

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 May 2014

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

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1. Application No: **0136/14**
Application Type: **Full Planning Permission -
Householder**
Grid Ref: **SX755699**
Proposal: **Alterations and extension to existing dwelling**
Location: **24 North Street, Ashburton**
Applicant: **Mr & Mrs A & P Spendlove**

District/Borough: **Teignbridge District**
Parish: **Ashburton**
Officer: **Louise Smith**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed kitchen extension, by reason of its form, scale, materials and alignment, lacks subservience and will harm the significance of the grade II listed building, the relationship presented with the curtilage listed outbuilding and the character and appearance of the Ashburton conservation area. There are no public benefits which over-ride or outweigh the harm that would result. The proposal is therefore contrary to policies COR1, COR4, COR3, COR5, DMD1b, DMD7, DMD8 and DMD24 of the Dartmoor National Park Authority Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2012.

Introduction

No. 24 North Street is an 18th century mid-terrace grade II listed building within the central shopping area and conservation area of Ashburton, comprising a shop at ground floor and dwelling on the first and second floor. The property lies within the medieval burgage plots of Ashburton. Access to the dwelling is by an alleyway on North Street and from Stapledon Lane to the rear. Part of the site lies within flood zones 2 (medium risk) and 3 (high risk).

The application proposes first floor rear extensions to the dwelling, incorporating the conversion and alteration of a detached historic vernacular stone outbuilding, to provide an enlarged kitchen and additional living area.

The application is presented to Members in view of the support received from the Town Council.

Planning History

0166/10	Erection of wooden fence from north (rear) boundary of property to existing stone wall at rear of car parking area	Listed Building Consent	LBC not required	01 June 2010
0402/02	Replacement of internal staircase between 1st and 2nd floor	Listed Building Consent	Grant Conditionally	10 July 2002
0285/02	Conversion of two flats back to a single dwelling, including extension of existing bathroom and removal of en-suite bathroom to create new	Listed Building Consent	Grant Conditionally	17 May 2002
0683/01	Addition of new staircase to provide independent access from existing street entrance door to first floor accommodation with associated internal alterations, plus addition of second ground floor WC	Listed Building Consent	Grant Conditionally	17 December 2001
0473/00	External stairs, landing and entrance door to provide alternative access to the residential dwelling above the shop	Listed Building Consent	Grant Conditionally	18 September 2000
5/31/188/98/03	Repair and improvement of barn to rear of	Full Planning Permission	Refused	07 October 1998
	Appeal lodged: 25 February 99		Result: Dismissed	

05/31/3251/87	Garage (access from Stapledon Lane) Full Planning Permission	Grant Conditionally	01 February 1988
05/31/0287/84	Installation of two velux rooflights whilst renewing roof Listed Building Consent	Grant Unconditionally	30 March 1984
05/31/0685/78	Change of use from clothing shop to premises for serving lunches and teas Change of Use	Grant Unconditionally	02 June 1978
0137/14	Alterations and extension to existing dwelling Listed Building Consent	Not yet determined	

Consultations

Teignbridge District Council:	Unsuspected contamination condition requested
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	Householder flood risk assessment required for development proposals within flood zones 2 and 3
DNP - Archaeology:	No archaeological concerns
Historic Buildings Officer:	The proposal will cause substantial harm to the significance of the grade II listed building and Ashburton conservation area.
DNP - Ecology & Wildlife Conservation:	No signs of bats or nesting birds revealed. Consultants recommendations for bat and bird features to be considered.

Parish/Town Council Comments

Ashburton TC:	The Town Council supports this sustainable and visually interesting application that not only strives to reflect the history of Ashburton but also ensures that Ashburton remains a town to work and live in.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR5 - Protecting the historic built environment
- DMD12 - Conservation Areas
- DMD13 - Archaeology
- DMD14 - Biodiversity and geological conservation
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD24 - Extensions and alterations to dwellings
- DMD4 - Protecting local amenity
- DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

THE PROPOSAL

The application proposes to raise the walls of this historic outbuilding, which is protected by the listing by virtue of being within the curtilage of No. 24, to restore it as a two-storey structure with timber clad elevations and duo-pitched slate roof.

External access is proposed to be provided by a new stone stairway and internal connection to the main dwelling by a glazed kitchen link extension. Contemporary glazing is proposed on the gable ends of the outbuilding and the glazed link is proposed to have an etched glass finish on the side elevation to protect the privacy of neighbouring residents.

The site is not prominent in the public realm but is visible from neighbouring properties. Consideration needs to be given to the impact of the proposals against the following policies even if they are not especially visible from public viewpoints.

IMPACT ON THE SIGNIFICANCE OF THE LISTED BUILDING AND CONSERVATION AREA

The National Planning Framework (NPPF) attaches great importance to the cultural heritage of National Parks. This is reiterated in policy DMD1b which emphasises that the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. The NPPF states that account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Planning policies DMD1b, DMD8, COR1 and COR3 establish the requirement to conserve and enhance the significance of Dartmoor's historic/listed buildings. Policy DMD8 states that consent will only be granted where any harm arising from the development is outweighed by public benefits. In assessing impact and scale of harm, a consideration of whether the development will detract from the original scale, significance, form, quality and setting of the building needs to be made.

Policies COR4 and DMD7 require new development to meet high standards of design and reinforce local distinctiveness, with consideration being given to matters such as the scale, height, alignment, design detailing, materials and finishes of developments. Policy DMD24 requires householder extensions to reflect Design Guide principles and not exceed existing habitable floor space by more than 30%.

Policies COR5 and DMD12 establish the requirement to conserve and enhance Dartmoor's Conservation Areas.

The application follows pre-application negotiations with officers to restore the first floor of the traditional outbuilding to provide additional living accommodation for the applicants. At this stage, officers explained that careful consideration would need to be given to a subservient light-weight contemporary linking element to integrate the accommodation with the principal listed building.

The Town Council supports the proposal as a visually interesting application. Officers support the works to the proposed outbuilding but maintain their original objection to the dominance of the contemporary linking element, which projects beyond the building line of the vernacular outbuilding and lacks subservience. The existing complex relationship presented by the small scale historic buildings to the rear of the listed buildings represents both the intrinsic development of the built heritage and the distinctive character of this part of the conservation area. The scale, alignment and dominant projection of the proposed contemporary element upsets this balance and presents an unsympathetic relationship between the buildings which will have a harmful impact on the significance of the listed building and fails to conserve or enhance the character of the conservation area contrary to policy.

There are considered to be no public benefits that would outweigh this harm; there are alternative means of conserving the vernacular outbuilding and linking an extension to the dwelling, the proposal does not remove risks to the heritage asset nor will it sustain or enhance significance.

The applicants were asked to reduce the projection of the contemporary linking element, however, they require an extension to the existing kitchen space, rather than a linking corridor, and therefore respectfully request a determination on the application as it stands.

IMPACT ON RESIDENTIAL AMENITY

The scale, design and layout of the proposed developments are such that the impact on adjoining neighbouring occupiers to the north and south will be minimal in the context of existing developments and relationships. Obscure glazing on the south elevation will protect neighbour amenity to the south and there is a sufficient distance to, and oblique relationship with, the dwelling at the rear to prevent any direct/harmful overlooking.

The proposal will therefore not conflict with the objectives of policy DMD4.

IMPACT ON FLOODING

The development is partially within flood zones 2 and 3, however, the proposals relate to a first floor extension to the existing dwelling only and therefore the proposal will not conflict with flood protection policy COR9.

IMPACT ON WILDLIFE

The wildlife survey revealed no evidence of bats or nesting birds and therefore the proposal will have no adverse impact on the protected species in accordance with the objectives of policies COR7 and DMD14.

CONCLUSION

Officers have been in negotiations with the applicants prior to the submission of the application. Officers support the proposed alterations to the vernacular outbuilding but maintain their original objections to the dominant projection of the contemporary linking element which lacks subservience and is harmful to the significance and relationship presented between the principal listed building and curtilage listed building and to the character and appearance of the Ashburton Conservation Area.

Officers would view a smaller scale contemporary link more sympathetically but are unable to support the proposal as it stands.

