

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

5 October 2018

SITE INSPECTIONS

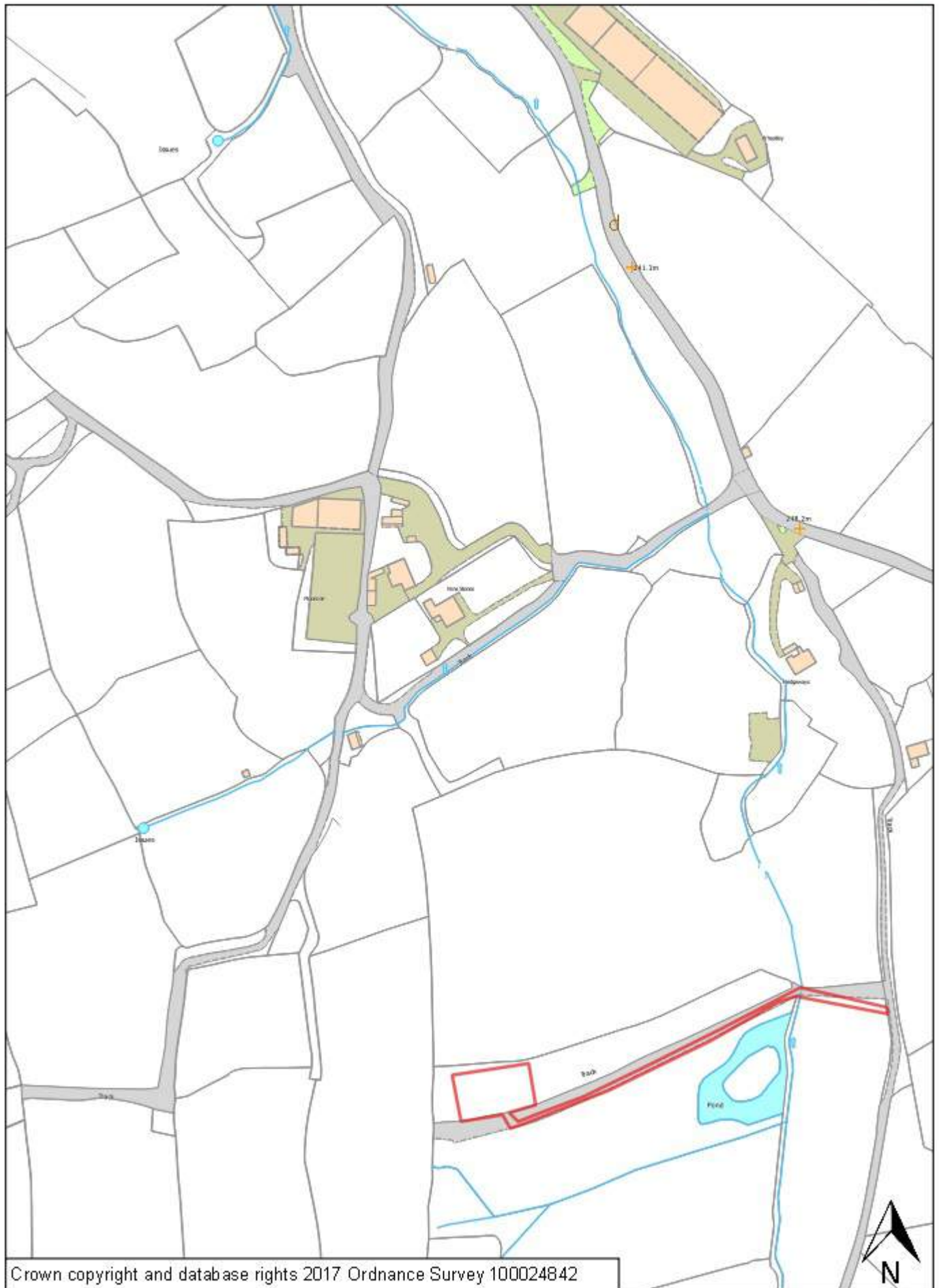
Report of the Head of Development Management

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Land adj Hedgeways, South Zeal - 0331/18

Scale 1:2,500



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DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 October 2018

SITE INSPECTIONS

Report of the Head of Development Management

1 Application No: **0331/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **South Tawton**
 Grid Ref: **SX653920** Officer: **Jo Burgess**

Proposal: **Retrospective schooling and turnout area for horses**

Location: **land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal**

Applicant: **Ms K Pearson**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The schooling and turnout area by reason of its engineered form and isolated location in this historic field system, has a detrimental impact on the character and appearance of this part of the Dartmoor National Park landscape contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD33 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision 2010, the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Members of the panel convened at the entrance from Galls Lane. The officer pointed out to Members that the track from the Lane is within the application site and reminded Members that the main issue was the impact of the development in this isolated location, on the character and appearance of the historic landscape. The officer highlighted to Members that the intact medieval field pattern is identified as a key characteristic in the Landscape Character Assessment for this part of the landscape.

At the site, the extent of the development was clear to Members as the application is partly retrospective. The Trees and Landscape Officer advised that there are glimpsed views of the site from the footpath to the west. He reminded Members that the bar is set high in that policies DMD5 and DMD33 require that development should conserve and enhance the character of the landscape. The officers re-iterated that they were of the view that the creation of an artificial terrace for a schooling area in this isolated location, would not conserve or enhance and is out of character with the historic character of the landscape.

Members asked a number of questions regarding the historic nature of the landscape, ecology

and archaeology and the former condition of the land was noted.

The Parish Council representative re-iterated that the Council supports the application unanimously because it is not visually intrusive but did acknowledge that he had not appreciated that the site was visible from the footpath.

There was no Borough Council representative present.

Members asked for confirmation regarding the length of the schooling area and officers paced it out so that Members were clear.

Some of the panel supported the application on the basis that off-road facilities for horse-riding are important, that there is other isolated development in the area and that it is visually discrete. Other Members had reservations particularly regarding the size, the impact on the historic landscape and difficulty of controlling equipment related to the use. One Member did not support the proposal because it would despoil this part of the historic landscape which is of the highest value.

4. Application No: **0331/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **South Tawton**
Grid Ref: **SX653920** Officer: **Jo Burgess**

Proposal: **Retrospective schooling and turnout area for horses**

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Introduction

The land is part woodland and part rough pasture which is an 'unconfirmed wildlife site' and is located in open countryside to the east of Cosdon Hill.

This is a retrospective application for a horse schooling and turnout area which has involved the excavation of land to create a flat area and was submitted following extensive correspondence with the Enforcement Officer and the Authority Ecologist.

The application is presented to Members in view of the Parish Council 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 - Archaeology:	The development does not have a significant impact on the archaeology of the area.
DNP - Ecology & Wildlife Conservation:	There are no biodiversity policy grounds to object to the development. Provided the engineering works are confined to this area and no materials spread elsewhere, there is no mechanism for the works to directly or indirectly affect the biodiversity interest in the remainder of the site which has notable areas of wet grassland and wet woodland.
DNP - Trees & Landscape:	The land is part of an old field system which is likely to be mid to late medieval. Part of the historic field system on enclosed land to the south has been compromised by recent farming activity. The engineering operation carried out as part of this development has changed the character

of the local landscape and compromised the character of the historic field system. It does not reflect the local land form and in creating an artificial terrace has had a detrimental impact on the character of the local landscape.

Parish/Town Council Comments

South Tawton PC: Supports this application as it was felt that it could not be seen from anywhere, although there were worries that the application was retrospective.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

DMD1a - Presumption in favour of sustainable development

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

DMD33 - Horse related development

DMD5 - National Park Landscape

Representations

1 letter of objection 3 letters of support

Three letters of support have been submitted stating that the site is discrete and would have limited visual impact referring to the requirements of the horses owned by the applicant.

The one letter of objection received raises concerns about additional traffic.

Observations

INTRODUCTION

The site is rough pasture which is currently used for running pigs. The site was mapped as Rhos Pasture and Wet Woodland, however following a visit by the Authority Ecologist it has been confirmed that the part of the site affected by the development is of relatively low biodiversity value (compared with the main part of the site).

PLANNING HISTORY

The engineering works on the land were first brought to the attention of the Authority in October 2017. A site inspection also revealed that a small wooden building has been erected. This structure was visible from the public right of way whereas the engineering works were not. The applicant was advised at that time that it was unlikely that the Authority would be able to support the applicant's plans for a levelled area.

BACKGROUND

Having been refused permission elsewhere for stables, the applicant acquired the land to keep two horses with complex needs. The schooling/turnout area is needed for welfare and safety reasons. The applicant offers additional tree planting and reference is made to the approval of

such areas elsewhere in the National Park.

PLANNING POLICY

The site is part of a larger site designated as Rhos Pasture and Wet Woodland so policies COR3, COR7, DMD6 and DMD14 apply.

The site is a proposal for horse related development in the open countryside so policies COR1, COR2, COR3, DMD1a, DMD1b, DMD5 and DMD33 are particularly relevant.

ECOLOGY

Following a detailed site inspection by the Authority Ecologist, it was determined that the part of the land affected by the development is likely to have been of relatively low value for biodiversity and has never been a priority habitat. For this reason the site is mapped by DNPA as an 'unconfirmed wildlife site'. This means that it has been surveyed (in 1994) but the owner has not given permission for it to be designated. This and the fact that ownership has changed at least once since the survey means that there is no reason why the current owner would have been aware of the potential importance of the site.

The Ecologist has confirmed that provided the proposals are physically confined to an agreed area with strict conditions, there are no ecological grounds for refusal. It is however essential that no trees are felled and there is no intrusion into the core wetland habitat which remains of high ecological value. The applicant has been advised regarding management options to enhance the site for wildlife.

LANDSCAPE IMPACT

The Parish Council has noted that the site cannot be seen from anywhere. Officers agree that the site is mostly hidden from view but there may be glimpsed views from the common to the west.

However, the land is part of a historic pastoral landscape with a strong historic sense of place. Open moorland lies to the west. It is designated as being Landscape Character Type 2D Moorland Edge Slopes.

Policy DMD5 states that development proposals should conserve and/or enhance the character of Dartmoor's landscape. Policy DMD33 states that where horse related development is proposed, it should be demonstrated that it will not harm local landscape character. The National Character Area profile for Dartmoor also mentions that maneges and other horse facilities are resulting in a gradual encroachment of development into that landscape.

In this case unauthorised engineering operations have already taken place. It is proposed to surface the level area with woodchip. The engineering operations which have consisted of up to a 2m excavation and levelling of the land, result in a level area contrasting with the gently rolling pastoral land surrounding the site and has a detrimental impact on what is special and locally distinctive about the character of the local landscape.

CONCLUSION

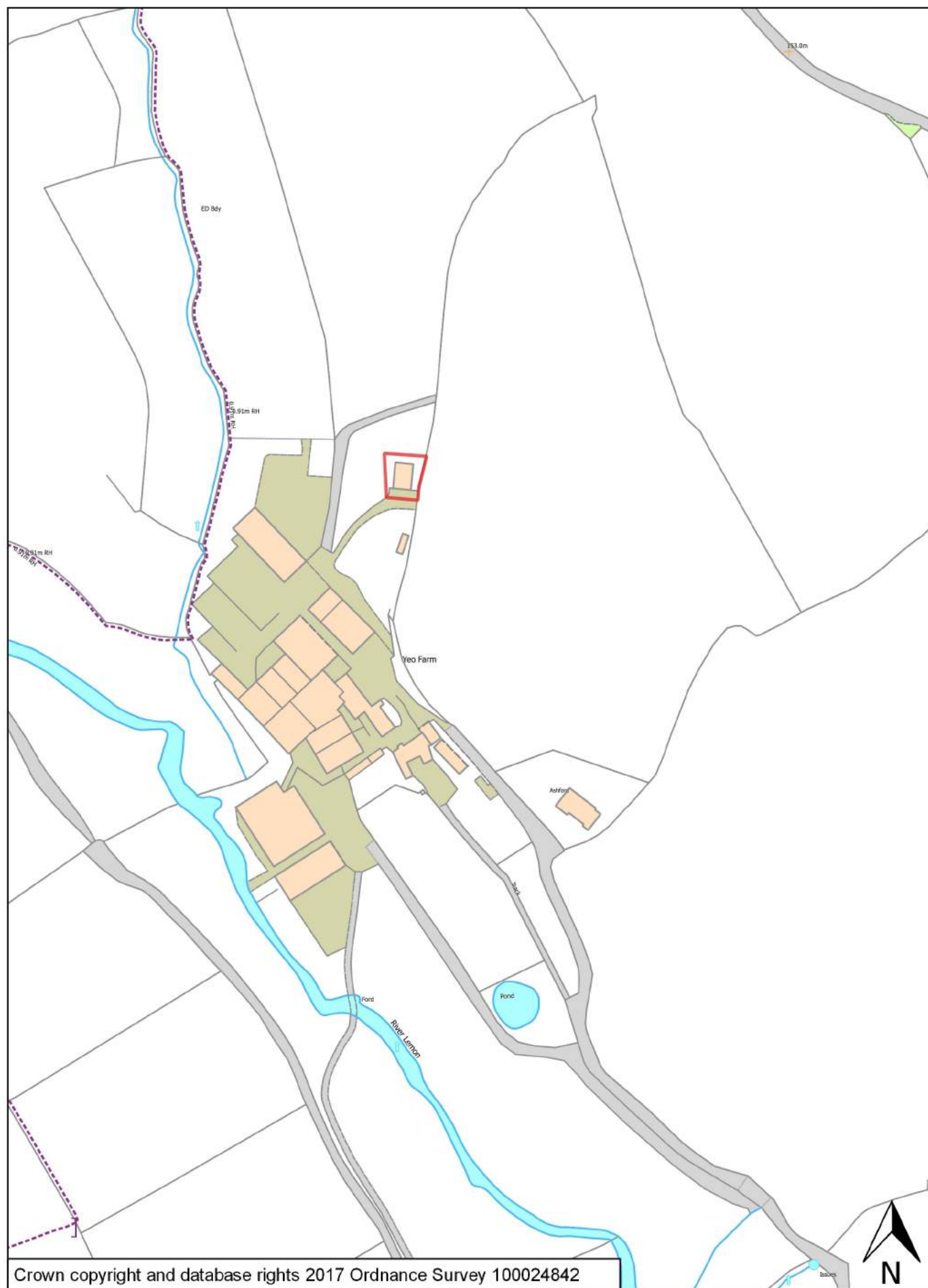
The development constitutes horse related development in the open countryside. Such

development should only be permitted where it can be demonstrated that the proposal will not harm local landscape character. It is clear that the creation of a levelled area in this otherwise undulating pastoral landscape within a historic field system has not and will not meet this test.

It is recommended that planning permission is refused.

0058/18 - Yeo Farm, Bickington

Scale 1:2,500



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could possibly be re-housed in accommodation available at Lemonford once the caravan was removed.

On the walk back through the farm the Panel entered the then unauthorised feed store barn; the traditional stone threshing barn and viewed the then unauthorised timber clad workshop and unauthorised young stock barn. They also viewed the milking parlour to the rear of the threshing barn and the traditional farmhouse building located at the centre of the farmstead. The Panel was advised that the farmhouse had 5 bedrooms and was occupied by one agricultural worker and family.

The Panel did not feel that the location was an issue and felt that the site visit was beneficial. Some members felt that few people would see the building and there was no harm to the character of the area. Although the building was not traditional comments were that it generally fitted in well with the rural location. No members appeared to be opposed to this permanent agricultural worker's dwelling.

The applicant agreed to defer the application to investigate whether the threshing barn is a candidate for conversion and to allow consideration of the planning applications for the unauthorised buildings so that a "full picture" can be presented back to Members.

Planning permission has since been granted for the three agricultural buildings on the land thereby resolving one of the previous reasons for refusal however, officers consider that the other reasons still apply and maintain the recommendation that this application be refused.

