

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. T: 01626 832093 E: hq@dartmoor.gov.uk

To: All Members
of the Dartmoor National Park Authority
(see below)

Please quote: NPA/DM/26/Agenda
Tel: (Direct Line) 01626 832093
Date: 28 October 2026

DARTMOOR NATIONAL PARK AUTHORITY

DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 November 2026

A meeting of the Authority's Development Management Committee will be held on the above date at **10.00am and will be held at Parke, Ian Mercer Room Bovey Tracey, TQ13 9JQ** to consider the following matters.

Registered speakers are able to participate remotely or in person by following our procedure. Members of the public are advised to follow proceedings by listening to the live audio of meetings: Channel content - YouTube Studio

Tom Surrey
Chief Executive (National Park Officer)

Access to Information - Local Government Act 1972 (as amended)

Agenda and Reports

Copies of the Agenda and Part I reports are available for inspection by members of the public on the Authority's website: Development Management Committee | Dartmoor. They are also available at the Authority's main office at Parke, Bovey Tracey, TQ13 9JQ during office opening times five clear days prior to the meeting.

Background Papers

The Background Papers relating to Part I reports, except any containing exempt information, are available on our website Development Management Committee | Dartmoor.

AGENDA

PART I - OPEN PROCEEDINGS

1 **Welcome and Apologies**

2 **Declarations of Interests and Contact**

Members are invited to declare any pecuniary, registerable or personal interest relating to any agenda item at this stage in the meeting.

3 **Minutes of the meeting held on 2 October 2026** (Pg. 1)

Please raise any issues or questions with the Case Officer or the Director of Spatial Planning before the meeting.

4 **Items Requiring Urgent Attention**

5 **Applications to be Determined by the Committee**

Report of the Director of Spatial Planning (NPA/DM/26/015) (Pg.12)

Application 1 – 0360/25 – Land At The Former Down's garage Site, Mary Tavy, PL19 9PA

6 **Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers**

Report of the Director of Spatial Planning (NPA/DM/26/016) (Pg.39)

7 **Appointment of Site Inspection Panel and Arrangements for Site Visits**

PART II - ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC ON THE GROUNDS THAT EXEMPT INFORMATION MAY BE DISCLOSED.

None

MEMBERS ARE REQUESTED TO SIGN THE ATTENDANCE REGISTER

Membership: W Dracup, M Fife Cook, G Hill, M Jeffery, R Keeling, J Major, S Morgan, C Mott, J Nutley, M Owen, G Pannell, M Renders, S Rogers, M Seddon, P Smerdon, D Thomas, M Williams

PART III - DECLARATION OF INTERESTS

Members are invited to consider whether they have a personal interest to declare in the following agenda items in consequence of their membership of a County/District and/or Parish Council as follows:

Development Management Committee 6 November 2026 **Members**		**Applications for Determination by Committee** 0360/25 – Land At The Former Down's garage Site, Mary Tavy, PL19 9PA
Mr Dracup		
Mr Fife Cook		C
Mrs Hill		
Mr Jeffery		
Mr Keeling		C
Mr Major		
Mrs Morgan		C
Mrs Mott		D
Mr Nutley		
Mr Owen		
Mr Pannell		
Mr Renders		D
Mr Rogers		C
Dr Seddon		
Mr Smerdon		
Mr Thomas		C
Mr Williams		

All Members will also be asked at the meeting to declare any **pecuniary**, **registerable**

or **personal** interest which they may have in relation to any matter on the agenda

Dartmoor National Park Authority

Development Management Committee

Public Minutes of Friday 2 October 2026

Present: Will Dracup, Gay Hill, Sally Morgan, Caroline Mott, John Nutley, Mark Owen, Guy Pannell, Mark Renders, Stuart Rogers, Peter Smerdon, Dan Thomas, Mark Williams, Pamela Woods, Richard Keeling, Mike Jeffery, Mary Seddon

Apologies for absence: None

Absent: Michael Fife Cook

Officers in attendance: Dean Kinsella (Director of Spatial Planning), Ollie Dorrell (Senior Planning Officer), Anna Wych (Senior Planning Administration Officer – Minutes)

The Chair welcomed visitors, those watching online and the Independent Person, Catherine Shewan. It was noted that no members of the press were in attendance and that the meeting was being broadcast.

1681 Declarations of Interest and Contact

None

1682 Minutes of the Meeting held on 4 September

Minutes approved.

1683 Items Requiring Urgent Attention

None.

1684 Applications to be Determined by the Committee

Considered: The Report of the Director of Spatial Planning

Application 0360/25 – Land at the Former Down's Garage Site, Mary Tavy, PL19 9PA

Residential development comprising 11 open market dwellings, vehicular and pedestrian access, parking and associated landscaping.

Speakers: Paul Reid (Chair, Mary Tavy Parish Council) & Debbie Crowther (Planning Agent)

Recommendation: That:

(i) The proposed scheme does not constitute major development; and

(ii) Planning permission be GRANTED, subject to the following conditions and the applicant entering into a S106 legal agreement to secure financial contribution towards traffic calming measures and necessary provision of off-site biodiversity net gain

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):

   - Location Plan - numbered 318397 received 15-10-2025
   - Amended Site Sections and Street Elevations - numbered 24-015-29 Rev A received 18-05-2026
   - Amended Site Plan Showing EV Charging Points - numbered 24-015-32 Rev A received 18-05-2026
   - Amended Site Layout Plan at First Floor Level - numbered 24-015-19 Rev A received 18-05-2026
   - Amended Site Surfacing and Boundary Treatments - numbered 24-015-27 Rev A received 18-05-2026
   - Amended Boundary Treatment Details BT-01 & BT-02 - numbered 24-015-28 Rev A received 18-05-2026
   - Amended Site Layout Plan at Ground Floor Level - numbered Name24-015-18 Rev B received 18-05-2026
   - Amended Proposed Elevations & Floor Plans - House Type B & E - Plots 01, 02 & 03 - numbered 24-015-22 Rev B received 18-05-2026
   - Amended Drainage and SUDS Maintenance Plan - numbered DSMP-R02 received 10-09-2026
   - Amended Site Layout Plan at Roof Level - numbered 24-015-20 Rev A received 18-05-2026
   - Amended Drainage Strategy Plan - numbered 01.10 Rev E received 10-09-2026
   - Proposed Elevations & Floor Plans - House Type A - Plots 04/05 & 07/08 - numbered 24-015-25 Rev A received 15-10-2025
   - Proposed Elevations & Floor Plans - House Type C - Plot 11 - numbered 24-015-23 Rev A received 15-10-2025
   - Proposed Elevations & Floor Plans - House Type A - Plots 09 & 10 - numbered 24-015-21 Rev A received 15-10-2025
   - Proposed Elevations & Floor Plans - House Type D - Plot 06 - numbered 24-015-24 received 15-10-2025
   - Proposed Garage Floor Plans - Plots 04, 07, 08 & 09 - numbered 24-015-31 received 22-10-2025
   - Tree Protection Plan - numbered DTS24.14777.1.TPP Rev 2 received 22-10-2025
   - Arboricultural Method Statement - numbered DTS24.14777.1.AMS received 15-10-2025

   Reason: In the interest of clarity

3. No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

   (a) A detailed drainage design based upon the approved Drainage Strategy Plan (Drawing No. 01.10, Rev. E, dated 10th September 2026).
   (b) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.

(c) Proposals for the adoption and maintenance of the permanent surface water drainage system.
(d) A plan indicating how exceedance flows will be safely managed at the site.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (d) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

4. Notwithstanding the drawings hereby approved, no development shall take place on the land until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address the rates, volumes and quality of the surface water runoff from the construction site. Thereafter, all works shall be carried out in accordance with the approved details throughout the construction phase.

   Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk or pose water quality issues to the surrounding area, in accordance with Policy 1.7 and 2.5 of the Dartmoor Local Plan.

5. Unless otherwise agreed by the Local Planning Authority, development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

   Part 1. Site Characterisation

   An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

   (i) a survey of the extent, scale and nature of contamination.

   (ii) an assessment of the potential risks to: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and

pipes; Adjoining land; Groundwaters and surface waters; Ecological systems; Archeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agencys *Model Procedures for the Management of Land Contamination, CLR11.*

Part 2. Submission of Remediation Scheme

Where identified as necessary as a result of the findings of the investigation above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and submitted for approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (other than any part of the development required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and will be subject to the approval in writing of the Local Planning Authority.

Part 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time during the approved development works that was not previously identified, the findings must be reported in writing immediately to the Local Planning Authority. A new investigation and risk assessment must be undertaken in accordance with the requirements of part 1 above and where remediation is necessary a new remediation scheme must be prepared in accordance with the requirements of part 2. This must be subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

Part 5. Long Term Monitoring and Maintenance

Where identified as necessary, a monitoring and maintenance scheme to include monitoring the longterm effectiveness of the proposed remediation over a period to be agreed with the LPA, and the provision of reports on the same must be prepared, both of which will be subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agencys *Model Procedures for the Management of Land Contamination, CLR 11.*

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with planning policy.

6. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The watching brief shall include all associated ground works, both internal and external, the laying of services and landscaping. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis.

   A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development.

