:** 0401/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** North Bovey  
**Proposal:** Refurbishment of staff accommodation block  
**Location:** Bovey Castle Hotel, North Bovey  
**Decision:** Grant Conditionally

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13 **Application No:** 0439/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Bovey Tracey  
Permission - Householder  
**Proposal:** Extensions and alterations  
**Location:** Brocks Way, Green Lane, Ilsington  
**Decision:** Grant Conditionally

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14 **Application No:** 0331/15 **District/Borough:** Mid Devon District  
**Application Type:** Full Planning **Parish:** Cheriton Bishop  
Permission - Householder  
**Proposal:** Replace existing conservatory with larger one to rear of property  
**Location:** Oak House, road from Old Thatch Inn to Camsland Lodge, Cheriton Bishop  
**Decision:** Grant Conditionally

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15 **Application No:** 0396/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning **Parish:** Horrabridge  
Permission - Householder  
**Proposal:** Extension to dwelling with new access and parking  
**Location:** Rosebank, Manor Estate, Horrabridge  
**Decision:** Grant Conditionally

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16 **Application No:** 0386/15 **District/Borough:** West Devon Borough  
**Application Type:** Advertisement Consent **Parish:** Buckland Monachorum  
**Proposal:** Externally illuminated fascia and non-illuminated window vinyl  
**Location:** 8 Moorland Villas, Yelverton  
**Decision:** Grant Conditionally

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17	<b>Application No:</b> 0408/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Horrabridge
	<b>Proposal:</b> Single storey side extension	
	<b>Location:</b> Braeburn, Horrabridge	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
18	<b>Application No:</b> 0402/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Brentor
	<b>Proposal:</b> Replace existing conservatory at rear of house with single storey extension (retrospective)	
	<b>Location:</b> Perry Ash Farm, Brentor	
	<b>Decision:</b> Refused	
<hr/>		
19	<b>Application No:</b> 0403/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Brentor
	<b>Proposal:</b> Replace existing conservatory at rear of house with single storey extension (retrospective)	
	<b>Location:</b> Perry Ash Farm, Brentor	
	<b>Decision:</b> Refused	
<hr/>		
20	<b>Application No:</b> 0400/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Chagford
	<b>Proposal:</b> Amendments to previously approved scheme (planning ref 0015/15) for the conversion of first floor space to accommodate office facility including minor alterations	
	<b>Location:</b> Chagford House, Chagford	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
21	<b>Application No:</b> 0405/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> South Brent
	<b>Proposal:</b> Replace existing garden shed (retrospective) and replace flat roof of kitchen and adjoining conservatory	
	<b>Location:</b> 5 Mons Terrace, Totnes Road, South Brent	
	<b>Decision:</b> Withdrawn	
<hr/>		
22	<b>Application No:</b> 0380/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Ashburton
	<b>Proposal:</b> Single storey rear extension (revisions to 0404/14)	
	<b>Location:</b> 14 East Street, Ashburton	
	<b>Decision:</b> Grant Conditionally	
<hr/>		

23 **Application No:** 0381/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ashburton  
**Proposal:** Single storey rear extension (revisions to 0405/14)  
**Location:** 14 East Street, Ashburton  
**Decision:** Grant Conditionally

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24 **Application No:** 0419/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Lydford  
**Proposal:** Replacement of existing attached garage with larger one  
**Location:** The Tors, 3 Hawthorn Park, Lydford  
**Decision:** Grant Conditionally

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25 **Application No:** 0398/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Dunsford  
**Proposal:** Alteration to chimney to facilitate log burner  
**Location:** Old Post Cottage, Dunsford  
**Decision:** Grant Conditionally

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26 **Application No:** 0412/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Gidleigh  
**Proposal:** Erection of domestic greenhouse  
**Location:** Chapple Farm, Gidleigh, Chagford  
**Decision:** Grant Conditionally