6. Application No: **0058/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Bickington**
Grid Ref: **SX791733** Officer: **Helen Maynard**

Proposal: **Agricultural worker's dwelling (retrospective)**

Location: **Yeo Farm, Bickington**

Applicant: **Mr C Wrayford**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by reason of its siting and relationship with the farmstead will have a detrimental impact on the character and visual amenity of this part of the Dartmoor National Park landscape. The development would therefore be contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD7 of the Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision 2012, and the National Planning Policy Framework 2012.
2. The proposed dwelling by virtue of its appearance, detailing and design would be detrimental to the character and appearance of the site and the wider landscape, contrary to policies COR4, DMD7, DMD23 and DMD26 of the Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
3. Insufficient information has been provided as to whether there is a satisfactory alternative existing building that could be converted to provide the required accommodation, contrary to criteria (i) of policy DMD23 of the Dartmoor National Park Development Plan.
4. The application is considered to be premature as the justification for an additional farm worker's dwelling is in part reliant on a number of unauthorised buildings at the farm.

Introduction

Yeo Farm is a large dairy farming enterprise located to the north of Bickington.

This is a retrospective application for the erection of a third agricultural worker's dwelling at the farm.

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

Planning History

5/10/251/98/03	Erection of a steel framed bulding to cover existing cattle collecting area (307sqm)	Full Planning Permission	Grant Conditionally	19 November 1998
5/10/042/94/03	Extension to an agricultural lean-to building	Full Planning Permission	Grant Unconditionally	16 March 1994
05/10/3641/89	Demolition of existing bungalow for new farm house existing farm tie			

	Full Planning Permission	Grant Conditionally	02 January 1990
05/10/0992/88	Extension to provide additional accommodation ancillary to the main house		
	Full Planning Permission	Grant Conditionally	06 May 1988

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
Agricultural Consultant:	There is a satisfactory existing traditional building that could perhaps be converted, subject to further investigation.
	There is an existing functional need for three full time agricultural workers at Yeo Farm.
	The applicant's business has been established for well over three years and has been profitable for at least the last three years and has clear prospect of remaining financially sound.
	The significant acreage owned by the applicant is a key element of the future viability of the enterprise.
	There is no suitable alternative accommodation in the area to rent or purchase.

Parish/Town Council Comments

Bickington PC:	Support
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
 COR15 - Providing for limited new housing to meet local needs
 COR2 - Settlement Strategies
 COR21 - Dealing with development and transport issues in a sustainable way
 COR3 - Protection of Dartmoor's special environmental qualities
 COR4 - Design and sustainable development principles
 COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
 DMD14 - Biodiversity and geological conservation
 DMD1a - Presumption in favour of sustainable development
 DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
 DMD23 - Residential development outside Local Centres and Rural Settlements
 DMD3 - Sustaining the quality of places in Dartmoor National Park
 DMD4 - Protecting local amenity
 DMD5 - National Park Landscape
 DMD7 - Dartmoor's built environment

Representations

2 letters of support

Support

- Lack of alternative accommodation in Bickington
- Vital that staff are close to be called on at short notice
- Vital to attracting the right staff

Observations

PROPOSAL

This retrospective application proposes a third agricultural worker's dwelling (94sqm) at Yeo Farm, Bickington.

The key issues are the impact on the character and appearance of this part of the National Park landscape and whether there is a satisfactory existing building that could be converted to provide the accommodation.

There are three unauthorised large agricultural buildings at the farm and an unauthorised static caravan.

HOLDING

Yeo Farm comprises a milking herd of 320 cows. Calving takes place throughout the year with all calves being reared at the holding. The applicants have a total of 260 replacements on the holding, comprising 95 in calf heifers, 90 bulling heifers and 75 yearlings.

The farm holding extends to 340 acres with a further 355 acres rented in the vicinity. The majority of the land is down to grass to provide grazing and cutting for silage. The applicants grow 120 acres of maize that produces around 1800 tonnes of maize silages which is stored at Yeo Farm.

The labour on the holding comprises Mr Colin Wrayford, his son Matthew, a farm worker Sam and his family and two additional farm workers.

There is an existing dwelling 'Ashford' at the entrance to the farm where Mr & Mrs C Wrayford reside. Sam and his family live in the traditional farmhouse at the centre of the farm and Matthew and his family live in the chalet, subject of this application. There is a static caravan on site in which the two additional farm worker's reside. The applicant has stated that the chalet will provide accommodation for three workers that are required to live on site and manage the holding and the static caravan will be removed following approval of this application.

POLICY

Housing development in open countryside is limited to a very narrow set of circumstances. Policy DMD23 (Residential development outside Local Centres and Rural Settlements) sets out the criteria for which planning permission will be granted for residential development in the open countryside. Where a dwelling is required for an agricultural holding, forestry enterprise or rural based business and there is no satisfactory existing building that could be converted to

provide the accommodation, the applicant must provide evidence that there is a functional and financial need for a full time worker to be available on site. The dwelling “must be on a scale appropriate to the functional requirement of the holding or rural based business”. It goes on to state that “a site adjacent to existing buildings will generally be regarded as the most appropriate”, each case must be considered on its merit as National Parks are afforded the highest degree of landscape protection and careful consideration must be given to each proposal.

Policy DMD23 requires agricultural dwellings to be “sited such that it does not cause harm to the character and appearance of the site or the landscape character of the area”. Policies COR1, COR3, COR4, DMD1b and DMD5 establish the requirement for new development to conserve and enhance the character and special qualities of the Dartmoor National Park landscape. The Dartmoor National Park Design Guide provides further advice.

The NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people (para. 56).

Planning Practice Guidance advises that Local Planning Authorities are required to take design into consideration and should refuse permission for development of poor design.

Policy DMD7 states that high standards of design and construction will be promoted. Development proposals should conserve and enhance the character of the local built environment. Proposals should reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document.

The National Park Affordable Housing SPD provides guidance on considerations of privately built affordable housing. It states that the finish of the property must be carefully considered. Paragraph 3.9 states that guidance on property size within the SPD is a helpful benchmark for agricultural worker’s dwellings in the National Park.

ASSESSMENT

HOLDING

The independent land agent’s conclusion is that the proposal satisfies the stringent functional and financial tests set out in policy DMD23 for agricultural/rural worker housing in the countryside and that the principle of a third dwelling should be supported. However, he has also advised that if the unauthorised farm buildings are excluded from the assessment, it would be reasonable to assume that there would be a reduction in stock held at Yeo Farm, which would subsequently reduce the essential labour requirement of the current farm business.

It is accepted by Officer’s that based on the way the farm is currently being run, there is a need for a third full time worker at the site, however this application is considered premature as planning permission has not yet been sought to regularise the unlawful farm buildings.

In addition to this, it is considered that the proposed design and location of the farm worker’s dwelling are inappropriate and there is scope to explore alternative sites on the holding with lesser landscape and visual impact to meet the requisite need. Policy also requires an assessment of whether there are alternative ways of providing for the need within existing buildings that could be readily converted within the farmstead.

LOCATION

The proposed site will clearly affect the landscape character of the area. Policy DMD23 requires agricultural dwellings to be sited such that they do not cause harm to the character and appearance of the site or the landscape character of the area; a site adjacent to existing buildings within the farmstead will generally be regarded as the most appropriate.

The proposed dwelling is located on a significantly elevated area of land and will not be seen in conjunction with the existing buildings and the backdrop of the farmstead. A new dwelling or any new farm building (including a dwelling) should be sufficiently far from livestock buildings to avoid intrusive smells but the buildings should be visible and readily accessible from any dwelling. The next consideration is the form of the building that will be most appropriate in the landscape.

The proposed dwelling encroaches into the adjacent field and extends beyond the enclosed parameters of the developed farmstead yard and existing building and will spread development into this undeveloped pastoral field. It is poorly related to the existing agricultural buildings and has limited relationship with the farmstead.

It is considered that there are more appropriate locations for a new dwelling within the farmstead that would be less prominent and better grouped with the existing dwelling(s) and farm buildings. It is also noted that there is a barn building that may be suitable for conversion.

The proposal is therefore contrary to policy DMD23.

DESIGN

No pre-application advice was sought on this proposal prior to the erection of the building or the submission of the planning application.

The proposed building is a 12 x 7.5m timber chalet (with small lean to extension to provide a WC) the building design resembles a chalet with overhanging eaves and squat proportions. The proposed building does not appear as a traditional building with simple distinctive features.

The proposal has little reference to Dartmoor's vernacular buildings and fails to meet the objectives of planning policy COR3 and DMD7 and the Design Guide for locally distinctive, high quality design which reinforces Dartmoor's sense of place. The proposed dwelling would have a harmful impact on the character and appearance of this part of the Dartmoor National Park.

The proposal therefore fails to meet the stringent design tests under policies COR1, COR4, DMD7 and the advice set out in the DNPA Design Guide.

ALTERNATIVE OPTIONS

Policy DMD23 sets out the tests that must be met when considering an agricultural worker's dwelling. Criteria (i) states that there must be no satisfactory existing building that could be converted to provide accommodation.

There is a traditional building north west of the traditional farmhouse which appears to be in good condition and is assumed to be mainly wind and water tight. This building contains a log

burner and basic facilities. Agriculturally, it appears underutilised and not fit for current modern agricultural practices. The lower level of the building was being used for general storage, however a suitable alternative location could be found on the holding for the storage of this equipment if necessary. The approximate floorspace of this building is 95sqm. Due to the height of the building a conversion could include a mezzanine area to increase the useable floorspace.

The building is centrally located to the existing farm buildings and is considered to be a better location for an agricultural worker's dwelling compared to the chalet site.

No information as to whether this building has been investigated or why this building cannot be converted has been submitted with this application. The proposal therefore fails to meet criteria (i) of policy DMD23.

CONCLUSION

This application seeks permission for the permanent retention of the unauthorised chalet. While it is accepted that there is a functional need for this additional accommodation, this is not the right solution at this time. It would be premature to approve this application before the issues relating to the unauthorised barns have been resolved as these have a direct bearing on the identified need. It may be that once resolved, they contribute to the overall need. Policy also requires that there is a thorough exploration of any other suitable alternatives - that assessment has not yet been undertaken.

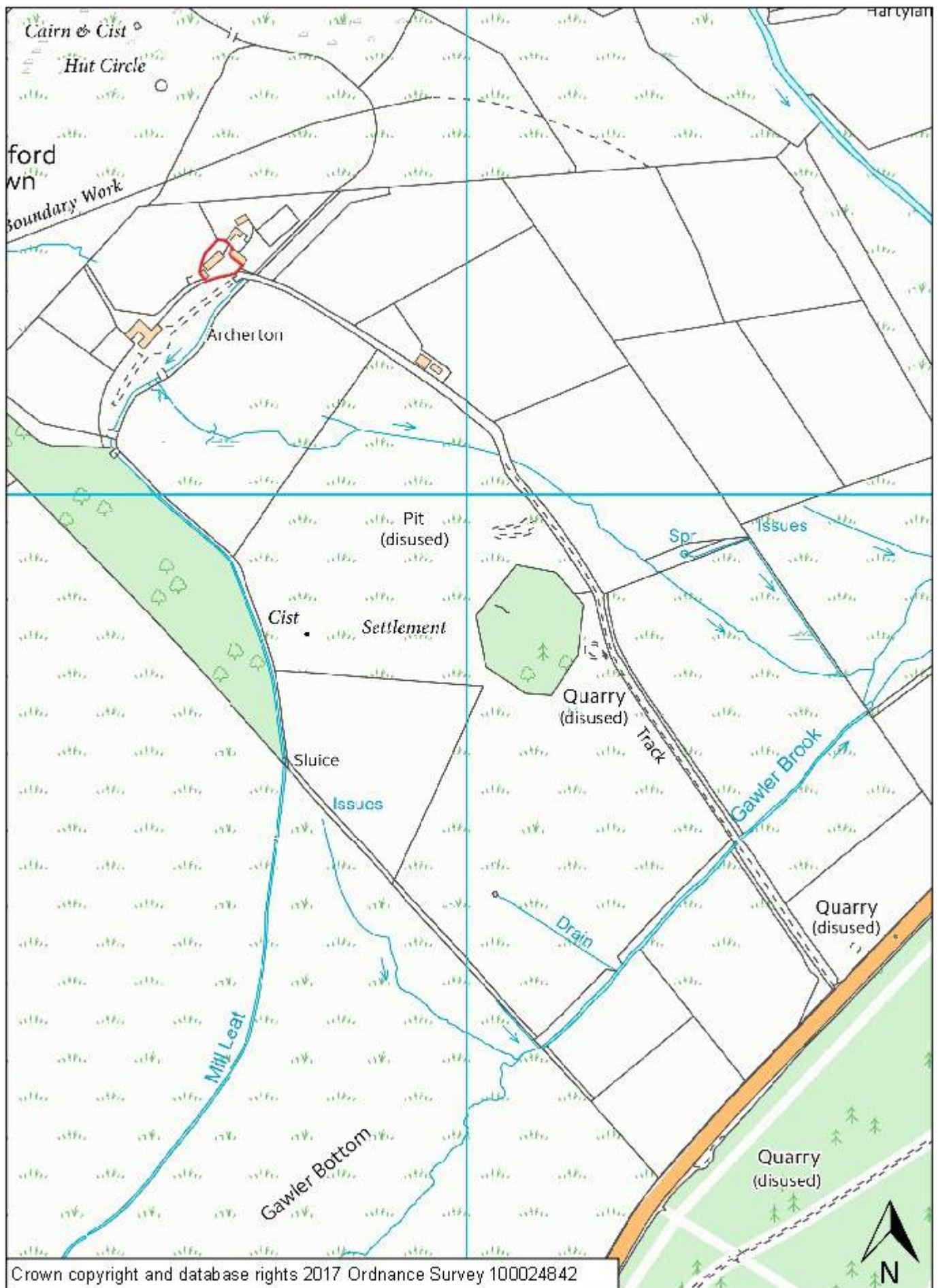
No adverse impact is considered on highway, ecological or neighbour amenity grounds for this application.

Based on the above assessment, the proposal fails to meet the requirements of the Development Plan and is recommended for refusal.

0136/18 Archerton Cottage Postbridge



Scale 1:5,000



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3 Application No: **0136/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -** Parish: **Dartmoor Forest**
 Householder
Grid Ref: **SX637792** Officer: **Helen Maynard**

Proposal: **Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights**

Location: **Archerton Cottage, Postbridge**
Applicant: **Duchy of Cornwall**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. In the absence of any overriding need or clear design considerations, the proposed extension, by reason of its size, would be contrary to policies COR1, DMD1b and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.

The Panel convened on the site in front of the dwelling and were joined by the Parish Council representative and two representatives from the Duchy of Cornwall (Landowner).

Officers summarised the key issue in relation to policy DMD24; the increase in habitable floorspace and its effect on the cottage. It was noted that the design changes themselves were not considered to harm the undesignated heritage asset.

The Panel entered the attached barn and discussed the floorspace increase; noting that this would be two storeys. The Panel asked a number of questions relating the internal insulation, materials and raising of the roof of the building and requested confirmation at the next meeting of the increase in habitable floorspace as Officer and Agent figures did not tally.

The Panel then walked around the outside of the building and when the Officer identified the changes to the building including the removal of the bay window and replacement of the roof covering with slate.

The Panel felt it would be appropriate to view the inside of the property; Officers noted that internal changes to this dwelling did not require planning permission and the application before the Panel was for the conversion of the barn to habitable floorspace and the changes to the materials of the roof. The Panel asked the Agent when the tenants moved out and whether their rent would increase significantly when they moved back in after the works were complete. They stated that they moved out 3 months ago and the same tenants intend to move back after the work. They would have a less than open market rent but this would not be in perpetuity.

The Panel had reservations about the floorspace increase of the property and its affordability but were generally supportive of the restoration and thermal improvements to the building. They felt that the sympathetic restoration of the building was likely to outweigh the policy conflict with DMD24.