   Reason: To investigate and conserve the archaeological heritage of this part of the National Park in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

7. No development shall commence until a Section 278 Agreement under the Highways Act 1980 has been secured and completed with the Local Highway Authority for the design and construction of the off-site highway works comprising a pedestrian crossing point on the A386, and no dwelling shall be occupied until the said works have been completed in accordance with the approved details.

   Reason: In the interests of highway safety in accordance with policies Strategic Policy 1.1, Strategic Policy 1.2, Policy 1.7, and Strategic Policy 4.8 of the Dartmoor Local Plan.

8. No development shall take place on the land until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, to include details of:

   A) parking for vehicles of site personnel, operatives and visitors;
   B) hours of operation to include site clearance, preparation and construction work and vehicle movements to, from and on site
   C) loading and unloading of plant and materials;

D) storage of plant and materials;
E) programme of works (including measures for traffic management);

F) provision of boundary hoarding behind any visibility zones;

G measures to control dust; and

H) measures to prevent mud and other deleterious materials from entering the public highway.

Thereafter, the development shall be implemented in accordance with the approved Construction Method Statement during the construction period.

Reason: In the interest of highway safety and to protect the residential amenity of the occupiers of neighbouring properties and the amenity of the local area, in accordance with Policy 1.7 of the Dartmoor Local Plan.

9. No development shall take place on the land until a Construction and Ecological Management Plan (CEcoMP), including measures to protect habitats and restrict lighting during construction, has been submitted to and approved by the Local Planning Authority in writing. Thereafter, the development shall be carried out in accordance with the approved CEcoMP and the approved timetable for implementation.

   Reason: To protect wildlife and habitat in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

10. No development shall commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the Local Planning Authority, prepared in accordance with the approved Biodiversity Gain Plan, to include: a) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; b) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and c) the monitoring methodology and frequency in respect of the created or enhanced habitat. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

    Reason: To ensure that the development achieves statutory on-site biodiversity net gains.

11. Development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Impact Assessment, Richard Green Ecology, October 2025.

    Reason: To safeguard statutorily protected species in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

12. No occupation of any dwellings hereby permitted shall take place until the following works have been carried out in accordance with details which shall be submitted and approved in writing by the Local Planning Authority prior to construction:

    i) the carriageway, including the vehicle turning head, has been laid out, kerbed, drained and constructed up to and including top course level, the ironwork set to top course level, and the sewers, manholes and service crossings completed;
    ii) the street lighting for the development has been erected and is operational;
    iii) the car parking and any other vehicular access facilities required for the dwelling have been completed;
    iv) the street nameplates for the development have been provided and erected

    Reason: To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Strategic Policy 1.2, 1.5 and 4.8 of the Dartmoor Local Plan.

13. No site clearance, preparation or construction work shall take place on site outside of the hours of Monday - Friday 0800 to 1800 and Saturdays 0900 to 1300, nor at any time on Sundays, Bank or Public Holidays. This includes vehicle movements on the site. Deliveries or collections of materials shall only be made during these times.

    Reason: To protect the residential amenity of this part of the Dartmoor National Park in accordance with the Policy 1.7 of the Dartmoor Local Plan.

14. Details of any external lighting to be installed or used in association with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before installation. Thereafter all external lighting installed or used in association with the development shall be maintained as approved.

    Reason: To protect the character, appearance and tranquillity of this part of the Dartmoor National Park and to safeguard nocturnal biodiversity in accordance with policies SP2.1, SP2.2 and SP2.6 of the Dartmoor Local Plan

15. All roofing slates shall be fixed to the dwellings hereby approved by nailing only.

    Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5 and 2.1 of the Dartmoor Local Plan.

16. Samples of all proposed external facing and roofing materials to be used in the development hereby approved shall be submitted to the Local Planning Authority for approval in writing prior to its installation Thereafter, only approved external facing and roofing materials shall be used in the development.

17. Notwithstanding the details hereby approved, the photovoltaic panels on the dwellings hereby approved shall be black and fitted with a black outer frame and surround and shall not protrude more than 0.2m beyond the plane of the roof. Upon becoming redundant, the photovoltaic panels shall be removed within a period of six months.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policy 1.5 and Policy 6.6 of the Dartmoor Local Plan.

18. The site surfacing and boundary treatments shall be completed in accordance with approved drawings 24-015-27 RevA and 24-015-28 RevA.

    Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5 and 2.1 of the Dartmoor Local Plan.

19. Each dwelling shall have an electric vehicle charge point installed and connected prior to first occupation.

    Reason: To ensure that the proposed development is carried out in accordance with Policy 4.5 of the Dartmoor Local Plan.

20. The development hereby permitted shall be carried out strictly in accordance with the approved Tree Protection Plan (DTS Tree Consultancy, ref: 14777.1.TPP) and Arboricultural Method Statement (DTS Tree Consultancy, ref: DTS24.14777.1.AMS) Prior to the commencement of any works, demolition or development on the land, all trees shown to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising
    of ground levels and no disposal of water or fires within the defined area.

    Reason: To protect the trees and hedgerows and safeguard the character and appearance of this part of the Dartmoor National Park in accordance with Policy 1.7 of the Dartmoor Local Plan.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the dwellings shall be carried out, and, no upper floor windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed within the dwellings hereby permitted without the prior written authorisation of the Local Planning Authority.

    Reason: To protect the character, appearance and amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5. SP2.1, P1.7 and 3.7 of the Dartmoor Local Plan.

Updates

An amendment to Part 2 of the recommendation was reported in relation to off-site Biodiversity Net Gain (BNG). The applicants would purchase the necessary off-site biodiversity units through a habitat bank, to be confirmed through the Biodiversity Gain Plan. A further legal agreement would therefore not be required in respect of this matter.

Members' Questions and Officers' Responses

A Member questioned why the number of dwellings proposed across the two sites had been reduced. Officers advised that the other site could not be considered as part of the application before Members. The number of existing trees constrained the level of development achievable, and the proposal was considered to make appropriate use of the land while retaining the trees.

A Member asked whether the proposed financial contribution towards traffic calming measures was supported by the Parish Council. Officers confirmed that the Parish Council considered traffic calming to be the most appropriate use of the contribution. Although the Parish Council would welcome more extensive measures, it supported the principle of the proposed improvements.

A Member expressed concern regarding the involvement of Devon County Council Highways and indicated that they could have assisted in securing its attendance.

A Member questioned whether the two sites should be considered together, particularly in relation to parking provision and residential amenity, noting that reference had been made to the other site in the officer's presentation.

A Member raised concerns regarding the size of the proposed gardens. Officers advised that, while national guidance existed, there was no specific local policy prescribing minimum garden sizes. The proposed gardens were considered appropriate for the development and would provide an acceptable level of privacy for existing neighbouring properties.

A Member asked whether parking at Coronation Hall was available to the public. Officers advised that they were not aware of any parking restrictions.

A Member questioned whether garages had been included in the assessment of parking provision. Officers advised that there was no specific local policy in this regard and that conditions could be imposed to control the use of garages for parking or storage.

A Member sought clarification regarding the viability assessment and the difficulties associated with developing the site. Officers confirmed that the viability assessment was publicly available on the Authority's website. They explained that redevelopment of a brownfield site involved additional costs, including demolition and site clearance.

Referring to paragraph 6.74 of the report, a Member expressed concern that the assessment of parking provision appeared to take account of the potential benefits of a separate development, despite Members having been advised that the other application could not be considered as part of the current proposal.

A Member questioned whether Devon County Council would be able to deliver appropriate traffic calming measures in the future. Officers advised that discussions had taken place between the developer, Parish Council and Devon County Council. The proposed £30,000 contribution could fund basic traffic calming measures or contribute towards a more comprehensive scheme.

A Member asked whether the developer was aware of the Authority's policy requirement for 45% affordable housing. Officers confirmed that the developer was aware of the requirement.

A Member asked whether the off-site Biodiversity Net Gain provision would be delivered within Dartmoor National Park. Officers confirmed that while there were habitat banks within Dartmoor the applicant was free to purchase the BNG credits from where they choose.

Deferral and Site Visit

A Member requested that consideration of the application be deferred to allow a site visit, particularly to assist Members in understanding the site constraints and the matters raised in the viability assessment.

The request for deferral was supported by another Member, who also requested that a representative from Devon County Council Highways attend the site visit.

In response to a question regarding why a site visit had not previously been arranged, officers explained that, given the prominence of the site, it had been considered likely that Members would already be familiar with its location and characteristics. Officers confirmed that site visits were not a statutory requirement.

A motion to defer consideration of the application pending a site visit, with a request for representation from Devon County Council Highways, was proposed.

RESOLVED: That consideration of the application be deferred pending a site visit, with arrangements to be made for a representative from Devon County Council Highways to attend.

The motion was CARRIED.

The Chair invited the registered speakers to address the Committee either at the current meeting or when the application returned for consideration in November. Paul Reid elected to speak at the current meeting, while Debbie Crowther requested to speak at the deferred meeting in November.

Public Participation

Paul Reid (Chair, Mary Tavy Parish Council)

Mr Reid confirmed that the Parish Council supported the application in principle but emphasised the importance of ensuring that the Section 106 contribution was retained within the local community and used to deliver meaningful highway safety improvements.

He raised concerns regarding pedestrian safety, particularly given the volume of traffic using the main road, the recreational and cycle routes crossing it, and pedestrian movements to the Post Office.