2. Application No: **0137/14**
Application Type: **Listed Building Consent**
Grid Ref: **SX755699**
Proposal: **Alterations and extension to existing dwelling**
Location: **24 North Street, Ashburton**
Applicant: **Mr & Mrs A & P Spendlove**

District/Borough: **Teignbridge District**
Parish: **Ashburton**
Officer: **Louise Smith**



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50m
Scale 1:1250 @ A4

Recommendation **That consent be REFUSED**

Reason(s) for Refusal

1. The proposed kitchen extension, by reason of its form, scale, materials and alignment, lacks subservience and will harm the significance of the grade II listed building and relationship presented with the curtilage listed outbuilding. There are no public benefits which over-ride or outweigh the harm that would result. The proposal is therefore contrary to policies COR1, COR3, DMD1b and DMD8 of the Dartmoor National Park Authority Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2012.

Introduction

No. 24 North Street is an 18th century mid-terrace grade II listed building within the central shopping area and conservation area of Ashburton, comprising a shop at ground floor and dwelling on the first and second floor. The property lies within the medieval burgrave plots of Ashburton. Access to the dwelling is by an alleyway on North Street and from Stapledon Lane to the rear. Part of the site lies within flood zones 2 (medium risk) and 3 (high risk).

The application proposes first floor rear extensions to the dwelling, incorporating the conversion and alteration of a detached historic vernacular stone outbuilding, to provide an enlarged kitchen and additional living area.

The application is presented to Members in view of the support received from the Town Council.

Planning History

0166/10	Erection of wooden fence from north (rear) boundary of property to existing stone wall at rear of car parking area Listed Building Consent	LBC not required	01 June 2010
0402/02	Replacement of internal staircase between 1st and 2nd floor Listed Building Consent	Grant Conditionally	10 July 2002
0285/02	Conversion of two flats back to a single dwelling, including extension of existing bathroom and removal of en-suite bathroom to create new Listed Building Consent	Grant Conditionally	17 May 2002
0473/00	External stairs, landing and entrance door to provide alternative access to the residential dwelling above the shop Listed Building Consent	Grant Conditionally	18 September 2000
5/31/188/98/03	Repair and improvement of barn to rear of Full Planning Permission Appeal lodged: 25 February 99 Result: Dismissed	Refused	07 October 1998
05/31/3251/87	Garage (access from Stapledon Lane) Full Planning Permission	Grant Conditionally	01 February 1988
05/31/0287/84	Installation of two velux rooflights whilst renewing roof Listed Building Consent	Grant Unconditionally	30 March 1984

05/31/1523/83	Display of a timber hand painted projecting sign Advertisement Consent	Grant Conditionally	02 September 1983
05/31/1571/83	Display of timber hand painted projecting sign Listed Building Consent	Grant Conditionally	02 September 1983
05/31/0685/78	Change of use from clothing shop to premises for serving lunches and teas Change of Use	Grant Unconditionally	02 June 1978
0136/14	Alterations and extension to existing dwelling Full Planning Permission - Householder	Not yet determined	

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	Householder flooding issues to be considered under the planning application
DNP - Archaeology:	No archaeological concerns
Historic Buildings Officer:	The proposal will cause substantial harm to the significance of the grade II listed building and Ashburton conservation area.

Parish/Town Council Comments

Ashburton TC:	The Town Council supports this sustainable and visually interesting application that not only strives to reflect the history of Ashburton but also ensures that Ashburton remains a town to work and live in.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR3 - Protection of Dartmoor's special environmental qualities
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

THE PROPOSAL

The application proposes to raise the walls of this historic outbuilding, which is protected by the listing by virtue of being within the curtilage of No. 24, to restore it as a two-storey structure with timber clad elevations and duo-pitched slate roof.

External access is proposed to be provided by a new stone stairway and internal connection to the main dwelling by a glazed kitchen link extension. Contemporary glazing is proposed on the gable ends of the outbuilding and the glazed link is proposed to have an etched glass finish on the side elevation to protect the privacy of neighbouring residents. The extension will not increase the existing habitable floor space of the dwelling by more than 30%.

The site is not prominent in the public realm but is visible from neighbouring properties. Consideration needs to be given to the impact of the proposals against the following policies even if they are not especially visible from public viewpoints.

IMPACT ON THE SIGNIFICANCE OF THE LISTED BUILDING AND CONSERVATION AREA

The National Planning Framework (NPPF) attaches great importance to the cultural heritage of National Parks. This is reiterated in policy DMD1b which emphasises that the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. The NPPF states that account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Planning policies DMD1b, DMD8, COR1 and COR3 establish the requirement to conserve and enhance the significance of Dartmoor's historic/ listed buildings. Policy DMD8 states that consent will only be granted where any harm arising from the development is outweighed by public benefits. In assessing impact and scale of harm, a consideration of whether the development will detract from the original scale, significance, form, quality and setting of the building needs to be made.

This application follows pre-application negotiations with officers to restore the first floor of the traditional outbuilding to provide additional living accommodation for the applicants. At this stage, officers explained that careful consideration would need to be given to a subservient light-weight contemporary linking element to integrate the accommodation with the principal listed building.

The Town Council supports the proposal as a visually interesting application. Officers support the works to the proposed outbuilding but maintain their original objection to the dominance of the contemporary linking element, which projects beyond the building line of the vernacular outbuilding and lacks subservience. The existing complex relationship presented by the small scale historic buildings to the rear of the listed buildings represents both the intrinsic development of the built heritage and the distinctive character of this part of the conservation area. The scale, alignment and dominant projection of the proposed contemporary element upsets this balance and presents an unsympathetic relationship between the buildings which will have a harmful impact on the significance of the listed building.

There are considered to be no public benefits that would outweigh this harm; there are alternative means of conserving the vernacular outbuilding and linking an extension to the dwelling, the proposal does not remove risks to the heritage asset nor will it sustain or enhance significance.

The applicants were asked to reduce the projection of the contemporary linking element, however, they require an extension to the existing kitchen space, rather than a linking corridor, and therefore respectfully request a determination on the application as it stands.

CONCLUSION

Officers have been in negotiations with the applicants prior to the submission of the application. Officers support the proposed alterations to the vernacular outbuilding but maintain their original objections to the dominant projection of the contemporary linking element which lacks subservience and is harmful to the significance and relationship presented between the principal listed building and curtilage listed building.

Officers would view a smaller scale contemporary link more sympathetically but are unable to support the proposal as it stands.

3. Application No: **0160/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX743847**

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

Proposal: **Conversion of redundant waterworks to dwelling**

Location: **The Waterworks, Bovey Cross,
North Bovey**

Applicant: **Ms D Thompson**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal would result in the conversion and change of use of a building, which is not historic or traditional in the context of Dartmoor's built heritage, to an unjustified market dwelling in the open countryside contrary to the policies COR2, COR15, DMD9 and DMD23 of the Dartmoor National Park Authority Development Plan and to the advice contained in the National Planning Policy Framework 2012.

Introduction

The application relates to a redundant South West Water treatment works located at Bovey Cross, approximately 1km from North Bovey and 1.8km from Moretonhampstead. The site comprises a number of underground water tanks and a single storey rendered building with concrete roof tiles. There is an existing access onto the public highway.

The application proposes to convert the existing building into a 3/4 bedroom market dwelling, incorporating a detached garage and study.

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

Planning History

0363/12	Conversion of existing treatment works into a holiday cottage		
	Full Planning Permission	Grant Conditionally	12 September 2012

Consultations

Teignbridge District Council:	Recommend contamination risk assessment, submission and implementation of remediation scheme, reporting of unexpected contamination and long term monitoring and maintenance.
County EEC Directorate:	No objection - The existing access and parking facilities on site are adequate to serve the proposed development.
South West Water:	Comments to be presented at the committee meeting
Environment Agency:	No objection - flood zone 1 standing advice only

Parish/Town Council Comments

North Bovey PC:	The Parish Council strongly supports this proposal. The Parish Council was totally against the previous permission for a holiday let.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles
DMD17 - Development on contaminated land
DMD18 - Development on unstable land
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

PLANNING HISTORY

Planning permission was granted in September 2012 for the conversion of this building into holiday accommodation (application ref: 0363/12).

That permission, which was obtained by South West Water prior to their disposal of this site, has not been enacted and the building is presently vacant. The site was put up for auction in April 2013 and is now within the ownership of the applicant.