8. Application No: **0136/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission - Householder** Parish: **Dartmoor Forest**
Grid Ref: **SX637792** Officer: **Helen Maynard**
Proposal: **Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights**
Location: **Archerton Cottage, Postbridge**
Applicant: **Duchy of Cornwall**
Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. In the absence of any overriding need or clear design considerations, the proposed extension, by reason of its size, would be contrary to policies COR1, DMD1b and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. Insufficient information has been submitted to assess whether the proposed alterations to the building and the conversion scheme of the attached barn, would substantially harm the significance of the undesignated heritage asset and there are no substantial public benefits which would outweigh such harm. The proposal is therefore contrary to policies COR1, COR2, COR3 and COR4 and policies DMD1b and DMD8 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012.

Introduction

Archerton Cottage is a stone cottage with an attached barn building.

This application proposes the replacement of the cottage roof, and windows and the conversion of the attached barn into living accommodation.

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

Planning History

0186/99	Replacement stables and sand ring		
	Full Planning Permission	Grant Conditionally	07 May 1999

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	Works shall not proceed until a European Protected Species Licence (EPSL) for the development has been

obtained from Natural England.

Works to proceed in strict accordance with the recommendations in Section 5.3 and Figure 1 of the ecological report (Results of further survey work on Archerton Farm Cottage, Spalding Associates, updated April 2018), subject to any variation required by Natural England under any license issued.

DNP - Archaeology:

No archaeological concerns

DNP - Building Conservation Officer:

Archerton Cottage is included in the DNPA Historic Farmstead Survey as at least nineteenth century in date with possibly earlier origins. It should be regarded as a non-designated heritage asset.

The main concern is that given that the farmstead could be earlier in date than the nineteenth century, the removal of the existing roof structure could potentially result in the loss of important historic fabric. Although the applicant has provided some photographs of the roof space, these are not of a standard to assess the importance of the roof and the impact that its loss could have on the significance of this non-designated heritage asset.

Parish/Town Council Comments

Dartmoor Forest PC:

Support - much needed refurbishment of the cottage.
No additional comments on amended drawings.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD14 - Biodiversity and geological conservation

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

DMD24 - Extensions and alterations to dwellings

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

PROPOSAL

This application proposes the refurbishment of Archerton Cottage, comprising:

The replacement of the roof
Creation of new door openings
Alterations to windows, and
The conversion of adjoining barn

The corrugated metal roof is to be replaced with a slate roof. The eaves and ridge height for the main dwelling are to be raised by 200mm. The adjacent barn ridge will be raised by 200mm but the eaves will remain at the same level to reduce the impact. The change of height of the store building will increase the pitch from 43 degrees to 45 degrees. The dormer windows of the dwelling are to be widened by 0.3m and slate hung however the windows are to remain the same size.

The metal wall cladding above the entrance porch is to be removed and replaced with lime render. The eaves will have a thin fascia board flush to the wall and a thick line slate edging on the verges.

Two new door openings are proposed on the rear elevation – it is not clear how this will work in practice without significant excavation as these doors will exit the building on to a steeply sloping bank. No excavation or ground works have been proposed as part of the application. The barn doors are to be replaced with aluminium triple glazed trifold doors with wooden externally hinged shutters (to remain open most of the time).

The existing timber windows are to be replaced with triple glazed timber framed windows with aluminium skin exteriors and fewer glazing bars than the existing cottage style windows. The bay window on the south east elevation is to be replaced with two casement windows (as described above). Three rooflights are to be placed in the barn roof on the north west elevation. The chimney between the barn and dwelling is to be removed.

The barn is to be converted into an open plan living area with a master bedroom (and en-suite) at first floor level. A large portion of the barn wall is to be removed at ground floor level to create an internal access into the dwelling. The rubble stone walls of the barn are to be rendered and white washed to match the dwelling.

POLICY CONSIDERATIONS

Policy DMD8 of the Local Plan is concerned with the conservation and enhancement of designated and undesignated heritage assets. It requires an assessment of the impact of development proposals on the significance (special heritage interest) of heritage assets to be made, taking into account to what extent the works will detract from the original scale, significance, form, quality and setting of the building and impact on its architectural; or historic interest. The policy requires a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset.

The National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

It recognises good design is a key aspect of sustainable development, indivisible from good planning. Development should respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout, detailing and materials.

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

Policy DMD4 sets out the objectives for protecting residential amenity and policies DMD14 and COR7 establish the requirement to safeguard biodiversity and protected species.

HERITAGE ASSET

No Heritage Statement has been submitted with the application. There are clearly a number of changes to the building that cumulatively may have an impact on this heritage asset. The Building Conservation Officer has advised that there is insufficient information submitted with the application to assess the impact of the alterations on the undesignated heritage asset.

FLOORSPACE

The extension is not considered to be subservient to the existing dwelling and overwhelms the existing building. The cottage building is a modest size and the barn building is clearly an outbuilding and of a different finish to the main dwelling. Although it is acknowledged that this application is for the conversion of the existing building, the DNPA Design Guide states that extensions should be set back from the main elevation and any side extension should not have a width greater than half the width of the original house. The proposed barn is wider than half the original house and will more than double the habitable floorspace available within this dwelling and compromise its future affordability.

The proposed extension would present a 63% increase in habitable floor space; a significant increase in accommodation which would take the property from a modest and affordable 3 bedroom dwelling of approximately 92sqm to one with a floor area of approximately 150sqm.

This is clearly in excess of the 30% allowance set out in policy DMD24. The proposal conflicts with this policy and there are no clear material planning considerations that support this application. Additionally, it is not clear from the information provided whether the proposed changes will harm the undesignated heritage asset.

IMPACT ON NEIGHBOUR AMENITY

Having regard to the scale, design, orientation and layout of the proposed development,

relative to neighbours and adjacent site levels, it is not considered that the proposed development would harm the residential amenity of neighbouring occupiers. No representations have been received to date.

CONCLUSION

While it is acknowledged that the design approach has sought to reuse an existing outbuilding, there is a fundamental conflict with the application of policies intended to restrict the size of extensions relative to the existing property. Additionally the impact of the development proposals on the significance of this undesignated heritage asset are currently unknown.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 October 2018

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

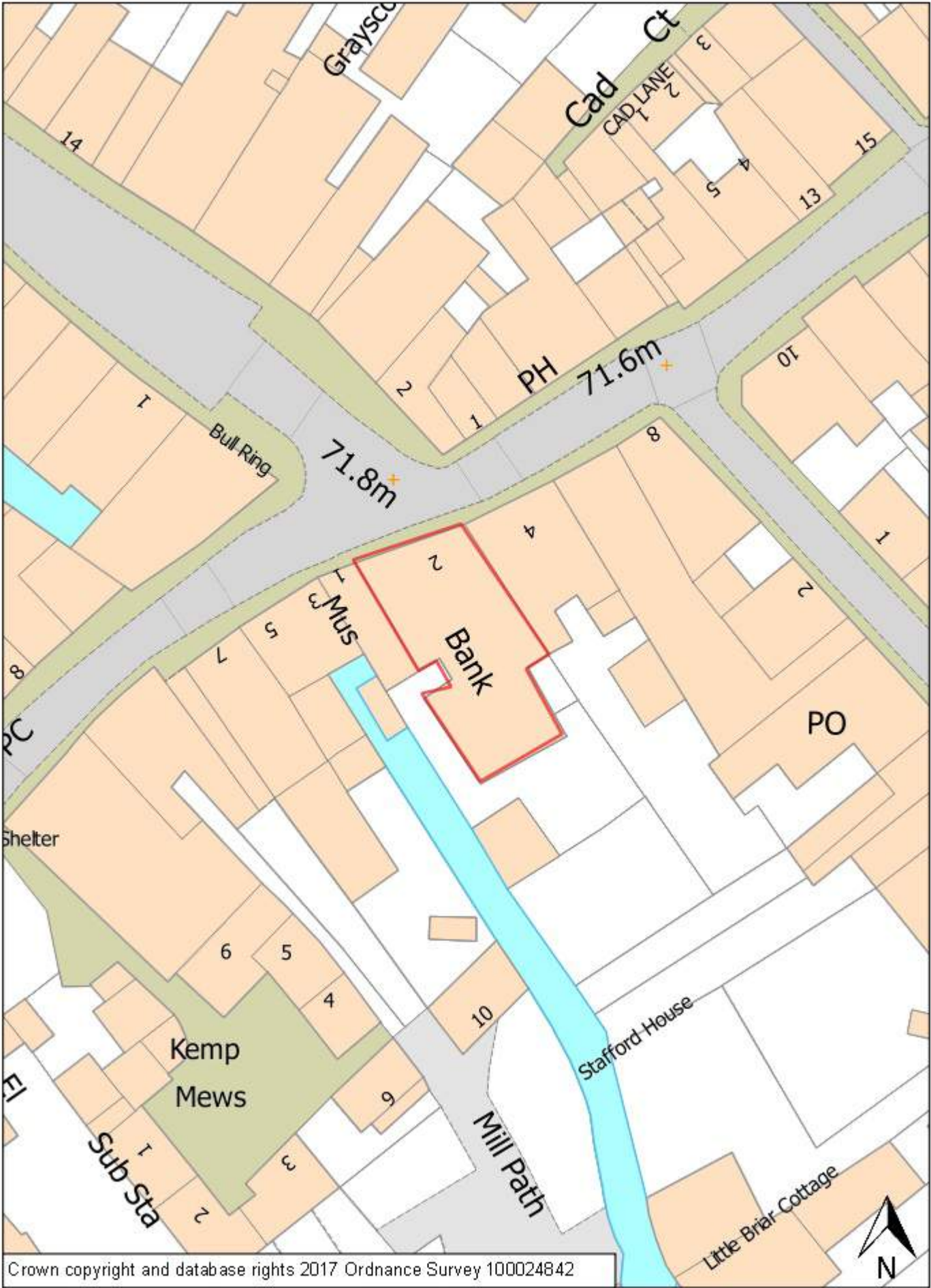
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2 East Street, Ashburton - 0353/18



Scale 1:500



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1. Application No: **0353/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ashburton**
Grid Ref: **SX756698** Officer: **Helen Maynard**

Proposal: **Change of use of part of ground floor from bank to independent ground floor flat and modifications to the fabric of the building**

Location: **2 East Street, Ashburton**

Applicant: **Mr D Munge**

Recommendation **That, subject to the consideration of any comments from the Environment Agency, permission be REFUSED**

Reason(s) for Refusal

1. The proposed change of use would result in the loss of an existing and potential employment premises contrary to policies COR1, COR2, COR18 and DMD1b of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.
2. The proposed development would result in an unjustified open market dwelling in a Local Centre without any affordable housing and significant positive environmental improvement, contrary to policies COR2, COR15 and DMD21 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 2018.

Introduction

2 East Street, Ashburton is a Grade II Listed building in the centre of Ashburton. The building is a vacant bank.

This application proposes the change of use of the rear part of the ground floor to residential accommodation.

This application is presented to the Committee in view of the Town Council comments.

Consultations

Environment Agency:	Flood zone 2 and 3. Standing advice applies.
Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Building Conservation Officer:	No objection. The significance of the building is principally architectural and concerns the graceful façade and its relationship to the street. While there are some internal elements that are also of value, the proposed alterations to the fabric are considered to be sympathetic and would not result in harm to the significance of the building.

Parish/Town Council Comments

Ashburton TC: Support. There have been many interior changes over the

years; great care has gone into the design and layout and it is all in keeping with the Grade II Listed building. The front of the building is to be kept as business use which will benefit the local economy and the proposal will have no adverse impact on the surrounding area, neighbours or the Conservation Area.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD12 - Conservation Areas
DMD19 - Sustainable Communities
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

2 East Street is located in a prominent location at the junction of East Street and North Street within the Local Centre of Ashburton.

This application proposes the conversion of the rear of the ground floor to residential accommodation and the addition of a boiler room at second floor level. The proposed ground floor flat will be 73sqm. The rest of the ground floor is to be retained as a commercial premises.

It is Officers' understanding that first floor has already been converted to a dwelling under the Town and Country Planning (General Permitted Development)(England) Order 2015 Part 3 Class G (as amended).

POLICY CONSIDERATIONS

The National Planning Policy Framework (NPPF) establishes the requirement for Local Plans to promote a strong rural economy to support economic growth in order to create jobs and prosperity. Local Planning Authorities should guard against the unnecessary loss of valued facilities and services (para 83).

Policy COR12 seeks to sustain and improve the range and quality of community services and

facilities that are essential to the vitality of Dartmoor's local community.

Policy DMD19 established the Authority's position on the provision and retention of local services and facilities. It states that "Development involving or comprising the loss of an existing community facility will only be permitted if compensatory provision is made as part of the proposal or the Authority is satisfied that the facility is not capable of being sustained".

COR18 aims to assist in the provision of local employment and business opportunities particularly in Local Centres.

COR15 and DMD21 indicate the circumstances where housing will be permitted in the Local Centres, in all cases, any development must not compromise the character and appearance of the area or the setting of a listed building and should be acceptable in terms of highway safety and the amenity of the surrounding properties. In all cases, except where indicated in a specific settlement policy, the proportion of affordable housing to meet local need should not be less than 50% of the units provided.

The provision of affordable housing to meet local needs is a key element of sustainable development in the National Park, and is a fundamental principle of the Development Plan. Any new development needs to demonstrate that it meets the social element of sustainable development including the need for affordable housing.

Planning decisions must be made in accordance with the local Development Plan unless material considerations indicate otherwise. The policies set out in the Written Ministerial Statement of 28 November 2014, including in respect of Section 106 affordable housing contributions, are material considerations in the determination of a planning application; however, it is still for the decision maker to decide the weight to give to material considerations in each case.

LOSS OF BUSINESS USE

COR18 states that full consideration should be given to the uses of the existing buildings, particularly traditional buildings. The presumption will be that existing employment sites and premises will be retained for economic uses and proposals for the redevelopment for non-employment uses will be carefully assessed to ensure that the needs of business and industry are not harmed by any change of use. The existing building has a use that complies with the requirements of the Development Plan though it is noted that the building is currently vacant.

DMD19 requires the marketing of local services and facilities for a continuous period of not less than 12 months prior to an application being submitted. The policy requires the Authority to be satisfied that the facility is not capable of being sustained.

No supporting information has been submitted with the application as evidence that the property has been marketed at a realistic price for a continuous period of not less than 12 months; and there is no evidence that the local community has not been given an opportunity to bid for the ownership and management of the asset. No compensatory provision is made as part of the proposals and the Authority is not satisfied that the facility is not capable of being used to sustain as a business premises. The premises is in the heart of the town adjacent to a number of other commercial properties. The loss of employment and commercial premises associated with this change of use is therefore considered contrary to policies COR1, COR2, COR18 and DMD1b.

AFFORDABLE HOUSING

Ashburton is identified as one of the larger settlements within the Park and defined as a Local Centre. Policies COR15 and DMD21 make provision for the development of market housing where it will facilitate the delivery of affordable dwellings for local persons. Policy DMD21 supports the principle of new housing in Local Centres subject to a number of criteria and a minimum of 50% affordable housing being provided (unless there are significant environmental or community benefits).

In such circumstances, the Authority must consider whether the development offers a sustainable form of development, which in all other respects is consistent with the economic, social and environmental policies of the Development Plan. The provision of affordable housing to meet local needs is a key element of sustainable development within the National Park and a fundamental principal of the Plan. The English National Parks and Broads UK Government Vision and Circular 2010 acknowledge that the focus is to provide for local needs rather than for market housing generally.

A housing viability report submitted by the applicant has been assessed. No affordable housing has been proposed as part of this application and the independent viability assessor has advised that significant changes are necessary to make the scheme viable and these changes are not justified; as such the scheme cannot provide any affordable housing or off site contributions.

Land is a limited resource within the National Park and this approach ensures also making best use of available land within this nationally important landscape. The proposal for the development of one open market dwelling does not meet the social role of sustainability within the National Park.

The public benefits of the scheme do not outweigh the above policy conflict.

FLOOD RISK

Notwithstanding the submitted Flood Risk Assessment it is Officer's understanding that the Environment Agency are unlikely to support a single storey dwelling on the ground floor in Flood Zones two and three. Residential units in flood risk areas require a safe refuge above flood level, ideally on a first floor. A formal comment from the Environment Agency has been requested and Officers will update on this matter at the Committee meeting.