The Parish Council did not support the proposed dropped kerb crossing, which it considered could provide a false sense of security, and would prefer a zebra crossing. Mr Reid also questioned the effectiveness of vehicle-activated signs and suggested that a mini-roundabout or road narrowing scheme would provide more effective traffic calming.

While acknowledging the proposed £30,000 contribution, he emphasised that the Parish Council wished to see more substantial highway improvements than those currently proposed.

Member Question and Speakers Response

A Member asked what discussions had taken place with Devon County Council Highways. Mr Reid confirmed that there had been extensive dialogue with highway officers, although some measures initially suggested had subsequently been withdrawn, making it difficult to establish a clear position.

A Member questioned how the financial contribution would be spent. It was confirmed that this would be investigated further.

In response to a question, Mr Reid confirmed that the Parish Council had not undertaken a housing needs assessment.

1685 Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers

Considered: The Report of the Director of Spatial Planning

Resolved: Members **NOTED** the content of the report.

1686 Appointment of Site Inspection Panel and Arrangements for Site Visits

0360/25 – Land at the Former Down's Garage Site, Mary Tavy

A site inspection was arranged for Friday, 16 October 2026 at 10.00am.

The following Members indicated their intention to attend:

Will Dracup, Sally Morgan, Mark Renders, Dan Thomas, Stuart Rogers, John Nutley, Peter Smerdon, Mark Williams, Gay Hill, Guy Pannell and Caroline Mott.

NPA/DM/26/015

Dartmoor National Park Authority

Development Management Committee

6 November 2026

Applications to be Determined by the Committee

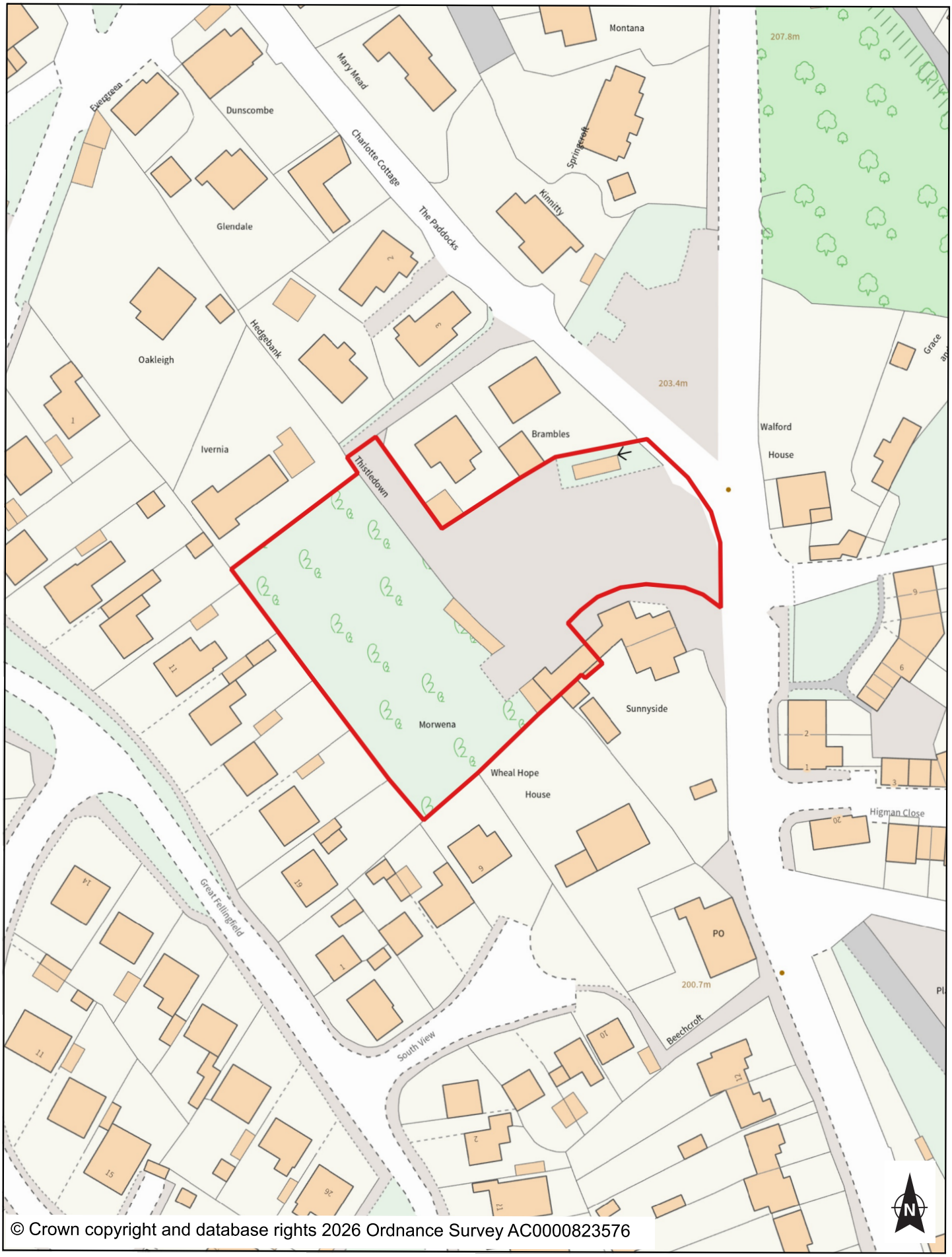
Report of the Director of Spatial Planning

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0360-25 Land At The Former Down's Garage Site, Mary Tavy, PL19 9PA

Scale 1:1,000



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Item 1

Application No:	**0360/25**	District/Borough:	**West Devon**
Application Type:	**Full planning permission**	Parish:	**Mary Tavy**
Grid ref:	**250226, 79434**	Officer:	**Oliver Dorrell**

Proposal: **Residential development comprising 11 open market dwellings, vehicular and pedestrian access, parking and associated landscaping**

Location: **Land At The Former Down's Garage Site, Mary Tavy, PL19 9PA**

Applicant: **Messrs Dodd, Heard and Wonnacott (WAK Developments Ltd)**

Recommendation: **That:**

(i) The proposed scheme does not constitute major development; and

(ii) Planning permission be GRANTED, subject to the following conditions and the applicant entering into a S106 legal agreement to secure financial contribution towards traffic calming measures

1 Introduction

1.1 This application relates to part of the former Downs Garage site at the centre of the village of Mary Tavy. The wider site includes a smaller parcel of land to the north, beyond Brentor Road. The two sites are now in separate ownership.

1.2 The wider site is allocated in the Local Plan under Proposal 7.23 for a mixed-use development to improve the character and appearance of the centre of Mary Tavy comprising around 19 homes.

1.3 This application proposes the erection of 11 open market dwellings, access, parking and associated landscaping comprising a mix of two bedroom (3) and three bedroom (8) properties, mainly in the form of two storey houses, with one bungalow and one coach house.

1.4 There is a separate planning application currently being considered on the other site within the allocation which seeks outline planning permission for 2 dwellings under ref: 0401/25.

1.5 There was a previous planning application for 18 dwellings across both of the sites in 2015 which was withdrawn prior to decision.

1.6 This application was submitted following pre-application engagement with planning officers in 2024.

1.7 This application is presented to Members as it is considered to be a departure from the Development Plan.

2 Consultations

2.1 Full copies of the consultation responses can be found on the application file, in summary:

2.2 **Devon County Council – Education**
Devon County Council identifies that the proposed 11 dwelling development would generate approximately 2.75 primary and 1.65 secondary pupils. Existing schools have sufficient capacity, so no education infrastructure contribution is required. However, a £5,721 contribution towards secondary school transport is requested, as Tavistock College is over 2.25 miles away. The contribution is subject to RPI indexation, with additional legal and monitoring costs payable under the Section 106 agreement.

2.3 **Devon County Council – Highways Authority**
The County Highway Authority has engaged extensively with both the applicant and the Local Planning Authority regarding the provision of traffic calming measures associated with the proposed development. The need for such measures has been a longstanding consideration, reflecting both the expectations of the Parish Council and the requirements set out within the Local Plan.

2.3.1 To address this matter, the applicant has submitted a number of traffic calming proposals for consideration. However, following detailed technical assessment, these schemes have not been supported by Devon County Council's Highway Engineers and Road Safety Team. This is primarily due to the site's location on a designated Primary Route, where any highway intervention must be carefully considered to ensure it does not adversely affect the safety, operation, or strategic function of the route.

2.3.2 In recognition of these constraints, and following ongoing discussions between the parties, the applicant has agreed to make a financial contribution of £30,000 through a Section 106 Agreement. This contribution will provide Devon County Council with the opportunity to investigate, design and deliver appropriate road safety and speed management measures within the locality, should suitable and technically acceptable schemes be identified in the future.

2.3.3 The Highway Authority is satisfied that this approach represents a pragmatic and proportionate solution, enabling a meaningful contribution towards highway safety improvements whilst ensuring that any future interventions are developed in accordance with current engineering standards, road safety requirements and the strategic status of the highway network.

2.4 **Devon County Council – Lead Local Flood Authority (LLFA)**
Following my previous consultation response (FRM/DNP/0360/2025, dated 25th August 2026), the applicant has provided additional information in relation to the surface water drainage aspects of the above planning application, in an e-mail dated 10th September 2026, for which I am grateful.