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27 **Application No:** 0406/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Change of use from domestic ancillary to B1 business use  
**Location:** 26 St Lawrence Lane, Ashburton  
**Decision:** Refused

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28 **Application No:** 0407/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ashburton  
**Proposal:** Works in association with the change of use from domestic ancillary to B1 business use.  
**Location:** 26 St Lawrence Lane, Ashburton  
**Decision:** Grant Conditionally

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29 **Application No:** 0438/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning **Parish:** South Brent  
Permission - Householder  
**Proposal:** Move front porch to allow access into a different room  
**Location:** Little Kerries, Kerries Road, South Brent  
**Decision:** Grant Conditionally

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30 **Application No:** 0432/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Dunsford  
Permission - Householder  
**Proposal:** Erection of low wall mounted glasshouse against the side of existing listed garden cobb wall  
**Location:** Meadhay, Dunsford  
**Decision:** Grant Conditionally

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31 **Application No:** 0454/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Bovey Tracey  
**Proposal:** Upgrade 100m stretch of eroded forest track  
**Location:** Land past Pullabrook Farm, Lustleigh  
**Decision:** Grant Conditionally

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32 **Application No:** 0433/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Dunsford  
**Proposal:** Erection of low wall mounted glasshouse against the side of existing listed garden cobb wall  
**Location:** Meadhay, Dunsford  
**Decision:** Grant Conditionally

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33 **Application No:** 0424/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Buckfastleigh  
Permission - Householder  
**Proposal:** Demolish existing garage and replace with private artists studio  
**Location:** 3 Barnsfield Lane, Buckfastleigh  
**Decision:** Grant Conditionally

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34 **Application No:** 0415/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Widcombe-in-the-Moor  
Permission - Householder  
**Proposal:** Increase height of existing chimney  
**Location:** Honeysuckle Cottage, Ponsworthy  
**Decision:** Grant Conditionally

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35 **Application No:** 0428/15 **District/Borough:** West Devon Borough  
**Application Type:** Certificate of Lawfulness **Parish:** Horrabridge  
for a proposed  
development  
**Proposal:** Erection of 5-bedroom detached house and detached single garage as  
set out in planning decision number 0911/07  
**Location:** Land at Hillside, Jordan Lane, Horrabridge  
**Decision:** Certificate issued

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36 **Application No:** 0425/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning **Parish:** Dartmoor Forest  
Permission - Householder  
**Proposal:** Extensions and alterations to house (retrospective)  
**Location:** Dury Farm, Postbridge  
**Decision:** Grant Unconditionally

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37 **Application No:** 0421/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Hennock  
Permission - Householder  
**Proposal:** Split-level extension to form new entrance hall and studio/workshop  
**Location:** Rose Cottage, Hennock  
**Decision:** Grant Conditionally

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38 **Application No:** 0416/15 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Widecombe-in-the-Moor  
**Proposal:** Increase height of existing chimney  
**Location:** Honeysuckle Cottage, Ponsworthy  
**Decision:** Grant Conditionally

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39 **Application No:** 0431/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning **Parish:** Ilsington  
Permission - Householder  
**Proposal:** Removal of existing garage/store; replace with garage and studio area  
above  
**Location:** Higher Cator House, Haytor Vale  
**Decision:** Grant Conditionally

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40 **Application No:** 0435/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning **Parish:** Drewsteignton  
Permission - Householder  
**Proposal:** Retrospective application for re-building weir  
**Location:** Ford House, Drewsteignton  
**Decision:** Grant Conditionally

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41 **Application No:** 0456/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Widecombe-in-the-Moor  
**Proposal:** Replace roof with slate to outbuildings, extension to garage and store; timber cladding to store  
**Location:** The Old School House, Lower Dunstone, Widecombe-in-the-Moor  
**Decision:** Grant Conditionally