OTHER CONSIDERATIONS

Policy DMD40 states that off street car parking for new residential development should be provided within the curtilage of the property or allocated elsewhere. For flats a minimum of one and a half spaces per unit is required. Car free development will be considered favourably where reasonable alternative parking provision exists.

No parking provision assessment has been provided with the application to identify why less than a normal minimum number of car parking spaces would be appropriate.

CONCLUSION

This application is considered to be premature, as it has not been evidenced that the application site is not viable as a business premises. No affordable housing has been

proposed as part of this application. The public benefits of the scheme do not outweigh the policy objection.

The application is therefore recommended for refusal.

Moorland Hse, Burrator Rd, Dousland - 0470/18



Scale 1:1,250



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2. Application No: **0470/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Meavy**
 Grid Ref: **SX541679** Officer: **Helen Maynard**

Proposal: **Erection of covered manege and stable block**

Location: **Moorland House, Burrator Road, Dousland**

Applicant: **Mr & Mrs B Heffernan**

Recommendation **That, subject to the consideration of any comments from the Ecologist, permission be REFUSED**

Reason(s) for Refusal

1. The proposed manege building and stable block, by reason of their scale, siting, design and the extent of excavation works, would have a harmful visual impact on the character and appearance of this part of the Dartmoor National Park contrary to policies COR1, COR3, COR4, DMD1b, DMD5, DMD7 and DMD33 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

The proposal concerns an area of land to the east of Moorland House. The land rises in this direction beyond the curtilage of the dwelling to the east. The existing site comprises a sand turn out area, four stables and a storage room.

This application proposes an indoor manege building, five stables and associated engineering works.

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

Planning History

0521/14	Single storey extension (revision of approved two-storey extension ref 0063/14)		
	Full Planning Permission - Householder	Grant Conditionally	10 November 2014
0483/14	Change to orientation of stables (amendment to previously approved app ref. 0076/14)		
	Full Planning Permission	Grant Conditionally	16 October 2014
0247/14	Change of use of land from agricultural grazing for sheep to mixed use grazing for sheep and horses		
	Change of Use	Grant Conditionally	26 June 2014
0076/14	Erection of stable block and sand turn-out area		
	Full Planning Permission	Grant Conditionally	20 June 2014
0063/14	Two-storey extension to dwelling (amendment to permission ref 0593/10)		
	Full Planning Permission -	Grant Conditionally	27 March 2014

	Householder		
0498/13	Erection of stables, tack room, hay store and creation of sand covered courtyard		
	Full Planning Permission	Withdrawn	12 November 2013
0499/13	Amendment to approval 0103/13 for two storey extension to provide single storey extension		
	Full Planning Permission - Householder	Withdrawn	12 November 2013
0499/13	Amendment to approval 0103/13 for two storey extension to provide single storey extension		
	Full Planning Permission - Householder	Withdrawn	12 November 2013
0103/13	Demolition of existing garage and greenhouse and construction of new three-car garage plus landscaping works		
	Full Planning Permission - Householder	Grant Conditionally	18 April 2013
0593/10	Two-storey extension to existing dwelling and replacement garage		
	Full Planning Permission - Householder	Grant Conditionally	26 January 2011

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Ecology & Wildlife Conservation:	Awaiting comments
DNP - Trees & Landscape:	The development should be refused because it will have an adverse impact on the character of the local landscape and be visually intrusive. The development does not conserve or enhance the National Park. The proposal is contrary to DMD33 as it cannot be demonstrated that the equine development does not harm the local landscape character.

Parish/Town Council Comments

Burrator PC:	Support as the site is not overlooked and has been well thought out by the applicants in view of hedging and screening. There are also other indoor maneges in the Parish, none of which have a negative impact on the landscape.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR5 - Protecting the historic built environment

DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD33 - Horse related development
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

3 letters of support

One letter of support has been received from the British Showjumping Cornwall representative advising that the Heffernan brothers are extremely successful and an indoor training arena will assist their training and success in competing in the future.

Observations

PROPOSAL

This application proposes a 22m x 42m (924sqm) building comprising a tack and feed room, five stables and a covered manege; a 10m x 22m uncovered sand area to the south east of the building; a 10m x 5m (50sqm) open fronted storage barn and the relocation of an existing field access. The manege and storage barn buildings will be 5m to ridge and 3m to eaves. The tack room and stables are 4.2m in height to ridge 3m to eaves. This creates a stepped effect along the long elevation of the building.

The proposed building materials are concrete walls with Yorkshire boarding above and an anthracite grey fibre cement roof with rooflight sheets, enclosed by a Devon Hedgebank to the north and east of the building.

The boundaries of the site are formed by Devon banks topped with mixed native trees and shrubs. To the south of the site is open moorland.

Notwithstanding the concerns raised in this report, significant engineering is required for this application outside the submitted red line. It is not clear from the application documents the extent of this engineering operation and how the new field access/grass ramp to the paddock will appear. It is however stated that any excavated material will be removed from the site and recycled at Pitts Cleave Quarry, Tavistock.

POLICY

The policies listed below are the key policies relating to this consideration, however, it should be noted that the policies of the Development Plan are to be read as a whole.

The policies within the Development Plan and National Planning Policy Framework place great weight on conserving landscape and scenic beauty in National Parks.

Policies COR1, COR3, COR4, DMD1b and DMD5 establish the requirement for new development to conserve and enhance the character and special qualities of the Dartmoor National Park landscape. The Dartmoor National Park Design Guide provides further advice.

Policies COR4 and DMD7 state that high standards of design and construction will be

promoted. Development proposals should conserve and enhance the character of the local built environment. Proposals should reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document (SPD).

Policy DMD5 states that development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:

- respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment;
- ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;
- retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;
- avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution;
- respecting the tranquillity and sense of remoteness of Dartmoor.

Policy DMD33 deals specifically with horse related developments and requires new development to demonstrate that, on its own or cumulatively with other nearby horse related development, it will not harm local landscape character and will reflect the principles set out in the Design Guide SPD.

The Design Guide states also that new buildings, arenas and sand schools should typically be sited within, or adjacent to, existing buildings. New development should be carefully sited to minimise impact and be hidden from view by existing vegetation and landform, minimise the need for earthworks so that the development integrates with the surrounding landscape.

DESIGN

Officers consider that the proposed development is disproportionate to the land. The site area is 0.7ha (1.8 acres), part of this land is occupied by the dwelling and its garden. The British Horse Society has established standards to ensure both the welfare of horses and the effective husbandry of land 0.4ha (1 acre) per horse is required where the animal is kept wholly at grass. The proportional area needed falls if two or more horses are kept in this way or if they are stabled. This form of development and local intensification will lead to poor welfare of the horses and will have a detrimental impact on the character and appearance of this part of the National Park. The proposal does not have the scale and proportions of a private/domestic equestrian use and is not justified.

VISUAL IMPACT

The building will be apparent from the open moorland to the south of the paddock and the topography of the land is such that the higher path running immediately adjacent to the southern boundary of the paddock will see the development within the wider landscape.

The building will be highly visible from the common land to the south. A well trodden path along the common runs immediate to the south of the property joining various public rights of way leading to Burrator reservoir.

The proposal is on the edge of the developed part of Dousland and as such there are clear policy objections to the construction of a new building in this location. Policy COR2 states that in the Rural Settlements small scale development serving identified needs arising from within the settlement and its parish will be acceptable in principle. This proposal is not considered to be small scale, there is no adequately justified need for such a large building.

The proposal does not demonstrate a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and is therefore contrary to policies COR2, COR4 and DMD7.

LANDSCAPE IMPACT

Although some of the site (where the existing stable is sited) is relatively flat, the land is enclosed by a bank and then steeply slopes up to the paddock. The proposal would require the removal and re-siting of this bank and the levelling of the area resulting in a maximum cut of 2.6m. This does not respect the existing sloping landform and introduces an alien feature into the local landscape. The proposal extends the domestic area to the rear of the property into the enclosed paddock to the east.

It is recognised that horse related development can change the character of a landscape and this impact is referred to in DMD33 where horse related development will only be allowed if it can be demonstrated that the proposal will not harm the local landscape character. The National Character Area profile for Dartmoor (150) also mentions that maneges and other horse facilities are resulting in the gradual encroachment of development into the landscape.

The Landscape and Visual Impact Assessment submitted with the application states that the erection of the building will change the landscape character as it will be perceived as a large barn where none exists at the moment. The scale and extent of development within these designated areas should be limited. Overall, the Assessment identifies potential negative effects of the proposal on the landscape and states that planting can mitigate these effects.

The National Planning Policy Framework (NPPF) 2018 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Park which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.

Proposals within the National Park should conserve and/or enhance the special qualities of the National Park which has the highest status of landscape protection.

The development will not conserve and/or enhance the special qualities of this part of the Dartmoor landscape and the development will be contrary to policies COR4, DMD5 and Design Guide advice.

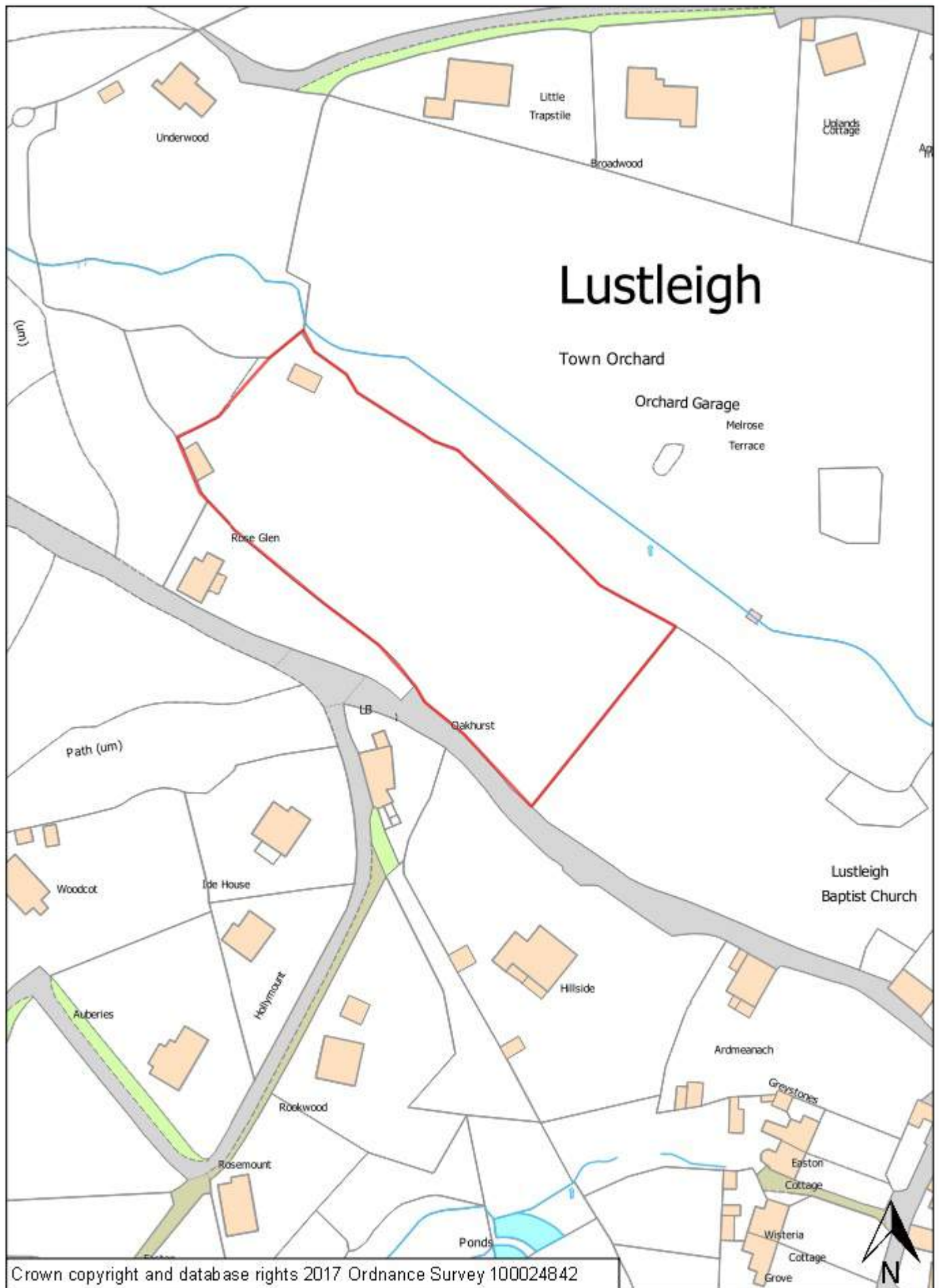
CONCLUSION

The proposed works are therefore considered to be in conflict with Policies DMD1b, COR3, COR4, DMD5, DMD7 and DMD33 and the advice contained in the Design Guide and for these reasons cannot be supported in its current form.

Higher Barley Park, Lustleigh - 0450/18



Scale 1:1,250



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3. Application No: **0450/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Lustleigh**
Grid Ref: **SX782812** Officer: **Helen Maynard**

Proposal: **Improved access to field (retrospective)**

Location: **Higher Barley Park, Lustleigh**

Applicant: **Mr P Stevens**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby approved shall, in all respects, strictly accord with drawings: Stevens/1/PL201, Stevens/1/PL202, Stevens/1/PL203 valid 22 August 2018.
2. The access track hereby permitted shall be used for agricultural or equestrian purposes only. Upon its becoming redundant for such purposes, the track shall be removed and the land reinstated to its former condition within a period of six months, unless otherwise agreed in writing by the Local Planning Authority.
3. The gateway hereby approved shall be re-instated to its former width (2m) and the hedgebank shall be replanted within six months of the date of this permission.

Introduction

Higher Barley Park is located to the south west of Lustleigh. It is an agricultural paddock adjacent to the property Rose Glen.

This application proposes improvement to the existing field access.

This application is presented to the Committee in view of the Parish Council comments.

Planning History

05/03/0406/91 Day shelter and feed store for horses
Full Planning Permission Grant Conditionally 12 June 1991

Consultations

Teignbridge District Council: Does not wish to comment.
County EEC Directorate: No highway implications.
Environment Agency: Flood zone 1. Standing advice applies.
DNP - Trees & Landscape: No objection.

Parish/Town Council Comments

Lustleigh PC: Object

i) The original access to the field was more than adequate for the movement of animals and occasional equipment to maintain the grassland and hedges. The new access with its hardcore based driveway cut into the contour of the field

is unjustified (The driveway was originally included as an alternative access to Rose Glen)

ii) The field overlooks the Village Orchard lying in the Conservation Area which is a principle village asset much used and visited. Therefore the landscape has to be protected to avoid unnecessary development and consequential visual impact.

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

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

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD33 - Horse related development

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

Representations

8 letters of objection

- Clearly to provide access to the dwelling
- Widening of the gateway
- Dwelling has adequate access
- Applicant should remove material and stone from site
- Highly visible from Lustleigh Orchard
- Landscape impact
- Retrospective application
- Dangerous access to highway
- Substantial re-grading works
- Impact on mature trees
- Unnecessary
- Development at Rose Glen using the land for storage, deposit, tipping of materials

Observations

PROPOSAL

This retrospective application comprises improvements to the access to the field; and the retention of an access track along part of the south side of the field adjacent to the hedge. The field has been previously used for the grazing of horses but was vacant at the time of the Officer's site visit. There is a stable and field shelter in the north west corner of the field. The track is to allow easy access to the land by vehicle/horse box.

It is Officer's understanding that the gateway has been temporarily widened to allow access for diggers to assist the replacement of the dwelling at Rose Glen (to the east of the site). The bank and timber gate will be replaced as existing once this work is completed. It is noted that the widening of the gateway does not form part of this application.

Creating a level track has required the land to be regraded by approximately 0.5m. the proposed track surfacing is soil topped with grass seeded hardcore with a chipping base.

PARISH AND NEIGHBOUR COMMENTS

The Parish Council and neighbours have raised a number of concerns regarding the use of the track.