2.4.1 The applicant has submitted Drainage Strategy Plan (Drawing No. 01.10, Rev. E, dated 10th September 2026) which now proposes the use of tanked permeable paving for the parking bays only. SuDS planters are continued to be proposed for

each dwelling, an attenuation tank with 214.3m3 storage volume and a hydrobrake flow control restricting flows to 1.9l/s.

2.4.2 The applicant has confirmed that the surface water sewer is a South West Water (SWW) asset indicating an agreement in principle, supported by the previously submitted South West Water Developer Services Comments correspondence (SWW ref. VV11/11/25 PL199A).

2.4.3 The applicant has also provided SuDS planter operation and maintenance manual document (no date) and revised the Drainage and SUDS Maintenance Plan (Document Ref. DSMP-R02, Rev. 02, dated 10th September 2026) to include permeable paving.

2.4.4 Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage, assuming that the supplied pre-commencement planning condition is imposed on any approved permission.

2.5 **Devon and Cornwall Police Designing Out Crime Team**
Devon and Cornwall Police welcome the Secured by Design measures proposed. They recommend rear garden boundaries are at least 1.8m high, with robust, seasonally effective hedging supported by temporary fencing while established. Rear gates should match boundary height, be robustly constructed and lockable from both sides.

2.6 **DNPA Archaeology**
Given the potential on the site for the presence of buried heritage assets with no current surface expression, especially those associated with past mining, an archaeological watching brief is recommended according to policy 2.7.

2.6.1 In addition, the intensity of mining activity in the vicinity and the presence of multiple shafts nearby may indicate the presence of subterraneans workings on the site. Due to this thorough geotechnical investigation is recommended to ensure site stability.

2.6.2 Finally, the potential for ground contamination is significant due firstly to the site's use as a garage in the recent past and secondly Wheal Friendship's production of arsenic in the late 19th and early 20th centuries. Measures to investigate and mitigate this are also recommended.

2.7 **DNPA Historic Building Conservation Officer**
The site lies close to the Mary Tavy Conservation Area. Ideally, Plot 1 would have a chimney on its southern end.

2.8 **DNPA Ecology & Wildlife**
The ecological information is considered sufficient, subject to conditions and Natural England consultation. The scheme must deliver 10% biodiversity net gain, including on-site habitat enhancement with 30-year management and monitoring and off-site habitat units to be provided through a registered habitat bank: there is no need for the applicants to enter into a S106 agreement to purchase off-site units. Existing trees should be protected, with new native trees, bat boxes and swift bricks provided. Construction should consider nesting birds, bats, badgers and hedgehogs. Invasive species should be managed, with a further survey recommended before works commence.

2.9 **DNPA Trees**
With regard to tree protection, it is considered that the trees are shown to be adequately protected, and there is no objection.

2.10 **Environment Agency**
Standing advice applies – Flood Zone 1

2.11 **NHS Developer Engagement**
We have a threshold of 20 dwellings or more so this falls outside our criteria so we will not be providing a response to this application.

2.12 **Natural England**
No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

2.13 **Parish Council Comments – Mary Tavy**
We strongly support the proposed residential development of the Former Downs Garage site providing the technical issues particularly in relation to drainage are resolved, and that sensitive comprehensive measures are introduced for traffic calming which we note are yet to be concluded.

2.13.1 We are very much in favour of a mini roundabout being introduced at the A386/Brentor Rd junction as originally allowed for in the planning application for the Higman Close residential development, and as considered appropriate now by Michelle Davies, Principal Highway Development Management Officer for West Devon and Dartmoor National Park.We also believe road safety measures should be installed on both carriageways south of the village centre (between the shop and the Station Rd junction), specifically that a zebra crossing should be introduced to serve pedestrians crossing between the shop and the recreation field/village hall.

2.13.2 It would additionally help if the 30mph speed check camera at present located north of the Brentor Road junction (on the north bound carriageway of the A386), be relocated south of the village shop. Our ideal though would be to have most of the central village area from Station Road to Bal Lane made a 20 mph zone.

2.13.3 To further support our thoughts, we conducted a survey of pedestrian crossings on Wednesday 2nd September 2026. Despite the mainly wet conditions we recorded over 200 crossings between 7am and 7pm highlighting the nature of our village and its facilities. The village is divided approximately in half by the A386 with a thriving shop on the western side and a very well-used Recreation Area and Village Hall on the eastern side. Both are regularly accessed on foot. Our intention is to carry out a further survey during school term and we will come back to you with the findings.

2.14 **South West Water**
No objections, subject to compliance with requirements in respect of matters relating to surface water services, water conservation strategy and foul sewerage services

2.15 **West Devon Borough Council - Environmental Health**

We have no objection to the construction of dwellings on this brownfield site but works are required in order to ensure that the site could not be described as potentially contaminated land once the dwellings have been built. We also recommend the standard CEMP condition be applied to any approval.

2.15.1 With regards to contaminated land the agent is aware that decontamination works will be required and that remediation to remove any potential pathway is needed. Contaminated land condition recommended.

2.16 **West Devon Borough Council - Housing Enabling Officer**
Object. This application does not include any provision of much-needed affordable housing for local people and therefore cannot supported by the Affordable Housing Team at this stage. We note the inclusion of the viability assessment, and this should be reviewed by the planning authority in order to justify the deviation from policy on an allocated site.

2.17 **West Devon Borough Council - Open Space, Sport and Recreation (OSSR)**
The proposal for 11 dwellings would increase demand on existing Mary Tavy open space, sports and recreation facilities, which are already identified as requiring improvements.

2.17.1 A £41,654 Section 106 contribution is recommended towards improvements and ongoing maintenance. The applicant currently proposes £20,000, which is considered insufficient and should be reviewed, subject to the development's viability assessment and overall planning balance.

3 Public representations

3.1 Summary of objection comments (2 Objections):

- Clarity over property boundaries/ownership required
- Request access to maintain boundary wall
- Awaiting confirmation of shadow effect on our property
- Would not like windows overlooking our property to result in loss of privacy
- Who will be responsible for maintaining trees on site
- Our house will be overlooked, request bungalows next to bungalows, not houses
- Request consideration given to overhead electricity supply, surface water drainage and water supply

4 Relevant Local Plan Policies

Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities
Strategic Policy 1.2 Sustainable development in Dartmoor National Park
Strategic Policy 1.3 Spatial Strategy
Strategic Policy 1.4 Major Development
Strategic Policy 1.5 Delivering good design
Strategic Policy 1.6 Sustainable construction
Policy 1.7 Protecting local amenity in Dartmoor National Park
Policy 1.8 Higher risk development and sites
Strategic Policy 2.1 Protecting the character of Dartmoor's landscape

Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity
Strategic Policy 2.3 Biodiversity Net Gain
Strategic policy 2.5 The Water Environment and Flood Risk
Strategic Policy 2.6 Protecting tranquillity and dark night skies
Strategic Policy 2.7 Conserving and enhancing heritage assets
Strategic Policy 3.1 Meeting Housing Need in Dartmoor National Park
Strategic Policy 3.2 Size and accessibility of new housing Strategic Policy 3.4 Housing in Rural Settlements
Strategic Policy 3.6 Custom and self-build housing
Strategic Policy 4.2 Supporting public open space and sports facilities
Policy 4.3 Enabling sustainable transport
Policy 4.4 Parking Standards for new development
Policy 4.5 Electric Vehicle Charging Points
Proposal 7.23 – Land at Mary Tavy

The Dartmoor Design Guide Supplementary Planning Document (2011)

The Dartmoor Housing Supplementary Planning Document (December 2023)

Dartmoor National Park Partnership Plan 2021 – 2026

The Dartmoor Design Guide (2011)

National Planning Policy Framework 2026

5 Site description

5.1 The site is located in the centre of Mary Tavy. It is bounded to the east by the A386 and partially to the north by Brentor Road. The remainder of the boundaries of the site are onto existing residential properties and their domestic gardens, The Paddocks to the north and Great Fellingfield to the west.

5.2 There are currently no pedestrian footways around the site; the existing informal hardsurfaced site extends to the edge of the carriageway of both Brentor Road and the A386.

5.3 The property known as 'Sunnyside' close to the southern boundary is identified on the Historic Environment Record (HER) as a non-designated heritage asset due to its association with the aforementioned mining, probably a miners cottage.

5.4 There is line of trees which extends across the middle of the site, two of which (an oak and a beech) are protected under a Tree Preservation Order (TPO). There are also a number of mature trees growing on parts of the southern and western boundaries.

5.5 The eastern edge of the site, where it adjoins the main road, is identified as being at medium (1 in 100) risk of surface water flooding.

5.6 The site is currently vacant. A previous building associated with the C J Downs coach business has been removed from the site under permitted development. A

further two outbuildings are proposed to be removed under this planning application. The site, with the exception of the tree belt, is considered to fall within definition of previously developed land.

6 Assessment

SITE ALLOCATION

6.1 Proposal 7.23 is a 0.5ha allocation comprising two sites either side of the Brentor Road. The allocation seeks to improve the character and appearance of the centre of Mary Tavy, by comprising a mixed-use development for around 19 homes (including not less than 45% affordable housing to meet local needs), parking provision to serve the village, public amenity space and traffic calming measures.

6.2 The application site is the larger of the two sites and is located to the south of Brentor Road with a vehicular access onto the A386 main road. It was previously used as a maintenance and storage yard in association with the former C J Downs coach business. The maintenance building which was located at the front of the site was removed in 2024.