The application now under consideration is for a market dwelling and needs to be considered against the recently adopted policies of the Dartmoor National Park Development Plan.

THE PROPOSAL

The scheme proposes measures to improve the thermal efficiency of the existing building and enhancements to the exterior appearance of the existing building, notably a zinc roof and replacement powder coated aluminium windows, doors and rainwater goods.

A subterranean garage/study with grass roof is proposed in the location of the existing sunken water tanks.

PRINCIPLE OF PERMENANT RESIDENTIAL ACCOMMODATION (MARKET DWELLING)

Policies COR1, COR2, COR15 and DMD23 guide new housing proposals to sustainable settlement locations. The sustainability agenda underpins the National Planning Policy Framework (NPPF) which states that housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes in the countryside should be avoided unless there are special circumstances, such as the re-use of redundant or disused buildings which would lead to an enhancement to the immediate setting. Policy COR2 and DMD9 are explicit in their support for proposals that sustain traditional buildings which contribute to the special qualities of the Park. Policy DMD9 specifies that the conversion of such traditional buildings will be accepted where they provide for affordable housing and meet all other criteria.

This building is not a vernacular building that contributes to the special qualities of Dartmoor

and therefore does not comply with the conversions criteria in policies COR2 and DMD9. The planning gain for this site would be the removal of the building or an alternative business use to assist the rural economy. Consent was given for holiday accommodation in 2012 to assist tourism spending in the local economy to help support the rural economy and retain the building for economic use in line with policy COR18. The applicant's agent explains that conversion into holiday use is uneconomical and hence the proposal for a market dwelling.

A permanent dwelling presents a more intensive residential use of the site which conflicts with the sustainability objectives and the requirement of policy DMD9 for the building to be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport.

Furthermore, the proposal is for an open market dwelling which is a clear departure from policies COR2, COR15 and DMD23.

If a commercial use cannot be found for the site then the preference would be for this modern building to be removed from the site to enhance the character and appearance of this part of the National Park to meet the first purposes of the National Park designation.

LANDSCAPE CHARACTER AND AMENITY

The proposal would have no adverse impact on residential amenity and the conversion scheme would secure some improvements to the external appearance of the building, albeit the form of this 1970's building would not change. These improvements, however, would not override the policy objection to the conversion of this non-traditional building into a market dwelling which is a departure from policy.

HIGHWAY SAFETY

The existing access and parking facilities on site are adequate to serve the proposed development and there is no objection to the proposal on highway grounds.

CONTAMINATION

A contaminated land survey was submitted to the Authority in 2012. It concluded that potential for on-site contamination was low risk to human health and eco-systems. An isolated zone of contamination within the water treatment tanks was identified and the previous permission included conditions to address these matters in line with the objectives of policy DMD17.

These matters are also a consideration for this application.

CONCLUSION

The application has been presented to Officers without any pre-application discussion. This would have identified the conflict with policy.

The proposed conversion of this non-traditional building in the countryside into a market dwelling directly conflicts with the policies contained in the Development Plan. The enhancements proposed to the external presentation of this building are not sufficient to justify a departure.

The support from the Parish Council is acknowledged, however, officers are unable to support

this clear departure from the Development Plan. The permitted fall-back position of conversion to holiday accommodation gives the opportunity for an appropriate re-use of the building which remains in line with currently adopted policy.

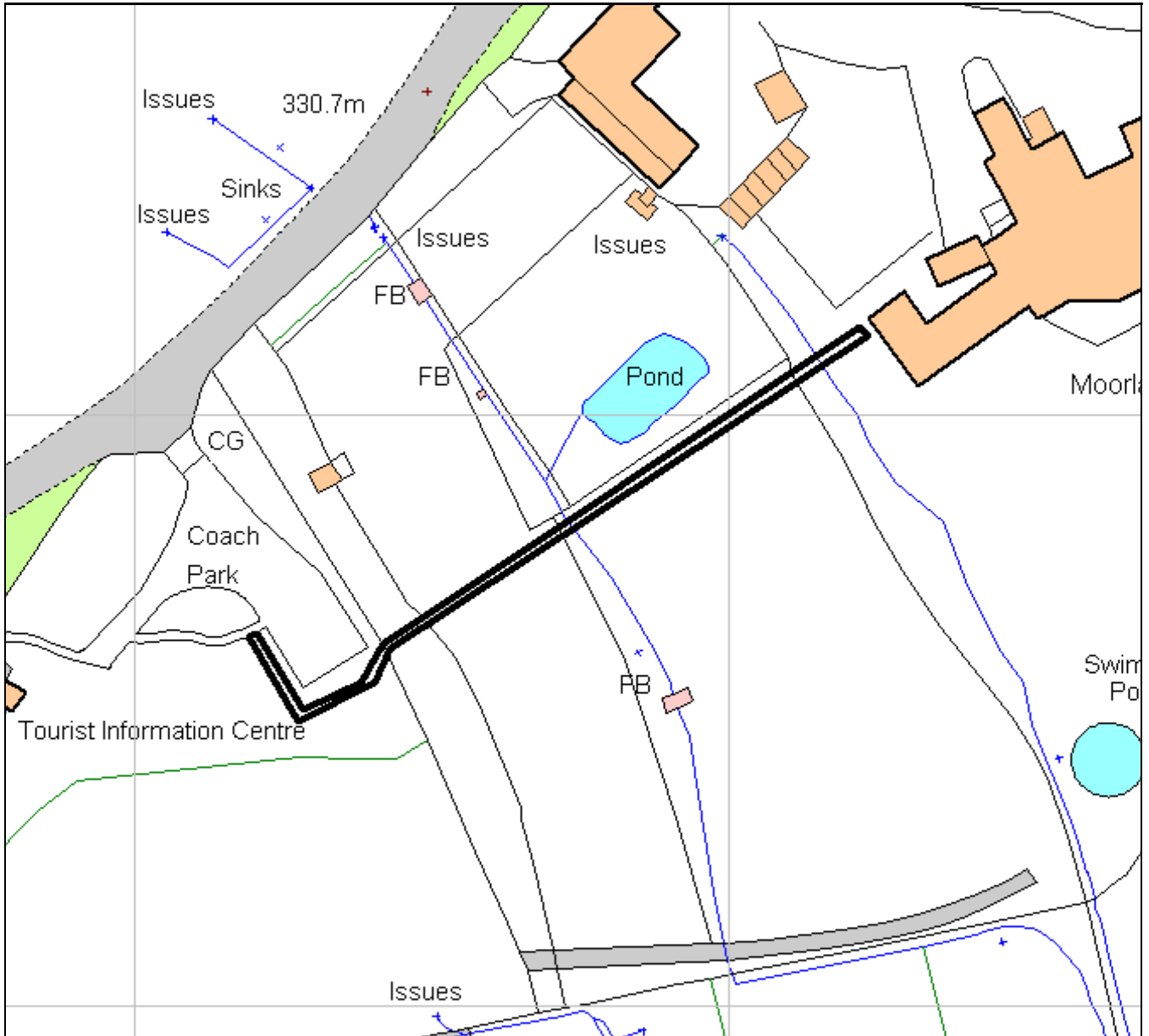
4. Application No: **0189/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX766771**

District/Borough: **Teignbridge District**
Parish: **Ilington**
Officer: **Louise Smith**

Proposal: **Construction of permissive footpath from hotel to National Park Visitor Centre, Haytor (part retrospective)**

Location: **Moorland House Hotel, Haytor**

Applicant: **HF Holidays**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to the consideration of any further comments received by the 2 May 2014, consent be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Unless otherwise agreed in writing by the Local Planning Authority, the footpath hereby approved within the grounds of the National Park Visitor Centre, Haytor, shall be a no dig construction and details of proposed surfacing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials shall be used in the development.

Introduction

The application relates to land on the fringe of the moor at the Moorland House Hotel and the National Park Visitor Centre, Haytor.

A footpath is proposed to provide a safe pedestrian route to connect visitors at the Moorland House Hotel and Dandelion café with the Visitor Centre, and vice versa. The application is partly retrospective to formalise the construction of the footpath within the grounds of the Moorland House Hotel and to create a new section of footpath through the grounds of the Visitor Centre.

The application is presented to Members as part of the application site is within land owned by the Authority.