The Applicant's Agent has confirmed that there is no intention to use the track as access to the dwelling at Rose Glen. The drawings submitted with this application show no access to the dwelling. The approved landscaping plan for the replacement dwelling at Rose Glen (ref: 0105/09) also shows a hedgebank separating the field parcel and the garden of the dwelling. It is also noted that this property has an adequate existing access. To use this track in association with the dwelling would require a separate planning permission to change the use of the land to domestic curtilage.

LANDSCAPE IMPACT

Policies COR1, DMD1b, COR3 and DMD5 establish the requirement for new development to respect and enhance the character, quality and tranquillity of local landscapes and the wider countryside.

DMD33 states that development related to recreational or commercial horse keeping must demonstrate that, on its own or cumulatively with other nearby horse related development will not harm the local landscape character.

The works are considered to be minor and have a minimal impact on the character of the area. The site is visible from Lustleigh Orchard and the footpath that cuts through it. Whilst the track is visible, it is not visually intrusive. The Landscape Officer does not object to the proposed development.

OTHER MATTERS

The Highways Officer has not objected to the proposal as the access is existing and no changes are being made to the access itself as part of this application.

CONCLUSION

The proposed track is located adjacent to the hedge line to the south of the field and will have a limited impact on the landscape character and appearance. The application is recommended for approval subject to appropriate conditions.

Addislade Farm, Deancombe - 0372/18



Scale 1:1,250



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4. Application No: **0372/18** District/Borough: **South Hams District**
 Application Type: **Full Planning Permission** Parish: **Dean Prior**
 Grid Ref: **SX716640** Officer: **Helen Maynard**

Proposal: **Change of use to equestrian for the construction of a dressage arena (60mx20m) and associated works**

Location: **Addislade Farm, Deancombe**

Applicant: **Mr & Mrs J Stolper**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall accord strictly with the following approved drawings: 253/18/210, 253/18/203, 253/18/250, 253/18/205, 253/18/204, 253/18/330, 253/253/18/301 received 6 July 2018.
3. Prior to the substantial completion of the development hereby permitted, details of the proposed surfacing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials shall be used in the development.
4. Prior to the commencement of the development hereby permitted, details of the proposed surface water drainage works to serve the development shall be submitted to the Local Planning Authority for approval. Implementation of the surface water drainage works shall be strictly in accordance with the approved details.
5. There shall be no floodlighting, or other external lighting, of the sand school hereby approved.
6. No fencing shall be erected on the land, unless otherwise agreed in writing by the Local Planning Authority.
7. The sand school hereby approved shall be used for private equestrian purposes only and shall not be used for livery, commercial riding lessons, commercial equine breeding or commercial equestrian use of any kind.
8. The sand school hereby permitted, on becoming redundant for private equestrian purposes, shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.

Introduction

Addislade Farm is a Grade II* Listed Farmhouse with a Grade II Listed Shippon building surrounding with some modern farm buildings.

This application proposes the erection of a manege opposite Addislade Bungalow (to the south east of the farmstead).

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

Planning History

0172/18 Change of use of land to equestrian for construction of access and

	dressage arena (60mx20m) and associated works		
	Full Planning Permission	Withdrawn	04 May 2018
0665/03	New chimney and conversion of granary to ancillary accommodation		
	Full Planning Permission	Grant Conditionally	24 March 2004

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
South Hams District Council:	Does not wish to comment.
County EEC Directorate:	As the dressage arena is stated to be solely for the use of the applicant and not for general public use, there are no objections or further comments from the highway authority's point of view.
DNP - Trees & Landscape:	Considering the condition of the land the development will have minimal impact on the character of the local landscape. It will also have minimal visual impact.
DNP - Ecology & Wildlife Conservation:	No objection on biodiversity grounds.
DNP - Archaeology:	No archaeological concerns.
Historic England:	No objection on heritage grounds.

Parish/Town Council Comments

Dean Prior PC:	Objection. The proposal detracts from the natural beauty of the area and it could be considered that this development could have a detrimental effect on the Grade II* Listed Building.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
 COR2 - Settlement Strategies
 COR3 - Protection of Dartmoor's special environmental qualities
 COR4 - Design and sustainable development principles
 COR9 - Protection from and prevention of flooding
 DMD1a - Presumption in favour of sustainable development
 DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
 DMD33 - Horse related development
 DMD4 - Protecting local amenity
 DMD5 - National Park Landscape
 DMD7 - Dartmoor's built environment

Representations

4 letters of objection 1 letter of support

OBJECTIONS

- Visibility from public highway
- Noise disturbance/music

- Fibresand surfacing contains microplastic

GENERAL OBSERVATIONS

- Better position than previous application

Observations

PROPOSAL

This application proposes the erection of a 60m x 20m manege to the south east of Addislade Farmhouse for private equestrian use. Although the proposed location is relatively flat, some cut and fill (2m depth maximum) will be required to create a level arena. The arena will be surrounded by grassed Devon banks.

The proposed surface material is fibresand; no fencing is proposed around the arena. No external lighting or mirrors are proposed.

This proposal is a re-submission of a previously withdrawn scheme (ref: 0172/18) to address Officer and Historic England concerns regarding the location of the sand school.

ASSESSMENT

Policy DMD33 allows for recreational or commercial horsekeeping where adequate land, buildings and facilities are available for the number of horses kept on the land. Where no buildings are needed they should be well related to existing buildings and other local features. The DNPA Design Guide states that “new buildings, arenas and sand schools should generally be sited within or adjacent to existing buildings” and “should be generally hidden from view by existing vegetation and landform”

It is recognised that horse related development changes the character of landscape and this impact is referred to in DMD33 where horse related development will only be allowed if it can be demonstrated that the proposal will not harm the local character. The land has been used as a dumping ground and is more like a brownfield site than an agricultural field. It would be difficult to argue that the proposed development will harm the local character because of the condition of the land.

The development is relatively close to the existing modern buildings at the farm and Addislade Bungalow. It is well contained within the immediate landscape as the field is formed by banks with mixed native hedgerows on top.

Whilst earthworks are required to achieve the level surface, the amended location is visually separated from the historic farmhouse by modern barns and the topography of the site. The visual impact of the arena will be lessened further by the removal of the post and rail fence and its replacement with a grass bank.

The proposal is consider to accord with policy DMD5 and DMD33.

This revised scheme has considerably less impact on the character and quality of the setting of Addislade Farmhouse than the previous scheme.

The proposal will have no detrimental impact on neighbouring amenity.

CONCLUSION

The application is therefore recommended for approval subject to appropriate conditions.

South Warne, Station Road, Mary Tavy - 0384/18



Scale 1:1,250



5. Application No: **0384/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Mary Tavy**
Grid Ref: **SX500790** Officer: **Helen Maynard**

Proposal: **Erection of replacement agricultural building for the housing of livestock**

Location: **South Warne, Station Road,
Mary Tavy**

Applicant: **Mrs K Langley**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development, hereby approved shall, in all respects, accord strictly with the following approved drawings: Site location plan and north east, south west elevations received 11 September 2018 and block plan and north west south east elevations received 25 July 2018.
3. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
4. The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
5. All foul drainage, including foul sewage and foul surface water run-off, shall be disposed of so as to prevent discharge to any well, borehole, spring or watercourse, including any dry ditch forming a connection to a watercourse.
6. Prior to the building being brought into use a Waste Management Plan must be submitted to and approved in writing by the Local Planning Authority.
7. If works take place within the bird breeding season (which typically lasts between 1 March and 15 September in any year) then those parts of the building directly affected should be checked for the presence of nesting birds no more than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.

Introduction

South Warne Farm is located to the south east of Mary Tavy on the junction of Station Road and Warne Lane.

This application proposes the replacement of an existing agricultural building (existing: 216sqm, proposed: 325sqm)

The application is presented to Committee in view of the Parish Council comments. It is noted that the applicant's have submitted amended drawings and reduced the size of the building to address the comments from the Parish.

Planning History

0616/17	Erection of agricultural building (22.9x15.9m)		
	Prior Notification	Planning Permission Required	08 January 2018
0551/17	Extension of domestic curtilage together with the construction of two storey extension		
	Full Planning Permission	Grant Conditionally	21 December 2017
0457/17	Erection of two storey extension		
	Full Planning Permission - Householder	Withdrawn	23 October 2017
0192/17	Construction of two storey extension to existing farmhouse		
	Full Planning Permission - Householder	Withdrawn	26 May 2017
03/42/1357/91	Dung store		
	Full Planning Permission	Grant Unconditionally	10 September 1991
03/42/1256/90	Steel framed corrugated store for hay and cows		
	Full Planning Permission	Grant Conditionally	30 July 1990

Consultations

West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Trees & Landscape:	No Objection.
DNP - Ecology & Wildlife Conservation:	If works take place within the bird breeding season (which typically lasts between 1 March and 15 September in any year) then those parts of the building directly affected should be checked for the presence of nesting birds no more than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.

Parish/Town Council Comments

Mary Tavy PC:	Object
	The proposal is right up to the property boundary and beside the road and will be unattractive for road users. It is taller than the current building and will be more oppressive. It is within 100m of residential properties, and even closer than the building it is replacing. The owners of two of the nearby properties have put in objections. The new building is for cattle only rather than the previously granted

permission for cattle and feed storage. It is not like-for-like or a direct replacement as the application includes a report from a vet which states the previous building was not appropriate for housing cattle, and the owner also makes this statement.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies

COR8 - Meeting the challenge of climate change

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD34 - Agricultural and forestry

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection 1 other letter

OBJECTIONS

- Not like for like
- Replacement is larger
- Within 100m of existing dwellings
- Too close to boundary adjoining Station Road

Observations

PROPOSAL

This application proposes a 20.5m x 15.9m agricultural building for the housing of livestock to replace an existing dilapidated building (15m x 15.9m). The building is 6.3m in height to ridge and 4.27m to eaves level.

The building is required to house cattle during the winter months. The current buildings are no longer fit for purposes as the cubicles are too small and there is not enough ventilation.

The proposed building is steel framed with pre-cast concrete panel at the base of the walls and vertical timber boarding above. The roof is to be constructed of grey fibre cement corrugated sheeting.

JUSTIFICATION

South Warne Farm comprises 34ha of grassland. The applicant's current stock levels are:

- 32 Suckler Cows with 10 calves
- 35 breeding ewes

The applicant intends to increase the stock levels once the building has been erected.

POLICY

Development Plan Policies COR1, DMD1b, COR3 and DMD5 establish the requirement for new development to respect and enhance the character, quality and tranquillity of local landscapes and the wider countryside.

Policy DMD34 is specifically concerned with new agricultural development. It permits such development where it is proportionate to the use of the land and its function, relates well to landscape features and building groups, is orientated to respect topography, will not cause unacceptable environmental or archaeological harm and makes efficient use of buildings.

The Dartmoor National Park Design Guide recommends that new farm buildings should aim to fit into, and be sympathetic to, existing farmsteads and landscape, avoiding visually intrusive new buildings that are too dominant or overbearing and should respect the scale of surrounding buildings.

LANDSCAPE IMPACT

The building will be visible from Station Road and the lane leading to North Warne. These are also more distant views from the minor road to the south west. The building will be viewed as part of the existing farm complex. The proposed development is considered to have a minimal impact on the character of the local landscape and a minimal visual impact.

RESIDENTIAL AMENITY

The comments received from the Parish Council and the neighbours are noted. However, this application is replacing an existing livestock building. The use and activity is established and the provision of a replacement building for over-wintering livestock will therefore not substantially detract from the living conditions of neighbouring occupiers. The increase in the size of the building is modest.

It is acknowledged that the building is approximately 28m from the dwelling Michaelmead (approximately 5m closer than the existing livestock building). The applicant has amended the original plans and reduced the length of the building by 2.4m to increase the distance from the nearest dwelling and address concerns from the neighbours and the Parish Council.

Officers note that the PC refer to the building not being suitable for livestock and this is also noted in a letter from the Castle Veterinary Group. In terms of design and welfare, the building is not designed for livestock, however it was clear from the Officer site visit that the applicant used the building for livestock as well as general storage.

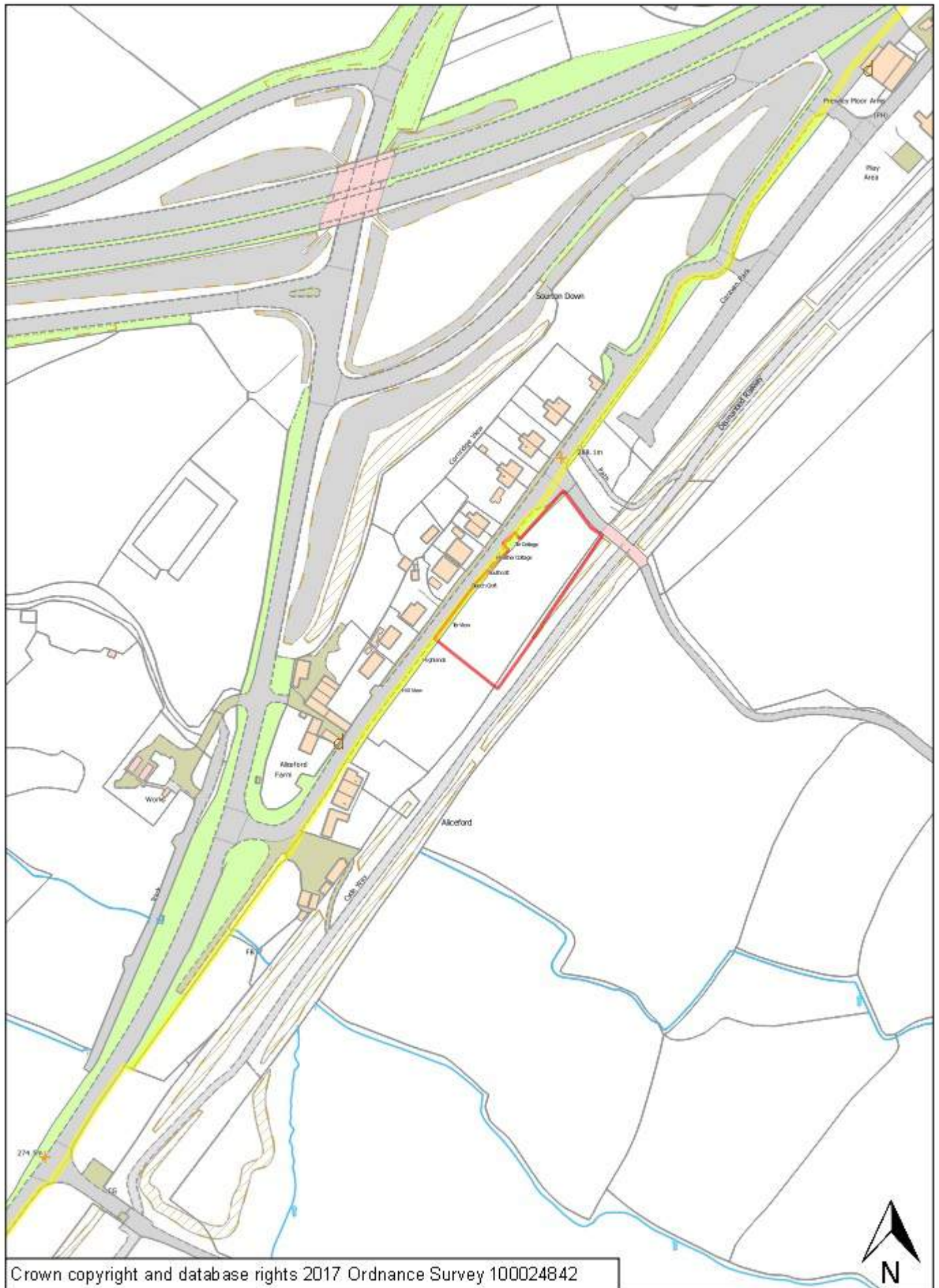
CONCLUSION

It is therefore considered that, on balance, the proposal is acceptable.

land at Sourton Down, Okehampton - 0429/18



Scale 1:2,500



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6. Application No: **0429/18** District/Borough: **West Devon Borough**
 Application Type: **Permission in Principle** Parish: **Sourton**
 Grid Ref: **SX544914** Officer: **Helen Maynard**

Proposal: **Residential development (min 1 to max 9)**

Location: **land at Sourton Down,
Okehampton**

Applicant: **Mr G Fishleigh**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in up to nine unjustified open market dwellings in the open countryside adjoining but not well related to the existing built form of the Rural Settlement (Sourton), contrary to policies COR2, COR15, DMD22 and DMD23 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 2018.