MAJOR DEVELOPMENT

6.3 Paragraph N4(2) of the National Planning Policy Framework 2026 states that planning permission should be refused for major developments in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. This is reiterated in Strategic Policy 1.4 of the Dartmoor Local Plan.

6.4 The determination of whether a proposal amounts to 'major development' is a matter of planning judgement. It is not consistent with the definition of a 'major planning application', but rather whether the development could be construed as major development in the ordinary meaning of the word having regard to the character of the development in its local context. That would normally be interpreted as applications such as fracking, power line infrastructure, quarrying etc.

6.5 Having regard to the character, nature and scale of the proposed development which is on allocated land within the settlement boundary of the Rural Settlement of Mary Tavy, and taking the local circumstances and context into account, it is not considered to be 'major development' under Paragraph N4(2) of the National Planning Policy Framework 2026.

HOUSING DELIVERY

6.6 The focus of housing development in Dartmoor National Park is the delivery of affordable, well-designed, efficient homes to meet the needs of local people. Market housing will support the delivery of affordable housing; it should also respond to the needs of local people in terms of size, mix and tenure.

6.7 The housing strategy in the Local Plan makes provision for at least 65 homes each year across the National Park. Housing can be delivered on allocated sites (such as in the case here), larger ‘windfall’ sites (sites which weren’t planned for through the Local Plan’s site allocations) and through a rural exception sites policy.

6.8 Mary Tavy is identified as a Rural Settlement in the Dartmoor Local Plan. Strategic Policy 3.4 states that developments of 4 dwellings or more must be on previously developed land within the settlement boundary and comprise not less than 45% affordable housing provided on-site. This is reiterated in site allocation Proposal 7.23.

6.9 Strategic Policy 3.4 goes onto identify circumstances where the proportion of affordable housing may be varied, specifically where: a) a housing needs assessment would justify that the development includes a proportion of local needs custom and self-build housing to meet an identified need; or b) a higher proportion of open market housing is proven essential for the viability of the development; and c) the development is still making a significant contribution towards the provision of affordable housing, community infrastructure, or environmental betterment within the wider settlement.

6.10 The proposals under this application propose only open market housing (i.e. no affordable housing). The applicants have submitted a viability assessment with their planning application to outline how the costs of delivering the site are prohibitive to providing affordable housing. This includes details of abnormal costs which are specific to the proposed development, including costs associated with demolition and the removal of contaminated soil due to the identification of elevated levels of lead and arsenic and costs to the National Grid for delivering power to the site. The assessment includes two development scenarios; a policy compliant scheme (i.e. one which delivers 45% affordable housing) and a scheme with no affordable housing. It concludes that neither scenarios would deliver a viable scheme against a standard target profit of 17%, reporting a deficit of £597k and £196k, respectively. The assessment further concludes that scheme delivering 11 houses on this site only becomes viable if the developer is willing to accept a lower profit margin of 11%, and on the basis of open market units only. This is the scheme which is presented through this application. In response the Authority sought its own independent viability assessment to review and provide confidence that the there is no opportunity for affordable housing on this site. Following analysis of the assessments, in particular around the sales values attributed to the proposed houses, officers have concluded that the applicant's viability is robust and consider that the delivery of affordable housing at any level on this site is not viable.

6.11 While is it disappointing that affordable housing does not form part of the proposed development, it is important to recognise that under the provisions of Strategic Policy 3.4, a housing development can still be policy compliant provided it is still making a significant contribution towards community infrastructure or environmental betterment within the wider settlement, to the extent that planning permission should be granted in-lieu of affordable housing. These contributions are reported in the following sections, and conclusion reached in the Planning Balance.

QUANTUM OF DEVELOPMENT

6.12 Proposal 7.23 sets out that the wider site allocation could accommodate around 19 dwellings across a site area of approximately 0.5ha. This application proposes 11 dwellings on a site approximately 0.38 ha in area. This equates to a density of approximately 29 dwellings per ha.

6.13 Strategic Policy 1.2 requires development proposals to makes efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings.

6.14 The supporting text to Strategic Policy 1.5 highlights the importance of ensuring that what little suitable development land is available is used to best effect within the National Park by maximising density whilst maintaining an urban grain, scale and massing which complements adjacent development.

6.15 The proposal is comparable in density with the existing neighbouring housing development, in particular the modern development at Higman Close on the opposite side of the A386, and the layout protects and incorporates a number of mature trees, as well as highway and parking provision.

6.16 Having regard for the site constraints, the proposal for 11 homes on this site is considered to be an efficient use of scarce building land within the National Park, in accordance with Strategic Policies 1.2 and 1.5.

LAYOUT AND DESIGN

6.17 Strategic Policy 1.5 states that all development will create a strong sense of place with a clear and distinctive character by reinforcing local character, respecting Dartmoor's vernacular, and maintaining and enhancing townscapes, street patterns and frontages and their relationship with the landscape. Planning applications exhibiting anything less than good design will be refused. It also sets out the following design features which will be scrutinised to assess the design quality of new development: a) urban grain and the arrangement of streets, plots and buildings relative to the texture and density of existing settlements; b) the development's scale and massing, relative to views, skylines, townscapes, buildings and spaces; c) the development's character and appearance, and the relationship between buildings, surfaces, open space, boundary features and the landscape; d) the density and mix of land uses; e) the texture, colour, pattern and durability of materials, construction techniques and detailing elements; and f) the development's accessibility and security.

6.18 Part 1 of Proposal 7.23 emphasises that the site is allocated to improve the character and appearance of the centre of Mary Tavy.

6.19 The proposed development would comprise a mix of two-bedroom and three-bedroom houses. The principal eastern aspect would be formed by a terrace of three two-storey dwellings following alignment of the Brentor Road and its junction with the A386. These dwellings would have stepped rooflines following the natural fall in levels and sit directly behind a pedestrian footway which would extend around alongside the highway, separated by a simple granite sett threshold, with gardens and parking to the rear. These dwellings would be presented with a mix of natural stone, natural slate and render on this principal aspect, with a fully stone-faced gable proposed on the southern elevation of Plot 01. Section drawings submitted show a positive integration with other buildings nearby in terms of height and form.

6.20 Elsewhere, and further into the site, the dwellings would follow a similar design approach, consisting of three pairs of semi-detached units, one coach house and one single storey house, albeit with a greater emphasis on the use of render finishes for the walls. PV panels are proposed on the rear roofslopes of all proposed dwellings.

Off-street parking is proposed to the side and/or rear, with a minimum of two spaces allocated to each dwelling, with some properties also benefitting from a garage.

6.21 The proposed vehicular access to the site would be directly from the A386 and would be located between the new front terrace and the existing property to the south, known as Morwenna. The proposed access in this location would maximise developable space within the application site and achieve a good level of visibility for vehicles leaving and emerging onto the A386. The siting and design of the proposed access has been appraised by the Highways Authority, and no objections have been raised.

6.22 An important consideration in any new housing development is design and quality of the landscaping and spaces between the buildings. Negotiation during the application has secured improvements including the provision of a stone wall along the boundary between the feeder road and Plot 01 at the entrance to the site. Moving into the site, a new hedgebank is proposed to the south of Plot 05 which will integrate the new development with the tree belt in the centre of the site. The existing hedgebanks which form the western boundary with Great Fellingfield are also proposed to be retained, along with a number of significant trees which are growing off this boundary, and the boundary to the south-west. In the less public-facing parts of the site, ownership between existing and proposed dwellings will be separated by 1.8m hit and miss timber fencing.

6.23 Overall it is considered that the design, form and materials proposed would represent a high-quality development which responds positively to existing development and would enhance the appearance of the site at the centre of the village. In this regard, the proposals have support from Strategic Policies 1.2, 1.5 and Part 1 of Proposal 7.23.

HIGHWAYS

6.24 The proposed development will be accessed via a new dedicated highway and pedestrian access off the A386 with the existing access off Brentor Road removed.

6.25 Following initial concerns relating to the size of the junction radius, The Highways Authority has confirmed no objection to the proposed access following the submission of revised plans showing the site access as a bellmouth junction with 6m radii. A swept path analysis has been completed showing the junction will not have an unacceptable risk of turning collisions.

6.26 The proposal includes an internal adoptable road and adoptable turning head within the scheme. The applicant has confirmed that it is the intention for these to be adopted by the Highways Authority as public highway. No adverse comments have been received from the Highways Authority in respect of this matter.

6.27 The application site lies immediately adjacent to the main A386 which bisects the village. This road carries significant traffic, both domestic and commercial vehicles, between Plymouth and Tavistock and Okehampton, and the A30 which is a major arterial strategic and trunk road. While the speed limit through the village is 30mph, it has long been recognised that the actual speed of vehicles often exceeds this limit and it is a requirement of the site allocation that development on these sites provide traffic calming measures, secured through planning obligation.

6.28 A variety of options have been considered, including a road narrowing scheme in the vicinity of the site, however following extensive liaison between the applicant and the Highways Authority, a proposal has been put forward which would see replacement the existing electronic speed limit signage and provision of new electronic speed limit signage near the site.

6.29 In addition, the applicant proposes the installation of a new pedestrian crossing south of the development site opposite No. 1 Higman Close, comprising dropped kerbs and tactile paving on both sides of the carriageway.