Planning History

0368/08	Application under Regulation 3 of the Town and Country Planning General Regulations 1992, for three coach parking spaces to rear of Haytor Information Centre plus pedestrian access	Full Planning Permission	Grant Conditionally	09 September 2008
0230/07	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for new information centre including new rear access for contractor and staff, and demolition of existing public toilets	Full Planning Permission	Grant Conditionally	29 May 2007
0313/03	Replacement of existing information caravan and toilet block with new combined centre and associated coach parking area	Full Planning Permission	Grant Conditionally	05 September 2003

Consultations

Teignbridge District Council:	Comments to be presented at the committee meeting
County EEC Directorate:	Comments to be presented at the committee meeting
South West Water:	Comments to be presented at the committee meeting
Environment Agency:	No objection - flood zone 1 standing advice only
DNP - Ecology & Wildlife Conservation:	The proposed footpath within the grounds of the Visitor Centre will not interfere with the adjacent wildlife area and there are no ecological constraints with this proposal.

DNP - Trees & Landscape: No objection, subject to the new section of path being constructed using a no dig system.

Parish/Town Council Comments

Ilington PC: Comments to be presented at the committee meeting

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR2 - Settlement Strategies

COR24 - Protecting water resources from depletion and pollution

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

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

DMD5 - National Park Landscape

Representations

1 letter of support

The footpath will provide a safe route between facilities and will blend in with the surroundings.

Observations

BACKGROUND

H F Holidays (Moorland House Hotel) approached the Authority about this joint venture prior to submitting the application and the proposed route of the footpath on the Authority's land has been agreed in consultation with DNPA Head of Recreation, Access and Estates.

PRINCIPLE OF DEVELOPMENT

The proposed footpath will provide a safe pedestrian route to the Visitor Centre and improve access to information and promote opportunities for the understanding and enjoyment of the National Park's special qualities in line with park purposes. It will be a fully accessible route and avoids walking along a dangerous section of highway.

IMPACT ON LANDSCAPE CHARACTER AND APPEARANCE

Policies COR3 and DMD5 set out the objectives for conserving and enhancing the character and special qualities of the Local Landscape. These objectives also embedded in strategic policy COR1 and design policies COR4 and DMD7.

The proposed footpath is within the grounds of the Hotel and connects with existing parking and footpath infrastructure and will have a limited impact on local landscape character and will not be visible from the road and adjacent moorland.

The trees along the route of the proposed footpath are an important feature in the local landscape and are very visible from the open moor and the main road to the north. The section of path already constructed within the grounds of the Moorland House Hotel

(compacted crushed limestone laid over a membrane) has been built very close to a group of mature sycamore, larch and pine. The path may have damaged some surface roots, but any damage will have already occurred and removing the path will have little or no benefit for the trees.

The section of path within the grounds of the Visitor Centre runs between the coach parking area and a group of mature Douglas fir and larch. There is a slight change in levels between the coach park, the existing footpath and the proposed section of footpath within the grounds of the Visitor Centre. The Head of Recreation, Access and Estates has confirmed that the footpath is proposed to follow the natural gradient of the existing land with minimal alterations to existing levels.

The roots of the trees are likely to extend into the ground where the proposed footpath will be formed.

If the path can be constructed using a no dig method then any damage to the trees is likely to be minimal and it will have no adverse impact on them. A condition is proposed to deal with this matter.

IMPACT ON ECOLOGY

The proposed footpath within the grounds of the Visitor Centre will not interfere with the adjacent wildlife area and there are no ecological constraints with this proposal. The proposal will therefore not conflict with policies COR7 and DMD14.

CONCLUSION

The proposed footpath will provide a safe pedestrian route to the Visitor Centre and improve access to information and promote opportunities for the understanding and enjoyment of the National Park's special qualities in line with park purposes.

The proposal will have no adverse impact on local landscape character, visual amenity or ecology and is therefore recommended for approval.

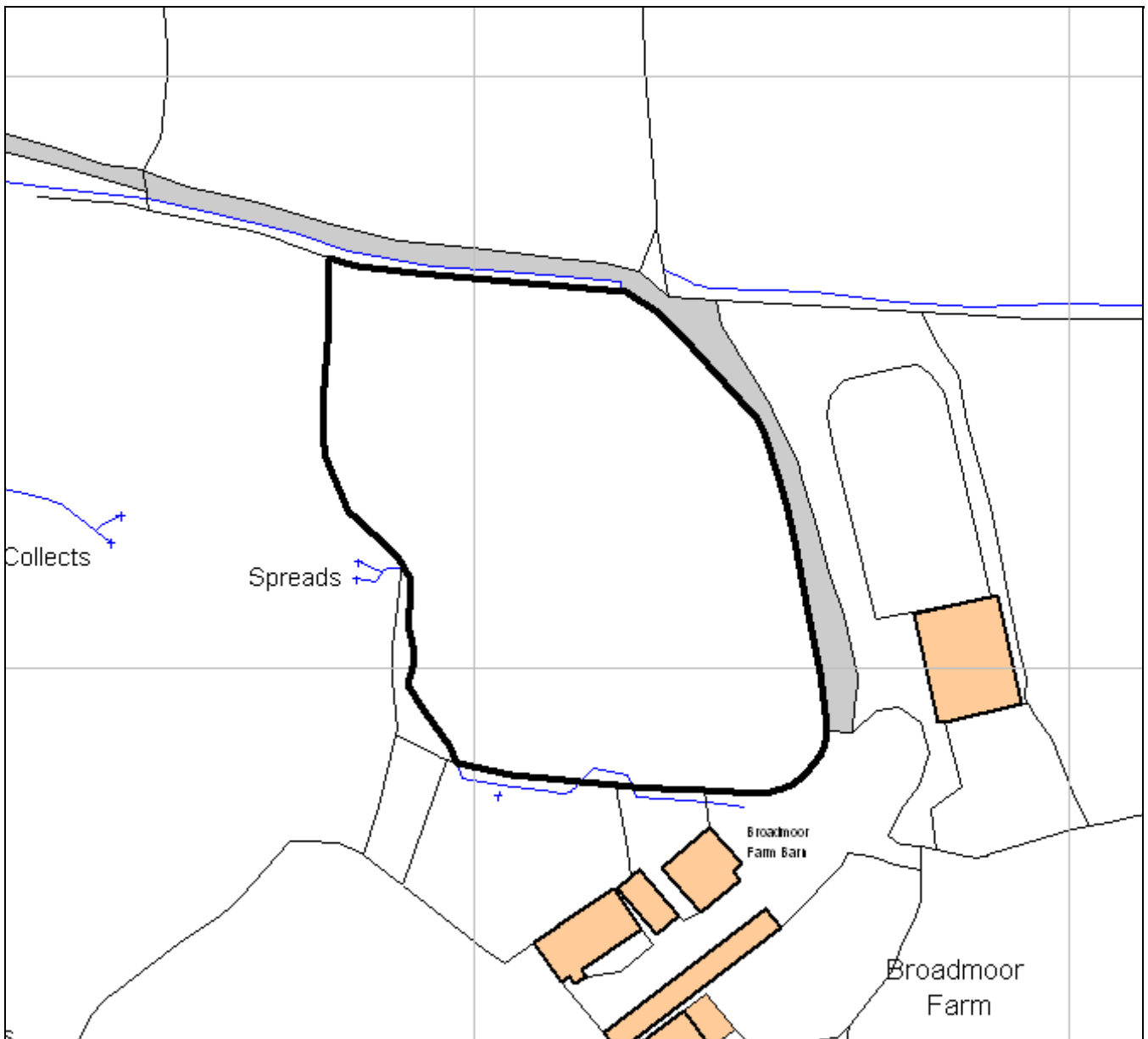
5. Application No: **0081/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX527786**

District/Borough: **West Devon Borough**
Parish: **Peter Tavy**
Officer: **Jo Burgess**

Proposal: **Construction of four extended timber camping pods**

Location: **Broadmoor Farm, Peter Tavy**

Applicant: **Mr J Thomas**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal would result in holiday accommodation outside a recognised settlement which would not be supporting a principle farm enterprise and would therefore be contrary to the Dartmoor National Park Development Plan in particular policies COR2, COR20, DMD35 and DMD44 and the advice contained in the National Planning Policy Framework 2012.