Introduction

The site lies to the south of the A30. It is bordered by the Granite Way to the south and the row of houses at Sourton Down.

The boundary of the National Park runs along the north side of the field, along the access road.

This application is a Permission in Principle application for a minimum of 1 house and maximum of 9 houses.

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

Planning History

0322/12	Change of use of land to horsekeeping with the erection of stables and hay barn		
	Full Planning Permission	Grant Conditionally	01 August 2012
1005/07	Equestrian centre for livery		
	Outline Planning Permission	Refused	10 March 2008
0704/05	Equestrian centre for livery, including manager's accommodation		
	Outline Planning Permission	Refused	01 November 2005
0020/05	Equestrian centre including manager's house and staff living accommodation		
	Outline Planning Permission	Withdrawn	15 February 2005
03/25/0014/80	Proposed erection of three holiday chalets		
	Outline Planning Permission	Grant Unconditionally	08 February 1980

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: The application is for Permission in Principle and the Highway Authority have to be satisfied that the principle of residential development on the application site is acceptable having regard to the number of units proposed between the maximum and minimum number identified in the application.

There are no objections in principle from a highway point of view.

Environment Agency: Flood zone 1. Standing advice applies.

Parish/Town Council Comments

Sourton PC: Supports Permission in Principle for a development of up to 6 houses only, subject to design. The Parish Council accepts that there is a local need for additional housing in the parish but considers six to be the maximum appropriate for the site.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

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

DMD22 - Residential development in Rural Settlements

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD4 - Protecting local amenity

DMD40 - Parking provision - Residential

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

9 letters of objection 8 letters of support 1 other letter

OBJECTIONS

- Not good access/visibility
- Cars park on the road using Granite Way - Additional cars leading to congestion
- No local facilities near the site (shops, schools, GP, etc.)
- No safe pedestrian access to local facilities
- No bus service
- Should protect the National Park, not build on it

SUPPORT

- Need for more houses
- Practical location for commuting
- Bus routes to Waitrose
- On cycleway
- Trains from Okehampton to Exeter
- Affordable housing needed (particularly 1 and 2 bedroom houses)
- Benefit to the community
- Near Shops

GENERAL OBSERVATIONS

- Any houses built in this location will not be affordable due to location
- Concerns regarding water drainage
- Good place to build houses

Observations

PROPOSAL

Permission in Principle is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for the proposed development from the technical detail of the development.

This first stage establishes whether a site is suitable in principle.

A decision must be made in accordance with relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework and National Guidance which indicate otherwise.

The scope of the Permission in Principle is limited to location, land use and amount of development. Other matters are considered at technical details consent stage.

This application is for a maximum of 9 dwellings and minimum of 1 dwelling.

LAND USE: HOUSING DEVELOPMENT

The site is considered to be in open countryside, as it is outside any defined settlement. Housing development in the open countryside of Dartmoor is limited to a very narrow set of circumstances. Policies COR2, COR15 and DMD23 only allow for dwellings in the open countryside where they are required for an agricultural holding or rural business where specific criteria are met.

Policy DMD23 states that outside the local centres and rural settlements, planning permission for a dwelling will only be granted where:

- (a) it is required for an agricultural holding, a forestry enterprise or a rural-based business; or
- (b) the proposal comprises the conversion of an existing building to an affordable dwelling and the conversion is compliant with Policy DMD9; or
- (c) the proposal comprises low impact residential development and is compliant with Policy DMD30.

Where a new building is proposed, the following criteria should be satisfied:

- (i) there is no satisfactory existing building that could be converted to provide the accommodation;
- (ii) there is a clearly established existing functional need for a worker to be readily available at most times;
- (iii) the accommodation need relates to a full-time worker or one solely or mainly employed on the holding or enterprise;
- (iv) the holding or rural-based business enterprise has been established for at least three years, profitable for at least one, is currently financially sound and has a clear prospect of remaining so;
- (v) the need for permanent accommodation cannot be met by another suitable and available dwelling on the holding or unit or in the locality;
- (vi) the building should be on a scale appropriate to the functional requirement of the holding or rural-based business and sited such that it does not cause harm to the character and appearance of the site or the landscape character of the area. A site adjacent to existing buildings will generally be regarded as the most appropriate.

There is no justification related to any agricultural or rural business use on the site.

As there is no agricultural unit or rural business on the land that could identify a need for a rural worker's dwelling, there is no overriding need for housing development of this site in the open countryside. The proposal is therefore considered to be contrary to the Local Development Plan policies relating to housing development outside of designated settlements.

Notwithstanding the above, it is noted that the April 2016 housing needs survey identifies the need for 12 affordable homes in the Bridestowe & Sourton Parish which straddles the National Park Boundary. A development of approximately 9 affordable dwellings (40% affordable units) has recently been approved by West Devon Borough Council and is pending a S106 agreement (ref:2472/17/OPA). It is also noted that a further 8 dwellings have been approved at the Highwayman Pub in Sourton with a £80,000 contribution to affordable housing provision (ref: 3112/16/FUL).

On this basis, there is limited current need for affordable housing in the Parish and if further affordable units were required, these would be most suitably located in the Rural Settlement of Sourton rather than in this isolated location, outside the settlement.

LOCATION

It is not clear why the existing gated access to the site is not being used as part of the proposal and a new access gateway is being proposed in the existing hedgebank. The application proposes a new access and the removal of a section of hedgerow to the front of the site to accommodate this.

Although the land forms part of an old field system it has been compromised through the construction of the adjacent housing development. Given this fragmentation and the enclosed nature of the site adjoining existing modern development it is not considered that the proposed development would compromise the character of the landscape locally. Therefore there would be no significant conflict with policies COR3 and DMD5 on this basis.

It is noted that in all cases, any development must not compromise the character and appearance of the area and the setting of a listed building and should be acceptable in terms of highway safety and the amenity of surrounding properties. These considerations will be assessed through the second stage of the application process: the Technical Details Consent.

The site is not in a sustainable location. It lies outside of a recognised settlement well away from services and facilities.

AMOUNT

This application is for a maximum of nine dwellings.

There is no agricultural use or rural business on this site or adjacent to this site.

There is no evidence to suggest there is an exceptional need, related to a specific and identified need for local affordable housing, which would override or outweigh the policy constraints relating to new residential development in this open countryside location.

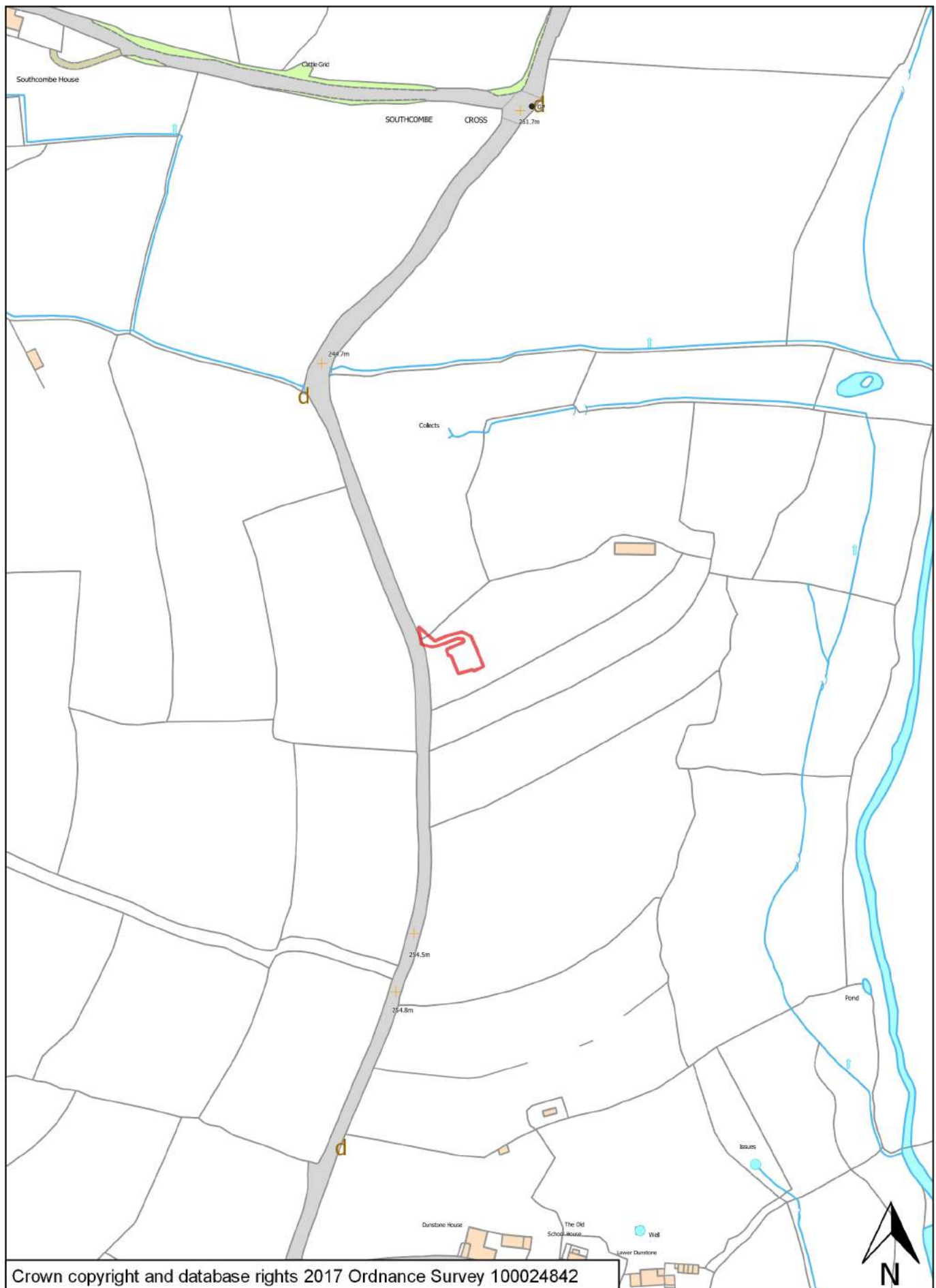
CONCLUSION

In accordance with the policies of the Development Plan this is not considered to be a site which would be suitable for residential development.

Land at Widecombe in the Moor 0439/18



Scale 1:2,500



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7. Application No: **0439/18** District/Borough: **Teignbridge District**
Application Type: **Outline Planning Permission** Parish: **Widecombe-in-the-Moor**
Grid Ref: **SX715761** Officer: **Nicola Turner**

Proposal: **Construction of new dwelling (under National Planning Policy Framework para. 79)**

Location: **field at Southcombe Cross,
Widecombe**

Applicant: **Mr & Mrs I Bowman**

Recommendation **That, subject to the consideration of any comments in respect of Archaeology, permission be REFUSED**

Reason(s) for Refusal

1. The proposal does not meet the criteria of Paragraph 79 of the National Planning Policy Framework 2018 as it fails to significantly enhance its immediate setting and is insensitive to the defining characteristics of the local area. The proposed dwelling is neither innovative or of outstanding architectural merit.
2. The proposed development by reason of its design, scale and siting would have a detrimental impact on the character and visual amenity of this part of the Dartmoor National Park landscape. The proposal is not considered sustainable development and would therefore be contrary to the Dartmoor National Park Development Plan Document, in particular policies COR1, COR2, COR3, COR4, DMD1b and DMD5 and to the advice contained in the Dartmoor National Park Design Guide, The English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.
3. The proposal is in an area where the Authority would only permit development which is necessary in the interests of agriculture, forestry or an established rural business. Having considered the supporting information, insufficient evidence has been submitted to satisfy the Local Planning Authority that the justification is such as to override the policy objection. The proposal is contrary to policies COR1, COR2, COR15 and DMD23 of the Dartmoor National Park Development Plan and to the advice contained in the National Planning Policy Framework 2018.

Introduction

The location of the site is set on the east side of the road running south from Widecombe in the Moor. It runs downhill away from the road to the stream at the lower end of the site.

There is an existing stable on the piece of land and an access splay with gate and gravelled access.

The site can be viewed from the north east at Bonehill Rocks as well as to the south east at Pudsham Down.

It is within an historic field system, together with the five or so long plots to the south, relating to the medieval Dunstone Manor.

Planning History

0143/15	Closure of a field entrance and alterations to a field entrance/gateway	Full Planning Permission	Grant Conditionally	15 May 2015
0120/10	Erection of agricultural building (9m x 6m)	Full Planning Permission	Withdrawn	26 April 2010

Consultations

Environment Agency:	Flood Risk zone 1 - standing advice applies
Teignbridge District Council:	No objection
County EEC Directorate:	Condition recommended
DNP - Archaeology:	Awaiting Comments
DNP - Trees & Landscape:	Objection summary - Objections to this proposal on grounds of its harmful impact upon the iconic views from locations across the valley to the east.
DNP - Ecology & Wildlife Conservation:	No objections, recommended condition

Parish/Town Council Comments

Widecombe PC:	Support the application for the following reasons: (i) The applicants appear to have studied the process for a radical new approach to a dwelling and that this application should be considered in that light. (ii) The applicants appear to have thought very carefully about building a low-impact dwelling which is very environmentally friendly. The development would have very little visual impact as it would be built into the side of the hill and is mainly underground. (iii) The applicants have tried to comply with planning rules for buildings of exceptional design, which is a reason to give planning permission in rural settings where planning permission would not normally be given.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD13 - Archaeology
DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

2 letters of support

Two letters of support on the following planning grounds:

- No visual impact
- Less vehicular movements for caring for animals on site
- Innovative design
- Mitigating climate change
- in line with Local Plan

Observations

INTRODUCTION

The site is located south of the Widecombe Fair showground. It occupies one of the long historic field plots running north east to south west between the road and the Webburn River at the bottom of the valley.

The site is formed by a square paddock and slopes down towards the north east, becoming steeper in the south western corner where it leads to the road. No Pre-application discussions have taken place.

PROPOSAL

The proposed dwelling is a bold design which deliberately avoids pastiche and presents a contemporary building. The style is not vernacular but includes references through the use of granite. In principle it is intended to be a demonstration of craftsmanship and materiality. The angular form is to be achieved using aggregate with extensive glazing to the south and east.

The form is intended to take reference from the underground dwellings, shown in examples of hut circles on Dartmoor. The internal space is set out to have the main bedroom and living areas at the front of the property to make best use of the daylight, and the guest bedroom and kitchen will be lit by roof windows facing the front elevation.

DESIGN CONSIDERATIONS

The proposed dwelling appears almost organic or geological in form. The construction, predominantly underground has a small area of geotextile surfacing around the outside to form the hardstanding. Most of the roof plan of the property would have a grassed surface. The front elevation is proposed to be granite sourced from the site or locally. This is proposed to assimilate the dwelling into the grassed burgage plot.

In general, there is support in local policy for contemporary design in the appropriate location. There has been a number of highly sustainable, high quality dwellings approved within the National Park, however, they have all been replacements rather than within open countryside.

The site lies well away from the residential buildings of Widecombe and Dunstone which do reflect the typical architectural style in Dartmoor. Indeed, the site is surrounded by burgage plots along the roadside which are predominantly grazed and some have small stable/shelter buildings in discreet corners.

The site is visible from the open ground to the north east and in particular the view from the road down to Widecombe from Top Tor, and the ridge running due south through Pil Tor. From the high ground the site is not viewed in conjunction with any other buildings and has a backdrop of Dunstone Down. The site is also very visible from the road running along the western boundary of the site.