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42 **Application No:** 0440/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Moretonhampstead  
**Proposal:** Internal alterations and exterior cladding; part cedar boarding and part cement render  
**Location:** The Health Centre, Embleford Crescent, Moretonhampstead  
**Decision:** Grant Conditionally

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43 **Application No:** 0450/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Temporary approval for retention of access road with limited improvements to access road and boundary fencing/landscaping  
**Location:** Unit C & D, Linhay 21, Dolbeare Meadow, Ashburton  
**Decision:** Grant Conditionally

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44 **Application No:** 0447/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Widecombe-in-the-Moor  
**Proposal:** Replace existing sliding patio door with casement window and infill wall below the sill  
**Location:** Springdown, Poundsgate  
**Decision:** Grant Conditionally

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45 **Application No:** 0520/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Lustleigh  
**Proposal:** Conversion of barn to single dwelling  
**Location:** East Wrey Barton, Moretonhampstead Road, Lustleigh  
**Decision:** Withdrawn

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46 **Application No:** 0379/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Buckland Monachorum  
**Proposal:** Demolition of existing dwelling and change of use from agricultural to domestic curtilage to erect new dwelling plus vehicle access  
**Location:** Higher Lake Farm, Lake Lane, Dousland  
**Decision:** Refused

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47	<b>Application No:</b> 0343/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Buckfastleigh
	<b>Proposal:</b> Conversion of redundant group of buildings into commercial use involving restoring retail/catering outlet on lower floor and remaining space into accommodation for small business tenants	
	<b>Location:</b> Higher Mills, Buckfast Abbey, Buckfast	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
48	<b>Application No:</b> 0399/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Dunsford
	<b>Proposal:</b> Alteration to chimney to facilitate log burner	
	<b>Location:</b> Old Post Cottage, Dunsford	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
49	<b>Application No:</b> 0404/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> South Brent
	<b>Proposal:</b> Construction of agricultural storage building (56sqm)	
	<b>Location:</b> land at Higher Beara, South Brent	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
50	<b>Application No:</b> 0423/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Holne
	<b>Proposal:</b> Re-opening of previous external opening	
	<b>Location:</b> Long Barn, Ingletts Farm, Holne	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
51	<b>Application No:</b> 0446/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Bridford
	<b>Proposal:</b> Installation of a 5.2 metre extension to lattice tower with 5 antennas and 2 dishes	
	<b>Location:</b> Woodlands Farm, Dunsford	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
52	<b>Application No:</b> 0429/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Prior Notification	<b>Parish:</b> Moretonhampstead
	<b>Proposal:</b> Agricultural storage building (9.1m x 6m)	
	<b>Location:</b> land adj to Valley House, Moretonhampstead	
	<b>Decision:</b> Planning Permission Required	
<hr/>		

53	<b>Application No:</b> 0418/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Bridford
	<b>Proposal:</b> Erection of mixed use building for storage of domestic, business and agricultural equipment and creation of access track from existing driveway	
	<b>Location:</b> The Grange, Bridford	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
54	<b>Application No:</b> 0038/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Mary Tavy
	<b>Proposal:</b> Residential development of 18 dwellings, plus garages and associated works	
	<b>Location:</b> Down's Garage, Brentor Road, Mary Tavy	
	<b>Decision:</b> Withdrawn	
<hr/>		
55	<b>Application No:</b> 0125/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> South Brent
	<b>Proposal:</b> Alterations to store (former stable block) to form ancillary accommodation	
	<b>Location:</b> Melbury House, South Brent	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
56	<b>Application No:</b> 0436/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Bovey Tracey
	<b>Proposal:</b> New vehicle access from road to field	
	<b>Location:</b> land at Brimley Lane, Higher Brimley, Bovey Tracey	
	<b>Decision:</b> Refused	
<hr/>		
57	<b>Application No:</b> 0422/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Buckfastleigh West
	<b>Proposal:</b> Change of use of agricultural land to part recreational, with erection of barn for mixed use including camping and retention of access track and associated drainage channel	
	<b>Location:</b> Holybrook Meadow, north of Holybrook House, Buckfastleigh	
	<b>Decision:</b> Withdrawn	
<hr/>		
58	<b>Application No:</b> 0383/15	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Chagford
	<b>Proposal:</b> Construction of a pole barn to cover existing portacabins	
	<b>Location:</b> Market Field Recycling Centre, Chagford	
	<b>Decision:</b> Grant Conditionally	
<hr/>		