Introduction

Broadmoor Farm is a 30 acre hill farm with common rights for 32 units. The farm has been in Higher Level Scheme (HLS) and the Upland Entry Level Scheme (UELS) since April 2012. The owners are establishing a new herd of Australian Lowline cattle and have 15 cattle in their herd at present. There is a farm business but at present it is not commercially viable.

It is proposed to site four camping pods in a field bounded by an access track and the curtilage of the farmhouse and associated annex.

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

Planning History

0289/13	Siting of five timber leisure pods and a shower/toilet block on fields near farm buildings	Full Planning Permission	Withdrawn	23 July 2013
0075/12	Change of use of existing barn from ancillary residential accommodation to use for holiday letting	Full Planning Permission	Grant Conditionally	19 March 2012
0312/10	Change of use of land, stables and riding arena to livery use	Change of Use	Grant Conditionally	31 August 2010
0360/06	Change of use of all land and buildings from riding establishment to agricultural	Change of Use	Grant Conditionally	05 July 2006
0781/01	Alterations and conversion of existing store/accommodation building to provide ancillary residential accommodation	Full Planning Permission	Grant Conditionally	04 February 2002
0604/99	Erection of barn to replace existing corrugated iron barn (18.3m x 13.7m)	Full Planning Permission	Grant Conditionally	11 June 2001
0207/01	All weather riding arena 40m x 20m	Full Planning Permission	Grant Conditionally	25 May 2001
03/45/1053/92	Change of use from barn to visitors accommodation	Full Planning Permission	Grant Conditionally	29 July 1992
03/45/1468/91	Change of use from barn to visitor's accommodation	Full Planning Permission	Refused	29 November 1991
03/45/0213/86	Change of use to residential riding establishment	Change of Use	Grant Unconditionally	05 May 1987

03/45/0495/83 Proposed two storey extension to provide new kitchen and dining room with additional bedroom and bathroom above
Full Planning Permission Grant Unconditionally 20 May 1983

Consultations

West Devon Borough Council: Does not wish to comment
County EEC Directorate: No objection. The site is very remotely located relative to sustainable modes of transport but as the use of the camping pods is related to tourism, the highway authority would not wish to raise an objection on sustainability grounds.
The access roads to the site are narrow, but would be able to accommodate safely the modest increase in traffic numbers that would arise from the proposed development.
South West Water: No objections
Environment Agency: Flood Risk Zone 1. Due to the minor nature of the proposal standing advice will apply
DNP - Trees & Landscape: The proposed pods will mostly be hidden from public view. There may be glimpsed views of the pods from the high ground to the west and from the bridleway, but from these viewing points the pods will be seen against the backdrop of trees and as part of the farm complex. On balance the pods will be acceptable.

Parish/Town Council Comments

Peter Tavy PC: The Parish Council supports this application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR20 - Providing for agricultural diversification
COR21 - Dealing with development and transport issues in a sustainable way
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD35 - Farm diversification
DMD44 - Tourist accommodation
DMD5 - National Park Landscape

Representations

None to date.

Observations

INTRODUCTION

The proposed timber built, self-contained pods measure approximately 7.5m x 2.7m x 2.5m high and are to be used year round for tourist accommodation in the open countryside.

POLICY

Policies COR18, COR19 and DMD44 support tourism enterprises where the enterprises are based on the intrinsic qualities of Dartmoor (COR18 and COR19). COR44 allows for small scale camping sites including camping pods where they are provided as part of a farm diversification exercise. Policies COR20 and DMD35 also support farm diversification enterprises where the proposal is intended to support the farm enterprise, is consistent in its scale and environmental impact with the character and appearance of the area and is based on the scope to add to the commercial opportunities offered by the farms environmental qualities.

FARM DIVERSIFICATION

The preamble to Policy DMD35 states that "care must be exercised to ensure that diversification proposals promote National Park purposes while supplementing farm and forestry incomes and sustaining the principle enterprise". Based on the applicants projected incomes, it is clear that for the foreseeable future at least, the camping pods would be the principle enterprise, rather than supplementing the farm income.

The applicant feels unable to provide a detailed 3 to 5 year business plan with a breakdown of incomes without making gross assumptions as to the progress of the farm business over this period. The applicant does however state in his Business Proposal Summary that the proportional income for 2013 was 13.1% farm enterprise and 86.9% non-farming 'off-site' income. The report goes on to state that he envisages the farming enterprise to continue growing slowly each year and predicts income during the first year to be divided at 15% farm enterprise and 85% on-site business (incl. camping pods). This being the case it is not a true farm diversification exercise and cannot be supported.

PLANNING HISTORY

There is a history of equestrian use of this farm and the applicant was granted permission in 2010 for a livery use of the land. He was also granted permission in 2012 to change the use of an existing barn from ancillary accommodation to use for holiday letting which will be run in addition to the pods.

THE CONTEXT

The applicant now wishes to take advantage of the peace and quiet, remote nature of the farm and accessibility to the public rights of way network and the open moor to provide an alternative to camping for touring cyclists and walkers.

VISUAL IMPACT

In terms of visual impact, views into the site are long distant and the back drop is an agricultural building and the farm house and associated buildings with trees surrounding them. The views are long only and the pods are clustered with the existing farm buildings and the house so the visual impact will be minimal. The applicants have shown the location of the connecting paths and if permission was granted, it would be important for these to be discrete

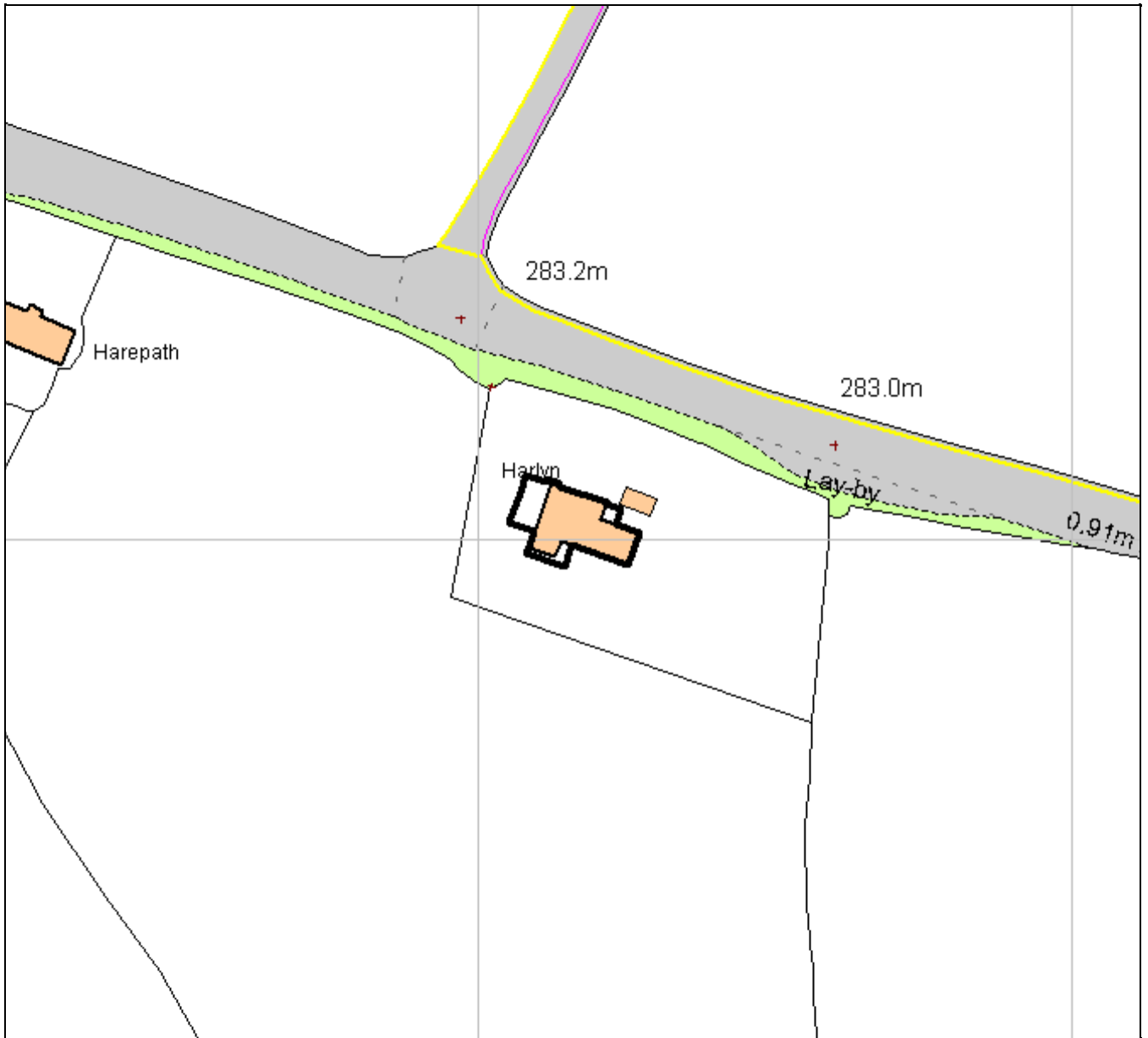
and for no paraphernalia to spread beyond the immediate footprint of the pods. The submitted drawings show that an existing septic within the application site is to be upgraded. Parking will be in the existing farm yard.