Although an interesting design, the proposal is not considered to be innovative or outstanding in its nature, as there is a similar property constructed in the National Park near Moretonhampstead as well as many others nationally.

Although attempting to provide a clean and crisp architectural aesthetic the proposed residential use will require the usual amount of domestic furniture and car parking. The application states that up to two vehicles would be parked on the site to serve the property. This domestication further compounds the issue of the use of the site for the dwelling.

POLICY CONSIDERATIONS

As the Framework and the Circular both make clear, National Parks have the highest status of protection in relation to landscape and scenic beauty. The proposed dwelling would have an unacceptably harmful impact on the distinctive character and appearance of the National Park landscape.

The applicant seeks approval under the National Planning Policy Framework (NPPF) Paragraph 79 (Previously para 55) which makes provision for new houses in the open countryside. It can offer an exemption from planning constraints for individual houses that meet specific criteria, not least of all that they are architecturally outstanding. Paragraph 79 of the NPPF is set out below for clarity:

‘Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The application has been made under part e).

This proposal is primarily related to the more strict interpretation of policy restricting development opportunities in the National Park, where our first principle is one of conserving the landscape and biodiversity. The 'Sandford' principle requires the Authority to give this primacy where there is any perceived conflict. This would apply to proposals to build what may be seen to be unjustified new dwellings in open countryside locations and which do not conform to the requirement to service existing farms or established rural businesses. This is a stronger test than that which may apply outside of the National Park. Policies COR2 and DMD23, amplify this stance, where development would normally only be entertained where it meets a defined need.

Southcombe Cross is not considered an appropriate location for any form of residential development, be it an open market or even affordable dwelling. Policy COR2 provides a clear set of spatial development principles and identifies those Local Centres and Rural Settlements where appropriate development serving local need will be acceptable. Southcombe Cross is not identified as either a Local Centre or Rural Settlement.

The NPPF paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection.

It is against that strong policy background that a judgement should be formed on the merits of the proposal. The rationale behind the concept of the design is an interesting departure from more traditional forms. However, there is no development adjacent to this site to assimilate into, it is a prominent landscape view and the site itself is sensitive. This proposal is not considered to be innovative, or reflect the highest standards of architecture, or significantly enhance the immediate setting, in line with Paragraph 79 of the NPPF. This approach is therefore considered incongruous.

If there is a place for such development it may be where this is better related to a more diverse range of building styles on the edge of larger settlements where the arguments in favour of truly sustainable development may be easier to address.

IMPACT ON LANDSCAPE CHARACTER

There is no evidence of a dwelling having been located on this site. The paddock is likely to be medieval in origin. The site is seen in the context of the surrounding enclosed land and the loss of the paddock will have an impact on the pastoral character of the area. The form of the building is such that it would not reflect the local Dartmoor vernacular found in this area and this modern approach would impact on the character of the landscape.

The development would have an adverse impact on the character of the local landscape. The development would be contrary to policy COR1 in that it does not respect or enhance the character, quality or tranquillity of the local landscape. It is contrary to policy COR3 in that the development does not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities.

The development is also contrary to DMD5 because it does not conserve and/or enhance the character and special qualities of the Dartmoor landscape, particularly the pastoral character of the small paddock and those adjacent. The contemporary design of the building does not reflect the value attribute of strong local vernacular of granite, colourwash and slate, also the

development does not add to the strong perception of tranquillity, remoteness and seclusion: 'a place to hide'.

Policy DMD5 is very clear that development should conserve and/or enhance the character of Dartmoor's landscape. The development would have detrimental impact on the character of the land because it would domesticate the site. Furthermore, there would be an impact created by a dwelling in such an isolated location.

REPRESENTATIONS

There has been one letter of support, based on the grounds that the proposal is:

- Innovative
- A reflection of the hut circles
- No adverse impact upon the area
- Allow the applicants to live on site with the animals
- Reduce the requirement to travel twice a day

Widcombe Parish Council supported the scheme as reported above, on the grounds of this scheme being innovative, low impact and exceptional design.

Trees and Landscape Officer objects to the scheme and the comments will be updated at committee

The Ecologist comments will be updated to Members.

County Highways comments will be updated to Members.

CONCLUSION

The provision of new housing within the National Park is strictly controlled and is limited to a very narrow set of circumstances. Development in this plot would fail to conserve or enhance the character and appearance of the area. Furthermore, given the over-riding policy considerations there are too many fundamental issues to address.

The proposal does not meet the criteria of Paragraph 79 of the National Planning Policy Framework as it fails to significantly enhance its immediate setting and is insensitive to the defining characteristics of the local area. The proposed dwelling is not in character with the surrounding dwellings. The proposal is not considered sustainable development.

The site is not considered a sustainable location for any form of residential development and is therefore contrary to policy COR2.

The application is also recommended for refusal as there is no justification for a dwelling on site. The development would have a detrimental impact on the landscape character of the area, which is contrary to policies COR1 and COR3. It would also be contrary to policies DMD5 and DMD23 as it would fail to conserve and/or enhance what is special or locally distinctive about the landscape character of the area. It is also considered an unsympathetic development that will harm the wider landscape.

Officers are unable to give their support in principle for the open market dwelling and the recommendation is therefore one of refusal.

Old Didworthy Farm, South Brent - 0385/18

Scale 1:1,000



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8. Application No: **0385/18** District/Borough: **South Hams District**
Application Type: **Full Planning Permission** Parish: **South Brent**
Grid Ref: **SX684622** Officer: **Nicola Turner**

Proposal: **Rear extension**

Location: **Old Didworthy Farm, Didworthy**

Applicant: **Mrs J Nichols**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The planning permission hereby given shall be carried out strictly in accordance with the application dated 20 July 2018 together with supporting documents 20 July 2018 together with supporting documents: Site Location Plan Received 25 July 2018; Planning Support Statement, Drawing Number ODF-18F - Proposed Plans and Elevations, Drawing Number ODF-16D Site Plan as Proposed Received 29 August 2018; Archaeology Report Received 06 September 2018.
3. Prior to the commencement of work above damp proof membrane, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority.

Introduction

The location of the site is at the end of a very narrow, typical Dartmoor lane. There is a turning area at the access to the property, which serves a number of other houses. It is not a Conservation Area.

The property is a detached, un-listed two-storey building which has been extended in the past. It is a white rendered property with a slate roof, set in a large garden. The main frontage of the building faces due south.

To access the property, there is a driveway which leads to the north of some outhouses which were once used as kennels, and a granite set of steps leads north to the front of the dwelling. There is also an access to the rear of the property, from a little further north of the building on the road frontage.

The proposal is for an extension to the rear of the property to create a bedroom and ensuite.

The application is presented to the Committee in view of the Parish Council comments and as the proposal presents a departure from the 30% floor space threshold within policy DMD24.

Planning History

0223/18	Use of building as domestic storage ancillary to the use of the dwellinghouse known as Old Didworthy Farm
Certificate of Lawfulness for an existing use	Certificate not issued 26 June 2018

0506/17	Conversion of existing Linhay to provide accommodation for a dependant relative, conservatory to front elevation and rear extension	Full Planning Permission	Withdrawn	15 November 2017
0119/01	Extension and refurbishment	Full Planning Permission	Grant Conditionally	24 April 2001
0385/18	Rear extension	Full Planning Permission	Approve Conditionally	

Consultations

South Hams District Council:	No Objections
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - Standing advice applies
DNP - Building Conservation Officer:	No objection to the rear extension

Parish/Town Council Comments

South Brent PC:	The Parish Council recommends refusal of this application. This proposal, due to the previous extension, would exceed the 30% extension limit within the National Park and the conservatory proposed does not preserve the historic character of the building. Any comments in respect of the revised plans will be reported at the meeting.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings

Representations

7 letters of objection 3 letters of support 2 other letters

Objections:

- Concerns about the % increase based on original building, or the extended building.
- The use of the extension as part of the business of Bed and Breakfast therefore increased parking/vehicle movements.
- Trees and Hedges removed from the site already.
- Potential increase in the size of the Bed and Breakfast in future, together with possible self catering and 'pop-up' businesses.
- DNP Conservation Officer has previously stated in ref 0506/17 that no further changes should be made to this property.
- Overdevelopment of the site.
- Traffic to site.
- Preservation of the historic nature of Didworthy.
- The visibility of the extension from outside the site.
- Light pollution from the conservatory, reducing the 'dark skies' in the hamlet.

- Extension to the front of the dwelling is not in line with DNP guidelines.
- The front extension is acceptable however the rear extension is not pleasing due to its design.
- Boundary discussions with applicant underway due to possible discrepancy.
- Assume that the proposed extensions will be assessed against the DMD24 30% limit.

Support:

- Proposals are not visible from many public vantage points.
- Inobtrusive design.
- Applicant is a good gardener therefore increasing biodiversity.
- Other schemes in the Didworthy area approved which are more intrusive and larger.
- Sympathetic works.

Letters received in response to the altered plans,(without the front extension).

Object:

- The rear extension is still too large and poor design.
- Previous objection from Conservation Officer.
- Plans are not in keeping with the historical building.
- No different objections to that previously stated.

Observations

PROPOSAL

The application has been revised since its submission. It originally included a further extension to the front of the property.

This application now proposes a single storey extension to the rear of the existing property. The materials of the rear extension are proposed to be rendered walls and turf or sedum roof. The doors would be timber, finished to match the existing dwelling.

The pitch of the roof would be running in line with the grassed bank behind, tucked mostly, into the retaining bank which is already behind the dwelling. It would have its lowest point 2m from the dwelling at a height of 2.5m, and then running up, north, to 3.4m high. This roofline would be turfed to blend with the back drop. There is a link with external doors between the main dwelling and the extension, to visually separate it from the host dwelling.

PLANNING POLICIES

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout detailing and materials.

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

design considerations indicate otherwise.

The Dartmoor Design Guide requires high quality locally distinctive design and advises that new extensions should not overwhelm the existing property.

Policy DMD4 sets out the objectives for protecting residential amenity and policies DMD14 and COR7 establish the requirements to safeguard biodiversity and protected species.

ASSESSMENT OF FLOOR SPACE INCREASE AND DESIGN

The proposed extension will deliver 42sqm of habitable floor space and provide one additional bedroom creating a total floorspace of 236sqm. This presents a 22% increase in habitable floor space. This does not exceed the threshold set out in policy DMD24.

The proposed extension has been designed to be sympathetic in scale, proportions, form, detailing and materials to the existing dwelling and will appear as a subservient addition to the rear of the dwelling, separated from the host dwelling by the entrance link. The character and scale of the extension is differentiated from that of the house, and would not be readily visible from the public realm.

The Design Guide acknowledges the importance of scale as a major consideration for householder extensions, the emphasis being on extensions not "overwhelming" the existing property. The proposed extension is appropriately design and scaled; it could not be said to overwhelm the existing property.

There will be no material harm to the character and appearance of this part of the Dartmoor National Park as the proposal is not visible from outside the site to an extent that would cause harm.

PARKING

There would be no parking issues arising from this development.

There are no objections from the Highways Officer.

AMENITY

The proposed extension has been designed with consideration for neighbouring properties. From a distance the proposal would be visible in part, the east elevation of the access link, and part of the wall. This would blend in with the backdrop of the garden and would not have any impact upon the residential amenities of the neighbouring properties. The proposal will therefore not be in conflict with the objectives of policy DMD4.

REPRESENTATIONS

South Brent Parish Council have not given an updated response to the scheme with the revised drawing showing the removal of the front conservatory. They have however objected to the property being taken over the 30% increase. Any comments on the revised scheme will be reported at the meeting

The Building Conservation Officer has no objections to the plans now that the conservatory has been removed from the scheme.

CONCLUSION

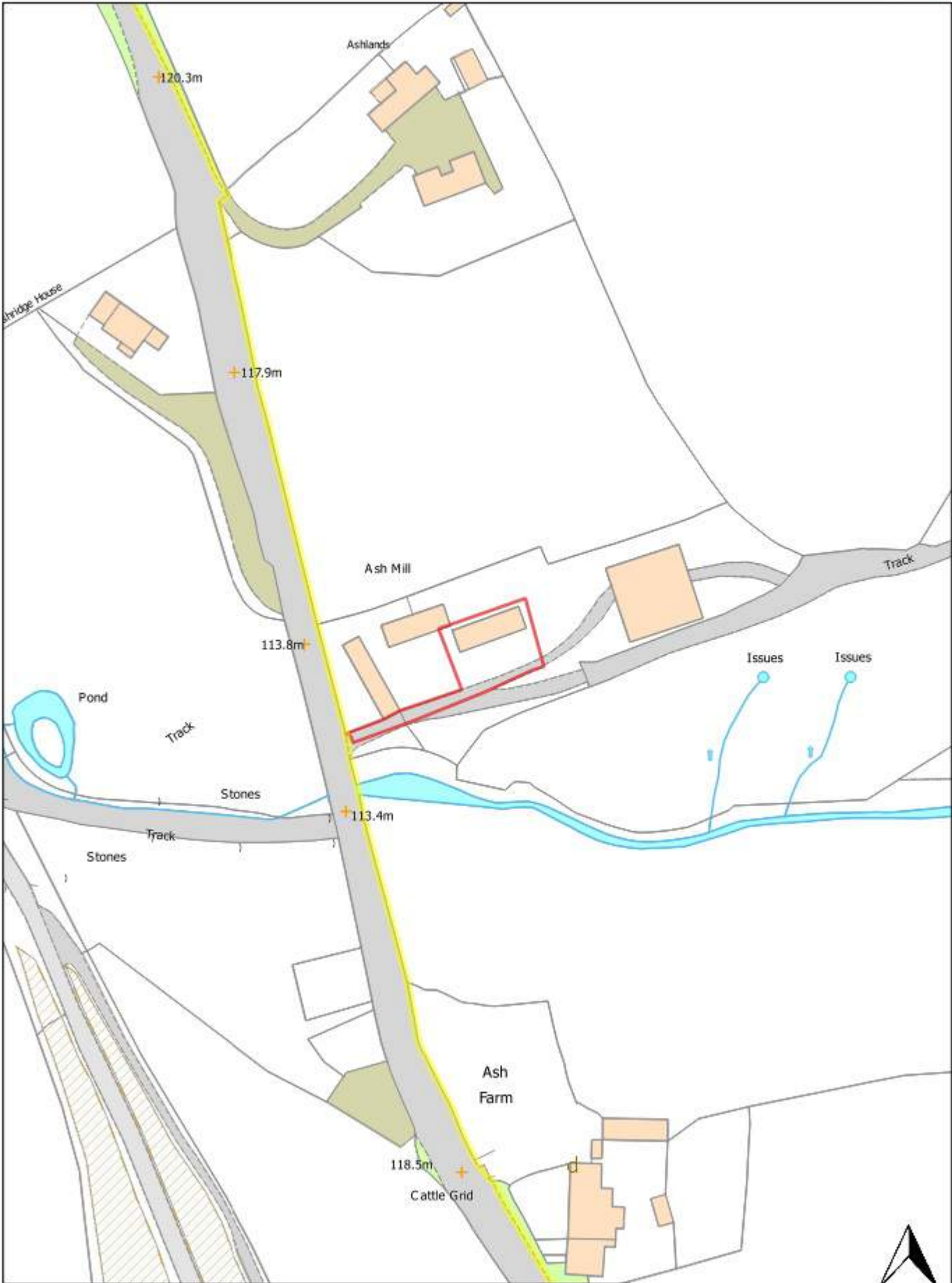
The proposed extension seeks to add a modest amount of additional accommodation to the dwelling. It is acknowledged that the design is contemporary and this element of planning is subjective, however it fits comfortably with the style of the property, the slope of the ground, and the garden in general within the wider landscape.

Having regard to the above factors, it is recommended that planning permission be granted, subject to appropriate conditions.