6.30 While it is acknowledged that the local community may have been hoping for a more extensive package of traffic calming measures, officers consider these works, having regard for the scale of the development, would constitute an appropriate and proportionate form of traffic calming measure.

RESIDENTIAL AMENITY

6.31 Policy 1.7 serves to protect residential amenity in Dartmoor National Park. Amongst other criteria, development proposals should not significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties or have an overbearing and dominant impact.

6.32 The proposed layout is sensitive to the presence of existing dwellings and their residents. Representations have been received from some of the residents of nearby properties, concerned regarding loss of privacy through overlooking and potential overshadowing. As with any infill development of this type there will inevitably be an impact on amenity, however officers are satisfied that sufficient distance will be maintained between the existing and proposed properties to ensure that the amenity levels are not significantly reduced.

ECOLOGY

6.33 Strategic Policy 2.3 sets out a requirement that development should contribute towards biodiversity enhancement. Such enhancement should support the network of wildlife sites and maximise the potential for other environmental gains.

6.34 Policy 2.2 seeks development to conserve and enhance all Dartmoor's biodiversity and geodiversity.

6.35 An Ecological Impact Assessment (EcIA) was submitted with the application. The report identifies that the proposal would result in the loss of an area (0.1504 ha) of bramble scrub and one small apple tree. The proposal would result in the creation of 0.0092 ha modified grassland in moderate condition, 0.042 ha of mixed scrub in moderate condition, 0.08 ha of vegetated garden and the planting of five small individual native trees. The proposal would also result in the retention and enhancement of 0.042 km of ecologically valuable trees from moderate to good condition and the enhancement of 0.0354 ha of bramble scrub to mixed scrub in moderate condition.

6.36 The proposal would result in no net change in habitat units (a -0.31% net loss), and a gain of 0.14 hedgerow units (35.01% net gain); these gains would be delivered on-site and secured by condition. In order to secure a 10% net gain in habitat units, as

required by statutory legislation, it is a requirement that 0.20 heathland and shrub units should be purchased from a registered habitat bank; these gains would be delivered off-site.

6.37 The garage workshop building (B1) on site has already been demolished. Two further outbuildings (B2 and B3) are proposed to be demolished under this application. The applicant has obtained a low impact licence from Natural England to demolish Building B3. A visual inspection of Building B2 on the northern boundary was undertaken on 28.02.2025. No signs of bats were observed during the visual inspection or during the emergence survey undertaken on 02.06.2025. The EcIA concludes that the building is unlikely to be used by roosting bats and an EPS licence is not needed to demolish it.

6.38 The habitat within site is not deemed suitable for dormice or great crested newts. No evidence of badgers was recorded during the survey work although it is possible they could cross the site. Likewise, it is possible hedgehogs could use the tree line and cross the remainder of the site area.

6.39 The EcIA contains mitigation and enhancement measures to avoid any significant impacts on protected species, including sensitive lighting for bats, sensitive timing of works for nesting birds, installation of escape routes from excavations for wildlife, appropriate management of cotoneaster, variegated archangel and montbretia and the provision of bat and bird boxes.

6.40 The site falls within a SSSI Impact Risk Zone although it is considered unlikely that the proposed development would have an adverse impact on SSSI's in the vicinity. The closest four SSSI's are small geological SSSI's, the nearest being 1.9km distant. Natural England have been consulted and raise no objection.

6.41 Devon County Council Ecologist supports the planning application, subject to the conditions suggested are included on any grant of planning permission to ensure adequate mitigation, compensation, and biodiversity enhancements/net gain.

TREES

6.42 An Arboricutural Impact Assessment and an Arboricutural Method Statement were submitted with the application, along with a BS5837 Tree Assessment Plan, Tree Appraisal Plan and Tree Protection Plan. The survey identified 18 individual trees, 4 group of trees and 2 hedges within the development site. Of these, two trees are protected through a TPO, a Pedunculate Oak (T09) and a Copper Beech (T012), both of which are growing out of the bank in the central section of the site.

6.43 In accordance with BS5837:2012 the trees have been rated either 'A', 'B', 'C' or 'U'. The survey work identified 1 to be high quality ('A'), 16 as moderate quality ('B'), and 5 as low quality ('C'). Under this scheme it is proposed to retain all trees falling within categories 'A – C', with the removal of two 'U' category trees (trees that should be removed for management reasons regardless of site proposals). All the trees proposed to be retained are either located within the central bank or growing on the south-west and south-east boundaries of the site.

6.44 One of the key arboriculture features on site is T012 a copper beech (Fagus sylvatica 'purpurea'). It is within the centre of the site and is an important feature of Mary Tavy

and can be seen from the A386. This tree is considered a category 'A' tree; trees of high quality with an estimated remaining life expectancy of at least 40 years.

6.45 The impacts of shade and light in relation to trees and construction are critical considerations for both tree retention and future site usability. The Arboricutural Impact Assessment identifies that the proposed dwellings are largely positioned outside the shade arcs of the retained trees, and that while some trees (in particular T012 and T021) do cast shade over the garden areas of some properties, all proposed gardens are expected to receive a high level of direct sunlight during the summer months and in general shade on site will have a low impact on the trees in the short to long term.

6.46 The Tree Protection Plan identifies which trees are proposed to be retained and the Arboricutural Method Statement sets out measures mitigating the impact upon proposed retained trees, including site monitoring, installation of protective fencing, guidance on working within root protection areas, installation of cellular webbing and necessary pruning.

6.47 The Authority's Trees Officer has appraised the arboricultural information submitted and has confirmed the trees are shown to be adequately protected and raises no objection.

DRAINAGE

6.48 Strategic Policy 2.5 which requires developments to dispose of surface water in accordance with sustainable methods that minimise the risk of flooding of property and land or the pollution of watercourses.

6.49 The application site is located in flood zone 1 which means it is at low risk of fluvial and tidal flooding (>0.1 annual probability). The western side of the site is partially at low to high risk of flooding from surface water.

6.50 The application is submitted with a Surface Water Construction Management Plan and a Drainage Strategy Plan. The proposed drainage strategy is for surface water to two private underground attenuation tanks within the site with discharge into a combined sewer at a restricted rate.

6.51 The Lead Local Flood Authority had requested above ground features to be provided which have now been incorporated within the scheme in the form of SuDS planters for each dwelling as well further information in respect of the pollution index and additional source control features, such as permeable paving. These details have now been submitted to the satisfaction of the LLFA.

6.52 Some confusion had arisen during the course of the application regarding ownership of the sewer where the surface water from the attenuation tanks would be discharged, with the developer previously unable to provide confirmation an agreement in principle to discharge into the network either from South West Water or Devon County Highways Authority. The applicant has now confirmed that the surface water sewer is a South West Water asset and has provided documentation indicating an agreement in principle from SWW.

LAND CONTAMINATION AND INSTABILITY

6.53 Policy 1.8 states that development must be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. The policy sets out a number of requirements for development on sites which may have or are suspected to have a higher level of risk through contamination or stability.

6.54 Paragraph L2 of the NPPF states that planning decisions should give substantial weight to development proposals which would result in the remediation of despoiled, degraded, derelict, contaminated or unstable land;

6.55 The application site was previously used as a coach depot where it is understood that repair works also took place. A Phase 1 Preliminary Risk Assessment is submitted with the application. The report concludes that further work is required in the form of a Phase 2 Ground Investigation due to potential contamination from radon gas, contaminants including hydrocarbons and metallic elements, including sulphates.

6.56 In order to identify the full nature, extent and risks associated with the contamination, and be satisfied that remediation can be undertaken to reduce any risk to an acceptable level, both during the construction phase and for the future residents of the housing, it is recommended that a condition require the submission of a Phase 2 Ground Investigation and Remediation Strategy for approval prior to the commencement of works on site.

6.57 A mining search report has been submitted with the application which advises that the site is within an area of extensive metalliferous mining activity. There are records that an adit and other deep workings associated with former Hope Mine within the site but that they are considered at sufficient depth not to present a risk at surface.

6.58 The report concludes that the site is unlikely to be affected by subsidence related to historic mining activity and no further action is required prior to commencement of development. An informative is recommended in respect of potential unrecorded trial workings and advice that a mining consultant should inspect any adverse ground conditions encountered during development.

S106 CONTRIBUTIONS

6.59 To be valid, S106 obligations must meet three statutory tests (Regulation 122 of the CIL Regulations 2010):

- Necessary to make the development acceptable in planning terms.
- Directly related to the development.
- Fairly and reasonably related in scale and kind to the development.

6.60 The following financial contributions have been requested:

EDUCATION

6.61 Devon County Council identifies that the proposed 11 dwelling development would generate approximately 2.75 primary and 1.65 secondary pupils. Existing schools have sufficient capacity, so no education infrastructure contribution is required.

However, a £5,721 contribution towards secondary school transport is requested, as Tavistock College is over 2.25 miles away. The contribution is subject to RPI indexation, with additional legal and monitoring costs payable under the Section 106 agreement.

OPEN SPACE, SPORT RECREATION

6.62 The proposal for 11 dwellings would increase demand on existing Mary Tavy open space, sports and recreation facilities, which are already identified as requiring improvements.

6.63 A £41,654 Section 106 contribution is requested by West Devon Borough Council towards improvements and ongoing maintenance.