CONCLUSION

Although the Parish Council has supported the application, the proposed pods have limited environmental impact and this is a hill farm where the owners are trying to generate additional income to subsidise a developing farming enterprise; the farm business is at present so modest that rather than supporting the farming enterprise, the provision of four pods, together with the holiday cottage, would be the primary source of income on the farm. The application cannot therefore be supported.

6. Application No: **0117/14**
Application Type: **Full Planning Permission -
Householder**
Grid Ref: **SX673928**
Proposal: **Alterations to existing dwelling including side and rear extensions**
Location: **Harlyn, South Tawton**
Applicant: **Mr & Mrs A Dennis**

District/Borough: **West Devon Borough**
Parish: **South Tawton**
Officer: **Jo Burgess**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extensions by reason of the percentage increase in habitable floor space and the associated increase in the scale and massing of the dwelling, would have an unacceptable impact on and cause significant harm to the character and appearance of this building and the character and appearance of this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD7 and DMD24 the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Harlyn is a detached bungalow with a converted loft located in open countryside between Whiddon Down and South Zeal.

It is proposed to extend the property by means of a side extension (west elevation), replace the roof to extend the accommodation in the loft, erect an open porch (north elevation), an extension (south elevation) and erect a side extension (east elevation). A decked terrace is also proposed.

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

Planning History

0116/14	Alterations and side extension to existing dwelling		
	Full Planning Permission - Householder	Grant Conditionally	14 April 2014
03/26/2012/87	Single storey extension to form lounge and erection of detached garage		
	Full Planning Permission	Grant Conditionally	16 February 1987

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Ecology & Wildlife Conservation:	A protected species report was submitted with this application. The recommendations made in submitted protected species report regarding bat roosting provision and bird nesting timings should be followed and made the requirement of conditions.

Parish/Town Council Comments

South Tawton PC: South Tawton Parish Council supports this application

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD14 - Biodiversity and geological conservation

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

Representations

None to date.

Observations

INTRODUCTION

This application is one of two submitted by the current owner of the property. The other application (0116/14) proposes lesser extensions below the 30% threshold which are considered acceptable and have been approved under the Authority's Scheme of Delegation.

The property consists of the original 1930s hipped roof bungalow with the linear extension approved in the 1980s to the east, together with a detached garage. The property is set in a large 0.25 hectare garden set back from the B3260.

THE PROPOSAL

The eaves and ridge heights will be no higher than the existing house and set at a pitch to match the existing, however as a result of the extensions the ridge of the house is extended in length from 1.0m to 9.7m. The width of the house is extended by 6m. To the rear a 3.6m extension and two dormers are proposed.

The floor space of the dwelling is increased from 134.5sqm (119.0sqm on the ground floor and 15.5sqm in a boarded loft with full headroom) to 220.8sqm (174.5 on the ground floor and 46.3sqm in the loft). This amounts to a 64% increase in floor area.

POLICY

The most relevant policy to this application is DMD24. This states that 'extensions will not be permitted where...total habitable floor space will be increased by more than 30%, unless clear design considerations indicated otherwise...'

The extensions clearly exceed the 30% limit however the applicant argues that because the Authority has previously granted consent for a 7m extension that is 79% of the original front elevation, the character of the original bungalow has been significantly altered. It is also argued that architecturally the existing dwelling is not of high quality or vernacular appearance, it does not contribute to the character of the wider landscape and that the proposals result in no harm to the building or curtilage but rather enhance the building, bringing better balance and proportion to its principal elevation.

Officers consider that when viewed from the front, the extensions will overwhelm and subsume

the original bungalow to an unacceptable degree. The two bay windows remain but the new entrance porch will project beyond them and both the large side extension and the small utility extension are in the same plane and extend the front elevation of the forward element of the bungalow from 10m to 18m. This together with the extension to the ridge of the roof increase the scale and massing of the building significantly.

At the rear, although it is only the pitch of the roof on the rear extension which takes it beyond permitted development, it adds 3.8m to a building that is 7.8m wide so adds significant massing to the dwelling when viewed from the east or west.

DESIGN

In accordance with advice in the Design Guide the ridge height is not exceeded, the pitch of the roof matches the existing, the extensions will allow the property to benefit from passive solar gain and there is no impact on the privacy of neighbours. However, it contravenes the advice in the Design Guide in that in addition to the excessive percentage increase in floor area, the new side extension is more than half the width of the original house and is not set back from the main elevation and most obviously the development increases hugely the bulk and massing of the roof.

CONCLUSION

It has been concluded that in addition to the percentage increase exceeding the 30% limit set out in policy DMD24, the proposal does not represent a design approach that reflects the principles and guidance on extensions and alterations to dwellings as set out in the Dartmoor Design Guide.

It should be noted that the fall-back position provided by that approved under application ref. 0116/14 is an approach which is in sympathy with the character of the property and meets the agreed policy in this respect.

STEPHEN BELLI

NPA/DM/14/026

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 May 2014

MONITORING AND ENFORCEMENT

Report of the Director of Planning

INDEX

Item No. **Description**

1. ENF/0209/13 - Change of use of land to domestic curtilage, Middle Venton Farm, Drewsteignton

1 Enforcement Code: **ENF/0209/13**
Grid Ref: **SX695910**

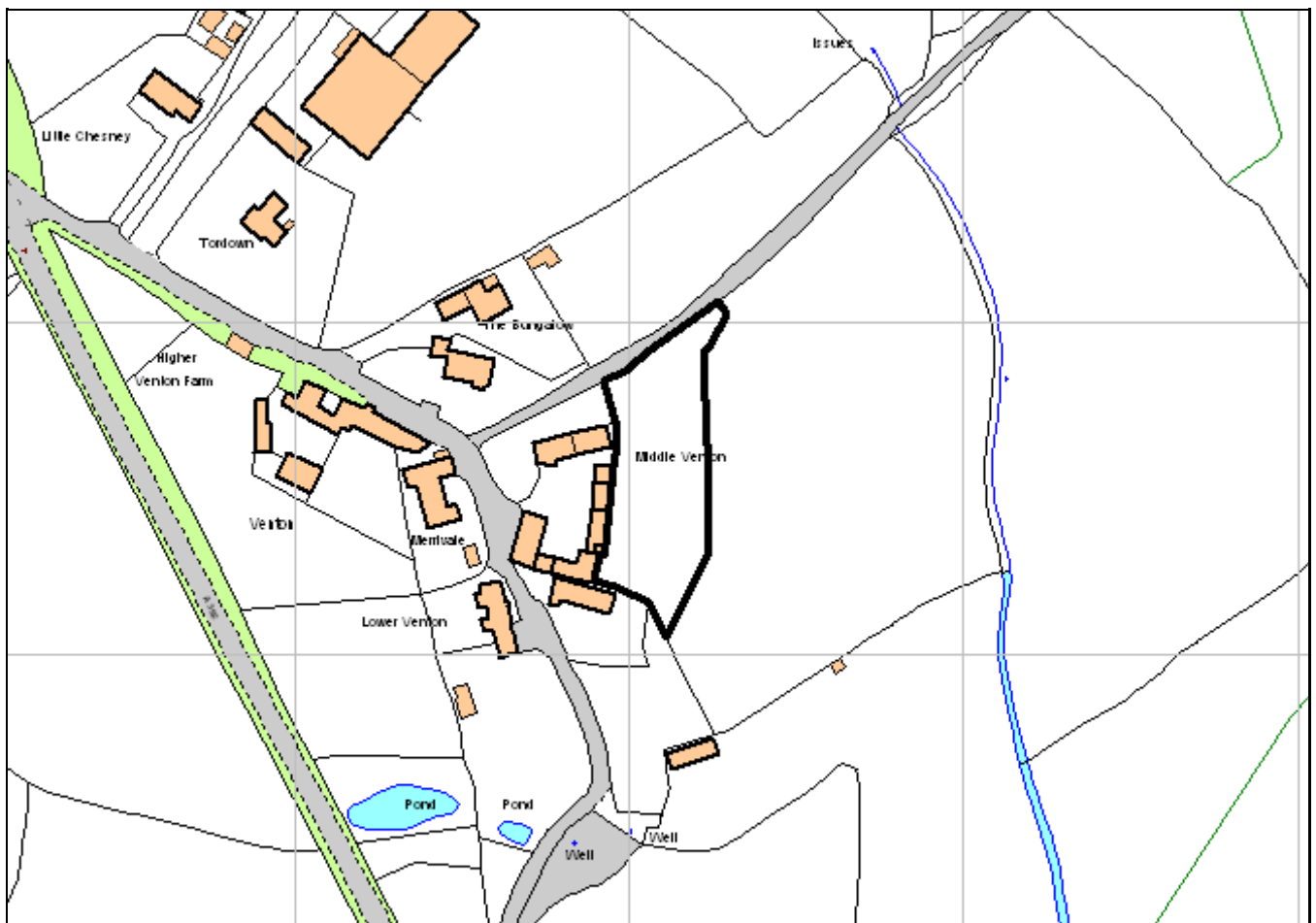
District/Borough: **West Devon Borough**
Parish: **Drewsteignton**
Officer: **Andy West**