59 **Application No:** 0393/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ilsington  
**Proposal:** Erection of agricultural building (188sqm) to house sheep, fodder and agricultural equipment (revision of building approved under ref: 0007/14)  
**Location:** Field 3043, Higher Broom Park, Smokey Cross, Ilsington  
**Decision:** Grant Conditionally

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60 **Application No:** 0352/15 **District/Borough:** South Hams District  
**Application Type:** Listed Building Consent **Parish:** Buckfastleigh West  
**Proposal:** Replace existing modern windows with period-design windows based on existing historic ones  
**Location:** Mardle Wood House, Higher Combe, Buckfastleigh  
**Decision:** Grant Conditionally

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61 **Application No:** 0390/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Chagford  
**Proposal:** Demolition of existing lobby, front extension to provide larger lobby and bar area and side extensions incorporating visitor centre, library, plus WCs (including disabled WC)  
**Location:** Jubilee Hall, Chagford  
**Decision:** Grant Conditionally

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62 **Application No:** 0370/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Dunsford  
**Proposal:** Demolition and removal of existing dwelling, static caravan and outbuildings and replacement with new green oak-framed dwelling, ancillary garage and access drive  
**Location:** Square Bookhams, Dunsford  
**Decision:** Grant Conditionally

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**STEPHEN BELLI**



DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

06 November 2015

**ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS**

Report of the Head of Planning

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

**(For further information please contact James Aven)**

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

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1 Enforcement Code: <b>ENF/0038/15</b>	District/Borough: <b>West Devon Borough</b>
Grid Ref : <b>SX651935</b>	Parish : <b>South Tawton</b>
Breach : <b>Unauthorised lighting</b>	
Location : <b>Oxenham Arms, South Zeal</b>	
Action taken / Notice served	<b>LB Enforcement Notice</b>

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2 Enforcement Code: <b>ENF/0128/15</b>	District/Borough: <b>Teignbridge District</b>
Grid Ref : <b>SX734654</b>	Parish : <b>Buckfastleigh</b>
Breach : <b>Unauthorised wooden structure</b>	
Location : <b>35 Gipsy Lane, Buckfastleigh</b>	
Action taken / Notice served	<b>No further action taken</b>

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3 Enforcement Code: <b>ENF/0172/15</b>	District/Borough: <b>Teignbridge District</b>
Grid Ref : <b>SX739660</b>	Parish : <b>Buckfastleigh</b>
Breach : <b>Unauthorised work to a listed building</b>	
Location : <b>41 Fore Street, Buckfastleigh</b>	
Action taken / Notice served	<b>No further action taken</b>

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4 Enforcement Code: **ENF/0185/15** District/Borough: **Teignbridge District**  
Grid Ref : **SX742668** Parish : **Buckfastleigh**  
Breach : **Unauthorised residential use of property (ground floor flat)**  
Location : **The ground floor flat, the Recycling Centre, Bullycleaves Quarry, Buckfastleigh**  
Action taken / **Enforcement Notice**  
Notice served  
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5 Enforcement Code: **ENF/0246/12** District/Borough: **Teignbridge District**  
Grid Ref : **SX734653** Parish : **Buckfastleigh**  
Breach : **Replacement windows**  
Location : **16 Halfmoon Court, Buckfastleigh**  
Action taken / **Enforcement Notice**  
Notice served  
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**STEPHEN BELLI**