HIGHWAYS

6.64 In addition to the above, the site allocation states that traffic calming measures will be sought through planning obligations.

6.65 Officers have been in discussion with the applicants in respect of contributions. The applicants have stated that it would not be viable for the proposed development to deliver on all of the requested contributions. The conclusions of the viability assessment confirm this to be the case. They have, however, agreed separately to a £30,000 contribution, secured through legal agreement, to be made towards either affordable housing or traffic calming measures.

6.66 Officers have also been in dialogue with the Parish Council regarding the proposed financial contributions being offered who have stated that the priority is for the funding traffic calming measures. Officers consider that the use of monies for this purpose would meet the three statutory tests and the allocation of funding is recommended on this basis.

6.67 A proposal put has been put forward by the Highways Authority which would see the funding be allocated to the replacement the existing electronic speed limit signage and provision of new electronic speed limit signage near the site. Officers understand however that the Parish Council may prefer the monies to be allocated towards an alternative package of measures, as yet agreed, and possibly dependent on additional funding streams. It is recommended therefore that the provisions of the legal agreement allow for flexibility so as not to dictate the precise nature of the traffic calming at this stage and to allow for further discussions and agreement with relevant stakeholders to take place at a later date.

PLANNING BALANCE

6.68 This application relates to a brownfield site within a Rural Settlement. The Local Plan strongly encourages the re-use of previously developed or brownfield land in order to make efficient use of Dartmoor's precious land resource (paragraph 1.8.1), while Strategic Policy 3.4 makes it clear that previously sites comprising developed land are the priority for housing developments above 4 dwellings in Rural Settlements

6.69 The site allocation makes clear that land has been allocated to improve the character and appearance of the centre of Mary Tavy, while also including stipulations around

affordable housing provision, parking provision, public amenity space and traffic calming measures.

6.70 The proposals under this application are for 100% open market housing. The application is accompanied by viability which demonstrates that the provision of on-site affordable housing is not achievable. The test under Strategic Policy 3.4 (3) therefore is whether the development, in-leu of the provision of affordable housing on-site, is still making a significant contribution towards the provision of affordable housing, community infrastructure, or environmental betterment within the wider settlement.

6.71 The proposal would see the redevelopment of a vacant brownfield site in the centre and has strong support from the Parish Council. The scheme submitted is considered to be of high quality and includes well-designed buildings, a new safe vehicular access and the retention of a number of significant trees. Overal,l it is considered that the proposed development would have a meaningful positive impact on the character and appearance of this part of the village.

6.72 The application includes the provision of £30,000 (to be secured through s106), as either a commuted sum in-lieu of provision of affordable housing on-site or as a contribution towards traffic calming measures. There has been extensive dialogue between officers, the applicant and the Highways Authority (Development Management Officer and Neighbourhood Highways Officer) over what traffic calming measures might be appropriate to the proposed development. Officers have also been in liaison with Mary Tavy Parish Council who are strongly in support of traffic calming measures, and are aware of requests for additional measures, such as speed cameras, a zebra crossing between the shop and recreation field and the provision of a mini-roundabout on the junction of Brentor Road and A386.

6.73 While acknowledging these requests for additional traffic calming measures, the financial offer in this case is modest. When considering financial contributions secured via legal agreement the Authority is required to consider if they meet the tests set out in CIL Regulation 122 of being necessary, directly related to the development and fair and reasonably related in scale and kind of the development. In this case, it has been agreed in principle that the funds for traffic calming measures would be allocated for replacement the existing electronic speed limit signage and provision of new electronic speed limit signage near the site.

6.74 This application does not include any parking provision for the village or public amenity space. Members should note that there is a separate outline planning application in respect of the smaller site to the north (ref: 0401/25) which does include an area of public amenity space. It also includes the provision of a pavement from the front of the proposed dwellings and along the eastern boundary of the site with the main road which would connect to the existing highways pavement to the north. Were the two developments proceed as submitted, it would mean that there would be a pavement connection from the entrance to the application site to the bus stop on Brentor Road, and a corresponding pavement connection on the opposite side of the Brentor Road to the existing roadside pavement to the north leading to the zebra crossing across the A386. If this application were to proceed in isolation, it would still provide a pedestrian connection from the entrance to the application site to the bus stop where one does not currently exist which would be a benefit for all users of the service.

6.75 It is important to recognise however that the two sites which form this site allocation are in separate ownership and both planning applications have been submitted independently of each other. As such, there is a clear risk that one development proceeds and the other does not. It is therefore necessary to determine each application proposal on the basis of its own merits. Officers had encouraged both site owners at pre-application stage to co-operate and bring forward an application together, and to collaborate during the course of the application process; however this has not occurred.

6.76 The proposals under this application are for re-development of a vacant, brownfield site in the centre of the village to deliver a high-quality housing development which will enhance the character and appearance of the area. The provision of a new pedestrian crossing point and a financial contribution towards traffic calming measures are also contributing factors for the granting of planning permission. That the scheme does not include affordable housing is regrettable, as is the developer's inability to commit to contributions for open space/recreation and education. The approach taken by the individual site owners to submit applications independently of each other also means that there is a lack of certainty regarding the other elements of the site allocation (for example, public amenity space) which might be capable of being delivered but cannot be secured through this application.

6.77 Notwithstanding these factors, in reaching a recommendation on this application, officers have attributed significant weight to the positive impact of redevelopment of this prominent village centre brownfield site which has laid vacant for some years and the desire within the community for the enhancements that the proposed development would bring to the area. The recommendation also reflects a recognition of the challenging market conditions which exist at this time and acknowledgement that expectations for development on certain difficult to develop sites may at times need to be adjusted where they are backed up by robust viability evidence.

6.78 Having regard for all relevant polices within the Local Plan, and other material planning considerations, the recommendation of officers is for approval, subject to the planning conditions set out below and applicant entering into a S106 legal agreement to secure financial contribution towards traffic calming measures and necessary provision of off-site biodiversity net gain.

7 Member Site Inspection – 16 October 2026

The site inspection was attended by Members, a representative from the Highways Authority, representatives from the Parish Council and the applicant/agent

The site and context were introduced by the case officer and those present walked around the site.

Members raised queries on the location, context and positioning of buildings, parking and access

The case officer confirmed that the was ground contamination associated with former use of the site and that remediation was required for the safety of future occupiers of the site. Members queried how contamination affected the viability of the site. The case officer confirmed that the remediation costs were set out in the Viability

Assessment and that a summary of headline figures would be provided in the next presentation.

The case officer outlined where the access arrangements were including the pedestrian crossing proposed off site.

The Highways Authority provided comments in respect of the proposed vehicular access to the site

The applicants agent provided a brief overview of the evolution of the site in response to Member question

7 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):

   - Location Plan - numbered 318397 received 15-10-2025
   - Amended Site Sections and Street Elevations - numbered 24-015-29 Rev A received 18-05-2026
   - Amended Site Plan Showing EV Charging Points - numbered 24-015-32 Rev A received 18-05-2026
   - Amended Site Layout Plan at First Floor Level - numbered 24-015-19 Rev A received 18-05-2026
   - Amended Site Surfacing and Boundary Treatments - numbered 24-015-27 Rev A received 18-05-2026
   - Amended Boundary Treatment Details BT-01 & BT-02 - numbered 24-015-28 Rev A received 18-05-2026
   - Amended Site Layout Plan at Ground Floor Level - numbered Name24-015-18 Rev B received 18-05-2026
   - Amended Proposed Elevations & Floor Plans - House Type B & E - Plots 01, 02 & 03 - numbered 24-015-22 Rev B received 18-05-2026
   - Amended Drainage and SUDS Maintenance Plan - numbered DSMP-R02 received 10-09-2026
   - Amended Site Layout Plan at Roof Level - numbered 24-015-20 Rev A received 18-05-2026
   - Amended Drainage Strategy Plan - numbered 01.10 Rev E received 10-09-2026
   - Proposed Elevations & Floor Plans - House Type A - Plots 04/05 & 07/08 - numbered 24-015-25 Rev A received 15-10-2025
   - Proposed Elevations & Floor Plans - House Type C - Plot 11 - numbered 24-015-23 Rev A received 15-10-2025
   - Proposed Elevations & Floor Plans - House Type A - Plots 09 & 10 - numbered 24-015-21 Rev A received 15-10-2025

- Proposed Elevations & Floor Plans - House Type D - Plot 06 - numbered 24-015-24 received 15-10-2025
- Proposed Garage Floor Plans - Plots 04, 07, 08 & 09 - numbered 24-015-31 received 22-10-2025
- Tree Protection Plan - numbered DTS24.14777.1.TPP Rev 2 received 22-10-2025
- Arboricultural Method Statement - numbered DTS24.14777.1.AMS received 15-10-2025

Reason: In the interest of clarity

3. No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

   (a) A detailed drainage design based upon the approved Drainage Strategy Plan (Drawing No. 01.10, Rev. E, dated 10th September 2026).
   (b) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
   (c) Proposals for the adoption and maintenance of the permanent surface water drainage system.
   (d) A plan indicating how exceedance flows will be safely managed at the site.

   No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (d) above.

   Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG.

4. Notwithstanding the drawings hereby approved, no development shall take place on the land until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address the rates, volumes and quality of the surface water runoff from the construction site. Thereafter, all works shall be carried out in accordance with the approved details throughout the construction phase.

   Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk or pose water quality issues to the surrounding area, in accordance with Policy 1.7 and 2.5 of the Dartmoor Local Plan.

5. Unless otherwise agreed by the Local Planning Authority, development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

Part 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
(i) a survey of the extent, scale and nature of contamination.
(ii) an assessment of the potential risks to: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; Adjoining land; Groundwaters and surface waters; Ecological systems; Archeological sites and ancient monuments.
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agencys *Model Procedures for the Management of Land Contamination, CLR11.*

Part 2. Submission of Remediation Scheme

Where identified as necessary as a result of the findings of the investigation above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and submitted for approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (other than any part of the development required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and will be subject to the approval in writing of the Local Planning Authority.

Part 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time during the approved development works that was not previously identified, the findings must be reported in writing immediately to the Local Planning Authority. A new investigation and risk assessment must be undertaken in accordance with the requirements of part 1 above and where remediation is necessary a new

remediation scheme must be prepared in accordance with the requirements of part 2. This must be subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

Part 5. Long Term Monitoring and Maintenance

Where identified as necessary, a monitoring and maintenance scheme to include monitoring the longterm effectiveness of the proposed remediation over a period to be agreed with the LPA, and the provision of reports on the same must be prepared, both of which will be subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agencys *Model Procedures for the Management of Land Contamination, CLR 11.*

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with planning policy.

6. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The watching brief shall include all associated ground works, both internal and external, the laying of services and landscaping. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development.

   Reason: To investigate and conserve the archaeological heritage of this part of the National Park in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

7. No development shall commence until a Section 278 Agreement under the Highways Act 1980 has been secured and completed with the Local Highway Authority for the design and construction of the off-site highway works comprising a pedestrian crossing point on the A386, and no dwelling shall be occupied until the said works have been completed in accordance with the approved details.

Reason: In the interests of highway safety in accordance with policies Strategic Policy 1.1, Strategic Policy 1.2, Policy 1.7, and Strategic Policy 4.8 of the Dartmoor Local Plan.

8. No development shall take place on the land until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, to include details of:

   A) parking for vehicles of site personnel, operatives and visitors;
   B) hours of operation to include site clearance, preparation and construction work and vehicle movements to, from and on site
   C) loading and unloading of plant and materials;
   D) storage of plant and materials;
   E) programme of works (including measures for traffic management);
   F) provision of boundary hoarding behind any visibility zones;
   G measures to control dust; and
   H) measures to prevent mud and other deleterious materials from entering the public highway.

   Thereafter, the development shall be implemented in accordance with the approved Construction Method Statement during the construction period.

   Reason: In the interest of highway safety and to protect the residential amenity of the occupiers of neighbouring properties and the amenity of the local area, in accordance with Policy 1.7 of the Dartmoor Local Plan.

9. No development shall take place on the land until a Construction and Ecological Management Plan (CEcoMP), including measures to protect habitats and restrict lighting during construction, has been submitted to and approved by the Local Planning Authority in writing. Thereafter, the development shall be carried out in accordance with the approved CEcoMP and the approved timetable for implementation.

   Reason: To protect wildlife and habitat in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

10. No development shall commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the Local Planning Authority, prepared in accordance with the approved Biodiversity Gain Plan, to include: a) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; b) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and c) the monitoring methodology and frequency in respect of the created or enhanced habitat. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

    Reason: To ensure that the development achieves statutory on-site biodiversity net gains.

11. Development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Impact Assessment, Richard Green Ecology, October 2025.

    Reason: To safeguard statutorily protected species in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

12. No occupation of any dwellings hereby permitted shall take place until the following works have been carried out in accordance with details which shall be submitted and approved in writing by the Local Planning Authority prior to construction:
    i) the carriageway, including the vehicle turning head, has been laid out, kerbed, drained and constructed up to and including top course level, the ironwork set to top course level, and the sewers, manholes and service crossings completed;
    ii) the street lighting for the development has been erected and is operational;
    iii) the car parking and any other vehicular access facilities required for the dwelling have been completed;
    iv) the street nameplates for the development have been provided and erected

    Reason: To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Strategic Policy 1.2, 1.5 and 4.8 of the Dartmoor Local Plan.

13. No site clearance, preparation or construction work shall take place on site outside of the hours of Monday - Friday 0800 to 1800 and Saturdays 0900 to 1300, nor at any time on Sundays, Bank or Public Holidays. This includes vehicle movements on the site. Deliveries or collections of materials shall only be made during these times.

    Reason: To protect the residential amenity of this part of the Dartmoor National Park in accordance with the Policy 1.7 of the Dartmoor Local Plan.

14. Details of any external lighting to be installed or used in association with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before installation. Thereafter all external lighting installed or used in association with the development shall be maintained as approved.

    Reason: To protect the character, appearance and tranquillity of this part of the Dartmoor National Park and to safeguard nocturnal biodiversity in accordance with policies SP2.1, SP2.2 and SP2.6 of the Dartmoor Local Plan

15. All roofing slates shall be fixed to the dwellings hereby approved by nailing only.

    Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5 and 2.1 of the Dartmoor Local Plan.

16. Samples of all proposed external facing and roofing materials to be used in the development hereby approved shall be submitted to the Local Planning Authority

for approval in writing prior to its installation Thereafter, only approved external facing and roofing materials shall be used in the development.

17. Notwithstanding the details hereby approved, the photovoltaic panels on the dwellings hereby approved shall be black and fitted with a black outer frame and surround and shall not protrude more than 0.2m beyond the plane of the roof. Upon becoming redundant, the photovoltaic panels shall be removed within a period of six months.

    Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policy 1.5 and Policy 6.6 of the Dartmoor Local Plan.

18. The site surfacing and boundary treatments shall be completed in accordance with approved drawings 24-015-27 RevA and 24-015-28 RevA.

    Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5 and 2.1 of the Dartmoor Local Plan.

19. Each dwelling shall have an electric vehicle charge point installed and connected prior to first occupation.

    Reason: To ensure that the proposed development is carried out in accordance with Policy 4.5 of the Dartmoor Local Plan.

20. The development hereby permitted shall be carried out strictly in accordance with the approved Tree Protection Plan (DTS Tree Consultancy, ref: 14777.1.TPP) and Arboricultural Method Statement (DTS Tree Consultancy, ref: DTS24.14777.1.AMS) Prior to the commencement of any works, demolition or development on the land, all trees shown to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or fires within the defined area.

    Reason: To protect the trees and hedgerows and safeguard the character and appearance of this part of the Dartmoor National Park in accordance with Policy 1.7 of the Dartmoor Local Plan.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the dwellings shall be carried out, and, no upper floor windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed within the dwellings hereby permitted without the prior written authorisation of the Local Planning Authority.

Reason: To protect the character, appearance and amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5. SP2.1, P1.7 and 3.7 of the Dartmoor Local Plan.

9 Informatives

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
   a) a Biodiversity Gain Plan has been submitted to the planning authority, and
   b) the planning authority has approved the plan.

   The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the Dartmoor National Park Authority.

   There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

   Based on the information available this permission is considered to be one which **WILL REQUIRE** the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

   For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

2. Given the extensive metalliferous mining activity in the area, it is conceivable that unrecorded trial workings might exist within the site. If any adverse ground conditions are encountered during construction, the advice of a mining consultant should be sought.

DEAN KINSELLA

NPA/DM/26/016

Dartmoor National Park Authority

06 November 2026

Tree Preservation Orders and Section 211 Notifications Determined Under Delegated Powers

Report of the Director of Spatial Planning

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

Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers - Decisions Issued 1/08/26-31/08/26			
Application Reference	**Location**	**Proposal**	**Decision**
26/0058	The Old Cottage, Sticklepath, Okehampton, Devon, EX20 2NL		Tree S211 Exempt
26/0055	SEWAGE WORKS, Lydford, Okehampton, Devon, EX20 4BH	Crown lift Beech trees growing within English Heritage boundary at Lydford Castle	Tree Grant
26/0054	3, Hurst Court East Street, Ashburton, Newton Abbot, Devon, TQ13 7AH	T1 Walnut - Crown reduction of overhanging stems by an average of 2 metres	Tree Grant

Works to Trees Protected by TPO Determined Under Delegated Powers - Decisions Issued 1/08/26-31/08/26			
26/0053	1 Glebelands, Buckfastleigh, Devon, TQ11 0BH	T1 Ash - Raise lower canopy to give 4 metres clearance from ground level and remove dead branches currently causing hazard to neighbours properties and to my property	Tree Grant
26/0049	Parkland At Moorhaven, Moorfields Road, Moorhaven	Two Pine trees are dead. One has lost a big piece of its bark at 2/3 height. Both trees are dangerous. The trees need to be removed and replanted with suitable replacements	Tree Grant
26/0068	12 Sumner Road, Bittaford, Ivybridge, Devon, PL21 0ET	T1 Oak - Fell Further Works required under the previous exemption under 26/0059 - BWB 11 16-07-26 1 Oak near the properties is looking sparse on leaf and may require more remedial action in coming year The Works were unable to be achieved as the Tree Surgeon could access the tree safely, and when a climb by the arborist it was deemed again unsafe due to the stability of the tree due to base rot. We seek permissions to fell the tree due to safety concerns regarding the resident and home in close proximity.	TPO Exempt

DEAN KINSELLA