Description: **Change of use of land to domestic curtilage**

Location: **Middle Venton Farm, Drewsteignton**

Land owner:

Recommendation **That, subject to the considerations of any comments from the Parish Council, the appropriate legal action be authorised to;**
1. Secure the cessation of the use of agricultural land as domestic curtilage and;
2. Restore the land to its former condition.



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100m
Scale 1:2500 @ A4

Relevant Development Plan Policies

COR1 - Sustainable Development
COR3 - National Park Landscape
COR5 - Historic Built Environment

DMD1b - Protecting Dartmoor's Special Qualities
DMD3 - Sustaining the Quality of Place
DMD4 - Protecting Residential Amenity

DMD5 - Protecting Landscape Character
DMD7 - Quality and Distinctiveness of the Built Environment
DMD8 - Listed Buildings and Heritage Assets

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

Middle Venton Farm is situated in the hamlet of Venton, approximately 4 kilometres to the west of Drewsteignton.

Middle Venton Farm is a collection of Grade II*, Grade II and curtilage listed buildings arranged in the form of a quadrangle around a central courtyard. The Authority has recently determined a number of applications for Listed Building Consent that relate to these buildings.

It has recently come to the attention of the Authority that an area of domestic curtilage has been created to the east of the Linhay, without the benefit of the necessary planning permission.

An application (ref. 0700/05) was submitted to the Authority in September 2005 seeking permission for an extension to the domestic curtilage in the area concerned. However, this application was withdrawn in October 2005, following comments from officers that it was unlikely that such a large extension to the curtilage would receive support from the Authority.

It is clear from an assessment of the Authority's aerial photograph record that works had been undertaken to create an area of residential curtilage (measuring approximately 14 metres in length and 75 metres in width) to the east of the Linhay in 2006. The aforementioned photographs show an area of mown grass, which is clearly separated from the pastureland beyond. The extent of this area is broadly concurrent with the area proposed by the aforementioned withdrawn application.

Since 2006, further works have been undertaken to extend the domestic garden area eastwards. The current area is approximately double the width (approximately 30 metres) of the garden area that is noted on the 2006 photographic record.

Neither the smaller garden area or the current, enlarged area have the benefit of formal planning permission to be used as residential curtilage and as such; it is considered that a wholly unauthorised change of use of the land has occurred. If this breach were to go unchallenged and was to become lawful, Members are advised that permitted development rights that would allow for the carrying out of various works would be accrued. In addition, the property owner would have the ability to cultivate the land as domestic garden, to place garden chattels on the land and also apply for formal planning permission to erect buildings. All of these things would have a significant impact on the character and setting of this important group of buildings, as well as an impact on the appearance generally of this part of the National Park.

If the landowner were to apply retrospectively to change the use of the land, it is not considered that such an application would be supported due to the visual impact that the change of use has on the amenity of the surrounding area, the impact that the development has on the landscape character of the area and also the impact that the use has upon the setting and character of the listed farm buildings.

Given these facts and the assertions of the owner's planning agent that the use of the land as domestic curtilage has been occurring for a period of 9 years (and is thus approaching the 10 year immunity period), it is considered to be both expedient and necessary to take legal action to secure

the cessation of the use.

The approach is supported by the fact that remedial action could easily be effected by removing a fence separating the curtilage from the remaining agricultural land and allowing the field to revert to agricultural use/grazing land.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 May 2014

APPEALS

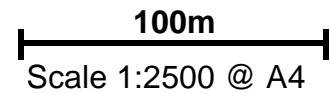
Report of the Director of Planning

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

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

- 1 Application No: C/13/2207188 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Bridford
Proposal: Without planning permission: a) the change of use of the land to a mixed use for agriculture together with the siting and residential use of caravans other than as incidental to agriculture. b) operational development in order to facilitate an unauthorised use for residential purposes, consisting of the installation and connection to the caravans of a septic tank
Location: **Burnicombe Farm, Bridford**
Appellant: **Mr JT Evans**
Decision: **DISMISSED**





The appeal was made in respect of the unauthorised siting and residential use of caravans (one mobile home and one touring caravan) other than incidental to agriculture and the provision of a septic tank used to facilitate the unauthorised residential use on land at Burnicombe Farm, Bridford.

The enforcement notice required the cessation of the use of the land for the siting of caravans used for residential purposes; the permanent removal of all caravans and the removal of the septic tank and the land restored to its former condition.

The appellant claimed that the mobile home was used for accommodation for seasonal workers in connection with the farming of blueberries on the land and therefore benefited from the permitted development right "to use land as a caravan site for the accommodation during a particular season of a person employed in farming operations on land in the same occupation". This right is, however, subject to a condition that the caravans will be removed from the land as soon as reasonably practicable at the end of the season.

The inspector noted that the right to have a residential seasonal workers caravan exercised under the General Permitted Development Order (GPDO) is not a year round right and that the mobile home appeared to have been on the land for periods in excess of the blueberry season (March to October). He further noted that the appellant had not provided enough information about the occupation of the touring caravan to prove that it was legitimate under the terms of the GPDO. The inspector further confirmed that the septic tank was development and that its provision breached planning control.

The inspector went on to say that the enforcement notice only required the cessation of the activity which constitutes the breach of planning control. It would thus not interfere with the appellants lawful rights to have caravans under the provisions of the GPDO.

The appeal was therefore dismissed and the enforcement notice upheld.