Ashmill Farm Grenofen 0204/18



Scale 1:1,250



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9. Application No: **0204/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Whitchurch**
 Grid Ref: **SX493718** Officer: **Jo Burgess**

Proposal: **Change of use of barn to dwelling**

Location: **Ashmill Farm, Grenofen**

Applicant: **Mr R Phillips**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in the creation of an unjustified open-market dwelling in the countryside contrary to policies COR2, COR15, DMD1a, DMD9 and DMD23 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 National Planning Policy Framework 2018.

Introduction

The barn at Ashmill Farm is a restored barn in the open countryside between Tavistock and Grenofen. There are several other historic and modern agricultural buildings in the group. Access to the barns is from Whitchurch Road.

It is proposed to convert the two-storey barn into an open market dwelling.

The application is presented to Committee at the request of a Member, Miss Moyse.

Planning History

0340/17	Conversion of barn to dwelling Full Planning Permission	Refused	06 September 2017
0630/05	Change of use of agricultural building to Class B1/B8 and construction of BioDisc drainage system Full Planning Permission	Withdrawn	07 September 2005
0664/01	Restoration of agricultural building for storage of produce and machinery Prior Notification	No objection (conditionally)	07 November 2001
0204/18	Change of use of barn to dwelling Full Planning Permission	Not yet determined	

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	Recommend condition in respect of parking space provision
Environment Agency:	Flood Zone 1 - standing advice applies
DNP - Ecology & Wildlife Conservation:	Condition recommended in respect of works being carried out strictly in accordance with the method statement

Devon County Council (Flood Risk): The applicant has submitted suitable options for surface water drainage management on this site. If the applicant is to utilise a soakaway at this site then infiltration tests should be completed to ensure that this is viable

Parish/Town Council Comments

Plasterdown Grouped PC: No objection but do have concerns regarding highway safety

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR24 - Protecting water resources from depletion and pollution
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
COR9 - Protection from and prevention of flooding
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

2 letters of support 1 other letter

Two letters of support have been received stating that the development at this site would improve the area significantly and no doubt meet a demand.

Observations

INTRODUCTION

Buildings at Ashmill Farm appear on 1884 maps, however the buildings do not appear on the Historic Environment Record. The building the subject of this application was heavily restored following the 2001 permission in association with the Environmentally Sensitive Area (ESA) grant scheme. It is arguable, whether in terms of its age, it fulfils the criteria set out for being an 'historic building'.

The building appears to be in good condition but does not appear to be in active use; with no stock present and the area surrounding the buildings is overgrown.

Although in open countryside the barn is well located in relation to the public transport network

on the A386 and for sustainable travel on the nearby cycleway.

PLANNING HISTORY

The 2001 application was a prior notification application made in association with the ESA grant scheme at the time. The building was at that time a ruin and the works restored the building in accordance with advice from DNPA officers.

The 2005 application relates to a modern agricultural building to the east of the subject building.

This application is a repeat of the 2017 application. Viability information was submitted shortly before the 2017 application was considered by Members in September 2017, stating that neither one or two affordable dwellings would be viable, but this information was submitted too late for officers to give it proper consideration and permission was refused.

POLICY CONSIDERATIONS

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

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

Policy COR15 states that outside Local Centres and Rural Settlements, housing development will be restricted to that serving the proven needs of agriculture or other essential rural businesses or through the appropriate conversion of rural buildings to meet identified local needs for affordable housing.

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

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

Policy DMD23 supports the principle of dwellings where they are required for an agriculture holding or rural based business or conversion of an existing building to an affordable dwelling if the conversion is compliant with Policy DMD9.

THE PROPOSAL

Externally the barn is in good condition with stone walls, slate roofs and shuttered openings. Windows and doors are proposed in the existing openings together with a stainless steel flue. Internally there is one large space with substantial openings at ground and first floor level. It is proposed to use existing openings whilst significantly subdividing the internal spaces to create living accommodation on the ground floor and three bedrooms on the first floor. The internal floor area amounts to approximately 140sqm. The dwelling is proposed as an open market dwelling.

POLICY DMD9

Policy DMD9 supports the principle of conversion of 'historic' buildings in the countryside into affordable housing for local persons or an agricultural or rural worker in cases where a business or community use has been shown to be not viable or feasible.

Policy DMD9 relates to the conversion of traditional rural buildings where such buildings are no longer needed in their original uses, the only guarantee of protection and proper maintenance may be to enable appropriate new sustainable uses to be carried on. The NPPF refers to the re-use of 'redundant' or 'disused' buildings. The building is stated to be structurally sound and the building does not appear to be in need of a new use in order to sustain it.

The applicants argue that the proposal complies with relevant policies and affordable housing cannot be required by the Authority given National Planning Policy Guidance and the 2016 Interim Statement. It is also argued that the provision of affordable housing would be unviable but that a small financial contribution could be made towards the provision of affordable housing.

A building of this size could accommodate two small affordable dwellings. The West Devon Housing Officer has confirmed that there is demand for affordable housing in Whitchurch and surrounding parishes which could be met by the conversion of this building.

The applicants state that any community use would be accommodated in Tavistock (less than 1km to the north) where there are also a plethora of buildings available for business use.

POLICIES COR2, COR15 and DMD23

These policies set out the settlement hierarchy and state that residential development in the open countryside will only be granted under very limited circumstances including where the proposal comprises the conversion of an existing building to an affordable dwelling and the conversion is compliant with DMD9.

As set out in the adopted affordable housing SPD, affordable housing has to be of a sale or rental value which is within the reach of a qualifying person.

The dwelling is approximately 140sqm, well in excess of the 85sqm set out in the affordable housing SPD for a three bedroom affordable house. The proposal is therefore a large unjustified open market dwelling in the open countryside which by virtue of its size is unlikely to

be affordable within the terms set out in the SPD.

Officers consider that the barn could accommodate two units of affordable housing either by means of a vertical or horizontal division, as there is access at the upper level due to the difference in levels. It should also be noted that the West Devon Housing Officer is supportive of affordable housing in this location.

VIABILITY

The independent viability assessor has accepted that the cost estimate is fair and reasonable. However he has challenged the gross development value (GDV). An appraisal based on dividing the barn into two 2 bed houses (divided vertically) or 2 apartments (divided horizontally) has been carried out and he is of the opinion that based on the anticipated open market value of a two bedroom barn conversion at Ashmill Farm, there is sufficient GDV in the site for one unit to be affordable in accordance with the requirements set out in the affordable housing SPD and a 83% reduction in market value in the second unit; whilst still allowing the developer to make what is generally considered to be an acceptable 20% profit on GDV for the developer.

On this basis the proposed development for one open market dwelling is contrary to policies COR2, COR15, DMD9 and DMD23.

The applicant has a copy of the Viability Report and has not provided any commentary in response.

ECOLOGY

An ecological survey has been carried out and bats do not appear to be using the barn at present. Gaps under the hanging slates can be maintained and bat boxes provided in accordance with a mitigation strategy. Subject to an appropriate condition and a condition preventing external lighting, the proposal is in accordance with policies COR7 and DMD14.

HIGHWAYS AND ACCESS

It is proposed to use the existing access. Whitchurch Road is a busy road and visibility to the south is limited by a wall which forms the bridge to the adjacent stream. To the north there is no boundary wall or fence so provided the vegetation is cut back, visibility is good. The Parish Council has raised concerns regarding highway safety, however given the existing use of the buildings, the highways officer has not raised an objection.

With respect to the Parish Council comments Members it is acknowledged that traffic tends to go quite fast down into the dip and up the other side and may recall from the previous application that the father of the applicant was killed on this stretch of road several years ago.

FLOODING

Although the site is in flood risk zone 1, the access is in flood zones 2 and 3 and the whole site falls within the Critical Drainage Area related to Pixon Lane in Tavistock. A flood risk assessment has been provided and two conditions have been requested by DCC Flood Risk Officer. The EA recommended consultation with the relevant Emergency Planner and they have recommended a condition requiring a flood evacuation plan in view of the access from the barn to the road being in Flood Risk Zone 2 & 3.

Policies COR8, COR9 and DMD3 are the relevant Development Plan policies.

It should be noted that a Klargestor package treatment plant is to be provided on land in the ownership of the applicant but outside the application site, with discharge to the adjacent stream. Details of this installation would need to be provided to satisfy the Authority that there would be no pollution or noise issues resulting from the installation.

OTHER MATTERS

The drawing indicates the other buildings on the site will not form part of the curtilage of the new dwelling. No details of boundary or surface treatment are given and the application site includes the access to the modern agricultural building to the rear. In the event that permission were to be granted these details would need to be required by condition and in accordance with DMD9, permitted development rights would need to be removed.

CONCLUSION

The conversion of 'historic' buildings is permitted under specific circumstances in order to sustain the character and appearance of such buildings. Although internally the character of the building will be completely changed, the proposed external alterations will retain the character of the building.

Although this barn is very close to Tavistock, for planning purposes it is in the open countryside where new open market residential development is not permitted for reasons of sustainability.

The requirement of the Development Plan is that in this location where an acceptable conversion is proposed the accommodation should be affordable. There is demonstrated need in the parish and the adjacent parishes and this could be met in part by the conversion of this building into two affordable dwellings.

The proposal for one open market dwelling is therefore contrary to the Development Plan and is not sustainable development as required by the National Planning Policy Framework. It is therefore recommended that permission be refused for the reason stated.

3 New London, Princetown - 0371/18



Scale 1:2,500



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10. Application No: **0371/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Dartmoor Forest**
 Grid Ref: **SX593737** Officer: **Jo Burgess**
 Proposal: **Erection of two-storey side extension**
 Location: **3 New London, Princetown**
 Applicant: **Mr & Mrs Harries**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate scale, massing and design would fail to conserve or enhance, and would be detrimental to, the character and appearance of the cottage (a non-designated local heritage asset) contrary to policies COR1, COR3, COR4, COR5, DMD1a, DMD1b, DMD3, DMD7, DMD8 and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision Circular 2010 and the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

3 New London is a modest semi-detached property. It is set back from a private road, which is accessed from the B3212, in open countryside on the outskirts of Princetown.

It is proposed to erect a two-storey extension at the side of the property which amounts to a 77% habitable floor area.

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

Planning History

0198/14	Single storey side/rear extension to dwelling	
	Full Planning Permission - Householder	Grant Conditionally 02 June 2014
3/55/033/93/03	Demolition of extension and construction of new single storey extension	
	Full Planning Permission	Grant Unconditionally 02 April 1993
03/40/1827/80	Internal alterations including forming bathroom and rebuilding conservatory and the addition of a porch	
	Full Planning Permission	Grant Unconditionally 12 January 1981

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the recommendations on page 3 of inspection and emergence survey report (Paul R Gregory, July 2018).

Parish/Town Council Comments

Dartmoor Forest PC: Support - acknowledge that the increase is more than 30% and will considerably alter the frontage but the property is not visible and it is not usable without the alterations

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

37 letters of support

More than half of the letters of support have come from individuals living outside the area. The application is supported on grounds that the applicants are a young family trying to stay in the village. It's very difficult for families to stay in the village and be able to afford a house that is immediately big enough. The only answer seems to be to buy a house they can afford and hope to make it big enough. The position and size of the extension is supported on these grounds and in light of other extensions to nearby cottages.

Observations

INTRODUCTION

New London is a group of eight cottages which is a fine example, very rare on Dartmoor, of industrial housing specifically built for tin miners. Built between 1872-3, they were originally inhabited by workers employed at Whiteworks Mine and for this reason the group appears on the Historic Environment Record. They were built as pairs of semi detached cottages with a single storey lean-to and access from the side.

THE PROPOSAL

It is proposed to erect a substantial two-storey extension to the side of the existing cottage, with two dormers set into the front and rear elevations and a new entrance porch. The extension amounts to a 77% increase in floor area.

PLANNING POLICIES

Policy DMD7 requires that, development should conserve and enhance the local built environment and reinforce the distinctive qualities of places. The Design Guide states that scale is the major issue with all extensions to existing properties. Extensions should not overwhelm the original building - a small original building has less opportunity for extending.

Side extensions should not have a width greater than half the width of the front of the original house.

Policy DMD24 requires that extensions represent a design approach that reflects the principles of the guidance on extensions and alterations to dwellings set out in the Dartmoor Design Guide, will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints and the total habitable floorspace, unless design considerations indicate otherwise, will be increased by more than 30%.

LAYOUT

The property has two bedrooms and it is proposed to add one bedroom at first floor level. The rooms at first floor level have limited head height in part due to the inclusion of dormer windows. There is no first floor bathroom so an en-suite is included. It is argued that the existing stairs are dangerous so a new set meeting current building regulations is proposed in the extension with the existing stairs being removed.

The position of the extension is limited by the need to retain the only ground floor window to the existing lounge. The ground floor will contain a day room and ground floor WC.

DESIGN AND MASSING

The advice in the adopted design guide is very clear and is especially relevant given that these unique cottages were designed as symmetrical pairs of cottages. Rather than the extension projecting less than half the width of the existing cottage, the proposed extension projects over one and a half times the width and although the line of the main extension is set back 300mm, the ground floor porch extends 800mm beyond it.

The extension will clearly overwhelm this modest cottage and in the context of the design guide and policies DMD7 and DMD24 in particular is considered to be unacceptable.

It is acknowledged that both 5 and 6 New London have been extended. Number 5 was extended first in 1988 before the current policies and design guide were in place. The extension given permission in 2014 constituted a ground floor single storey extension set towards the rear of the property and it was concluded that the proposed extension, because it was set back from the front of the house, was sympathetic to the scale and proportions of the main building. Number 6 was extended in 1993 prior to the existing policy regime.

HERITAGE ISSUES

The cottages appear on the Historic Environment Record and as such should be considered as a non-designated heritage asset. Policy DMD8 requires that the Authority comes to a balanced judgement where applications affect non-designated assets, having regard to the scale of any harm and the significance of the asset.

REPRESENTATIONS

A large number of letters of support have been received, many from outside the National Park. All refer to the small size of the property, the unsatisfactory layout, the fact that the applicants operate a business in the village and wish to stay with their young family.

The Parish Council has supported the application acknowledging the 30% rule and impact on the frontage and referring to the size and layout issues, but also to the fact that the property is not visible from the road or adjoining properties due to the high natural fences provided by surrounding trees.

CONCLUSION

It is acknowledged that the property is small and that the applicants make a contribution to the local community; however this is not a material planning consideration when considering an application to extend a modest dwelling of historic interest.

Although the property is enclosed at the front and side by a hedgebank and substantial trees on the boundary with number 2 and has a wide garden to the side; it is considered that the design, size and massing of the proposed extension would overwhelm this modest property as well as compromising the symmetry of the pair, to the detriment of the original historic and distinctive character of the property itself and the group as a whole.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 October 2018

APPEALS

Report of the Head of Development Management

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

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

1	Application No:	D/18/3199694	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Bridford
	Proposal:	Standalone double garage		
	Location:	Cedar House, Bridford		
	Appellant:	Mr & Mrs Jenner		
	Decision:	ALLOWED		

2	Application No:	W/17/3187801	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Sheepstor
	Proposal:	Construction of new dwelling house (Under National Planning Policy Framework paragraph 55)		
	Location:	Corner site between Huccaby House and Byeways House, Sheepstor		
	Appellant:	Mr & Dr D Sheppard		
	Decision:	DISMISSED		

3	Application No:	W/17/3194784	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Peter Tavy
	Proposal:	Erection of farm managers dwelling		
	Location:	Land adjoining Sowtontown Farm, Peter Tavy		
	Appellant:	Mr & Mrs W Bellamy		
	Decision:	ALLOWED		

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

1 Application No:	D/18/3207341	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Dartmoor Forest
Proposal:	Erection of first floor side extension, single storey front porch extension and installation of external wall insulation		
Location:	2 Forestry Houses, Bellever, Postbridge		
Appellant:	Mr A Chetan		

2 Application No:	X/18/3208279	District/Borough:	Teignbridge District
Appeal Type:	Refusal to issue a Certificate of Lawfulness	Parish:	Christow
Proposal:	The proposed use of Canonteign Manor for occasional short stay lets to groups		
Location:	Canonteign Manor, Christow		
Appellant:	Mr Liquin Peng		

CHRISTOPHER HART