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

1 Application No:	A/14/2216138	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Hennock
Proposal:	Change of use of commercial kitchen to manager's flat		
Location:	Palk Arms, Hennock		
Appellant:	Mr I Bridle		

2 Application No:	C/14/2214043	District/Borough:	Teignbridge District
Appeal Type:	Enforcement Notice	Parish:	Christow
Proposal:	Construction of large semi-circular shaped building		
Location:	Land at Hyner Vale, Lower Ashton, Christow		
Appellant:	Mr J Aplin		

3 Application No: D/14/2216094 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Drewsteignton
Proposal: Single storey extension to rear of property
Location: **Torr, Drewsteignton**
Appellant: **Mrs H Hunt**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 May 2014

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

Report of the Director of Planning

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

(For further information please contact Stephen Belli)

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

1	Application No: 0069/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Mary Tavy
	Proposal: Change of use of two barns from agricultural use to a holiday letting unit and alterations to the buildings including a flue	
	Location: Dingles Farm, Mary Tavy	
	Decision: Grant Conditionally	
2	Application No: 0068/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: South Tawton
	Proposal: Replacement porch	
	Location: Ivy Cottage, Ramsley, South Zeal	
	Decision: Grant Conditionally	
3	Application No: 0007/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Ilsington
	Proposal: Agricultural building (252sqm) for livestock, feed and machinery storage with new access track	
	Location: Field 3043, Higher Broom Park, Smokey Cross, Ilsington	
	Decision: Grant Conditionally	
4	Application No: 0091/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Bridford
	Proposal: Re-submission of consent 0340/09; conversion to holiday accommodation and demolition of garage	
	Location: Shippen Farm, Bridford	
	Decision: Grant Conditionally	

5 **Application No:** 0054/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Sticklepath
Permission - Householder
Proposal: Replacement garage
Location: Staplers, Sticklepath
Decision: Grant Conditionally

6 **Application No:** 0092/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Bridford
Proposal: Re-submission of consent 0340/09; conversion to holiday accommodation and demolition of garage
Location: Shippen Farm, Bridford
Decision: Grant Conditionally

7 **Application No:** 0077/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Mary Tavy
Permission - Householder
Proposal: Replacement of existing lean-to shed with alterations
Location: Moorvale Lane, Lane Head, Mary Tavy
Decision: Grant Conditionally

8 **Application No:** 0080/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Widecombe-in-the-Moor
Permission - Householder
Proposal: Two-storey extension and alterations
Location: Bonehill House, Widecombe-in-the-Moor
Decision: Withdrawn

9 **Application No:** 0070/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** South Tawton
Permission - Householder
Proposal: Installation of biomass boiler, demolition of two loose boxes and construction of pool house and store plus infill of existing swimming pool
Location: Townend, South Zeal
Decision: Grant Conditionally

10 **Application No:** 0067/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Buckfastleigh
Proposal: Replace asbestos roof slates with natural slates
Location: 55 Fore Street, Buckfastleigh
Decision: Grant Conditionally

11	Application No: 0072/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Removal of existing outbuildings and erection of garden building and associated works	
	Location: Springwood, Doccombe	
	Decision: Grant Conditionally	
<hr/>		
12	Application No: 0074/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Moretonhampstead
	Proposal: Replacement general purpose agricultural building (11.8 x 3.8m)	
	Location: Cherry Tree Longhouse, Moretonhampstead	
	Decision: Grant Conditionally	
<hr/>		
13	Application No: 0148/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Moretonhampstead
	Proposal: Change of use of land for the siting of temporary agricultural worker's accommodation	
	Location: land at Higher Lowton Farm, Moretonhampstead	
	Decision: Withdrawn	
<hr/>		
14	Application No: 0062/14	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for an existing use	Parish: Bridford
	Proposal: Certificate of Lawfulness for an existing use in respect of barn as mixed use (equine and agricultural)	
	Location: barn at Lowton Lane, Bridford	
	Decision: Certificate not issued	
<hr/>		
15	Application No: 0066/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Mary Tavy
	Proposal: Change of use of barn from agricultural use to one holiday letting unit, alterations to the building and creation of a new access with associated parking	
	Location: Dingles Farm, Mary Tavy	
	Decision: Grant Conditionally	
<hr/>		
16	Application No: 0063/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Two-storey extension to dwelling (amendment to permission ref 0593/10)	
	Location: Moorwings, Burrator Road, Dousland	
	Decision: Grant Conditionally	
<hr/>		

17	Application No: 0061/14	District/Borough: South Hams District
	Application Type: Certificate of Lawfulness for an existing use	Parish: South Brent
	Proposal: Certificate of lawfulness for an existing use in respect of use of building as a dwellinghouse	
	Location: Lydia Mill, Lydia Bridge, South Brent	
	Decision: Certificate issued	
<hr/>		
18	Application No: 0075/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Buckland Monachorum
	Proposal: Change of use of ground floor shop area with flat above to single dwelling	
	Location: Yelverton Paperweight Centre, 4 Buckland Terrace, Yelverton	
	Decision: Grant Conditionally	
<hr/>		
19	Application No: 0114/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Moretonhampstead
	Proposal: Replacement of roof coverings, structural repairs and internal alterations to rear wing	
	Location: White Horse Inn, George Street, Moretonhampstead	
	Decision: Grant Conditionally	
<hr/>		
20	Application No: 0115/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Moretonhampstead
	Proposal: Replacement of roof coverings, structural repairs and internal alterations to rear wing	
	Location: White Horse Inn, George Street, Moretonhampstead	
	Decision: Grant Conditionally	
<hr/>		
21	Application No: 0058/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: South Brent
	Proposal: Construction of agricultural building (9m x 18m)	
	Location: land at Higher Beara, South Brent	
	Decision: Refused	
<hr/>		
22	Application No: 0140/14	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for a proposed development	Parish: Ashburton
	Proposal: Installation of 16 no. solar PV panels on barn roof	
	Location: Higher Bowdley Farm, Ashburton	
	Decision: Withdrawn	
<hr/>		

23	Application No: 0138/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Ashburton
	Proposal: New vehicular access through stone wall and parking provision	
	Location: 76 East Street, Ashburton	
	Decision: Withdrawn	
<hr/>		
24	Application No: 0139/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Ashburton
	Proposal: New vehicular access through stone wall and parking provision	
	Location: 76 East Street, Ashburton	
	Decision: Withdrawn	
<hr/>		
25	Application No: 0082/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ashburton
	Proposal: Replace existing flat roof extension with larger pitched roof extension	
	Location: 11 Rock Park, Ashburton	
	Decision: Grant Conditionally	
<hr/>		
26	Application No: 0088/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Widecombe-in-the-Moor
	Proposal: Single storey side extension and entrance porch	
	Location: Yonder Hayes, Widecombe-in-the-Moor	
	Decision: Grant Conditionally	
<hr/>		
27	Application No: 0094/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ilsington
	Proposal: Conversion of garage and roofspace over to additional ancillary accommodation	
	Location: 15 Ley Crescent, Liverton	
	Decision: Grant Conditionally	
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28	Application No: 0053/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Single storey extension	
	Location: Southside, Walkhampton	
	Decision: Grant Conditionally	
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29 **Application No:** 0611/13 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Harford
Proposal: Erect wooden interpretation board on legs
Location: Harford Moor Gate Car Park, Ivybridge
Decision: Withdrawn

30 **Application No:** 0078/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Installation of ground-mounted PV solar panels
Location: Pennaton, South Brent
Decision: Grant Conditionally

31 **Application No:** 0093/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Gidleigh
Proposal: Replacement of two chimneys plus additional damp coursing
Location: Berrydown Manor, Gidleigh
Decision: Grant Conditionally

32 **Application No:** 0395/13 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Conversion, alterations and partial demolition of police building to create four dwellings (two open-market and two intermediate affordable dwellings)
Location: Former Police Station, 23 Eastern Road, Ashburton
Decision: Grant Conditionally

33 **Application No:** 0083/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Variation of condition 4 (listed building consent ref. 0121/13) to allow permitted works to commence prior to submission of garden room details
Location: Southmeads, Lettaford, North Bovey
Decision: Grant Conditionally

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 May 2014

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Director of Planning

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

(For further information please contact James Aven)

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

1 Enforcement Code: **ENF/0194/13** District/Borough: **Teignbridge District**
Grid Ref : **SX825809** Parish : **Hennock**
Breach : **Unauthorised storage and residential use of caravan and associated tent, wood store and provision of a pond.**
Location : **Land nr Great Rock Farm, Hennock**
Action taken /
Notice served **Enforcement Notice**
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2 Enforcement Code: **ENF/0200/13** District/Borough: **Teignbridge District**
Grid Ref : **SX827813** Parish : **Hennock**
Breach : **Unauthorised mobile home**
Location : **Land at Great Rock Farm, Hennock**
Action taken /
Notice served **Enforcement Notice**
.

3 Enforcement Code: **ENF/0207/13** District/Borough: **West Devon Borough**
Grid Ref : **SX522800** Parish : **Mary Tavy**
Breach : **Unauthorised agricultural building**
Location : **Land near Higher Rows Farm, Horndon, Mary Tavy**
Action taken /
Notice served **No further action taken**
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