

NPA/DM/14/060

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 November 2014

MONITORING AND ENFORCEMENT

Report of the Director of Planning

INDEX

Item No. **Description**

1. ENF/0234/14 - Use of land for the sale of motor vehicles and as a vehicle recovery centre, Land at Hyner Vale, Lower Ashton, Christow
2. ENF/0215/12 - Barn being used for residential purposes, Land to the north west of Springwater Farm, Bridford

1 Enforcement Code: **ENF/0234/14**
Grid Ref: **SX836817**

District/Borough: **Teignbridge District**
Parish: **Christow**
Officer: **Andy West**

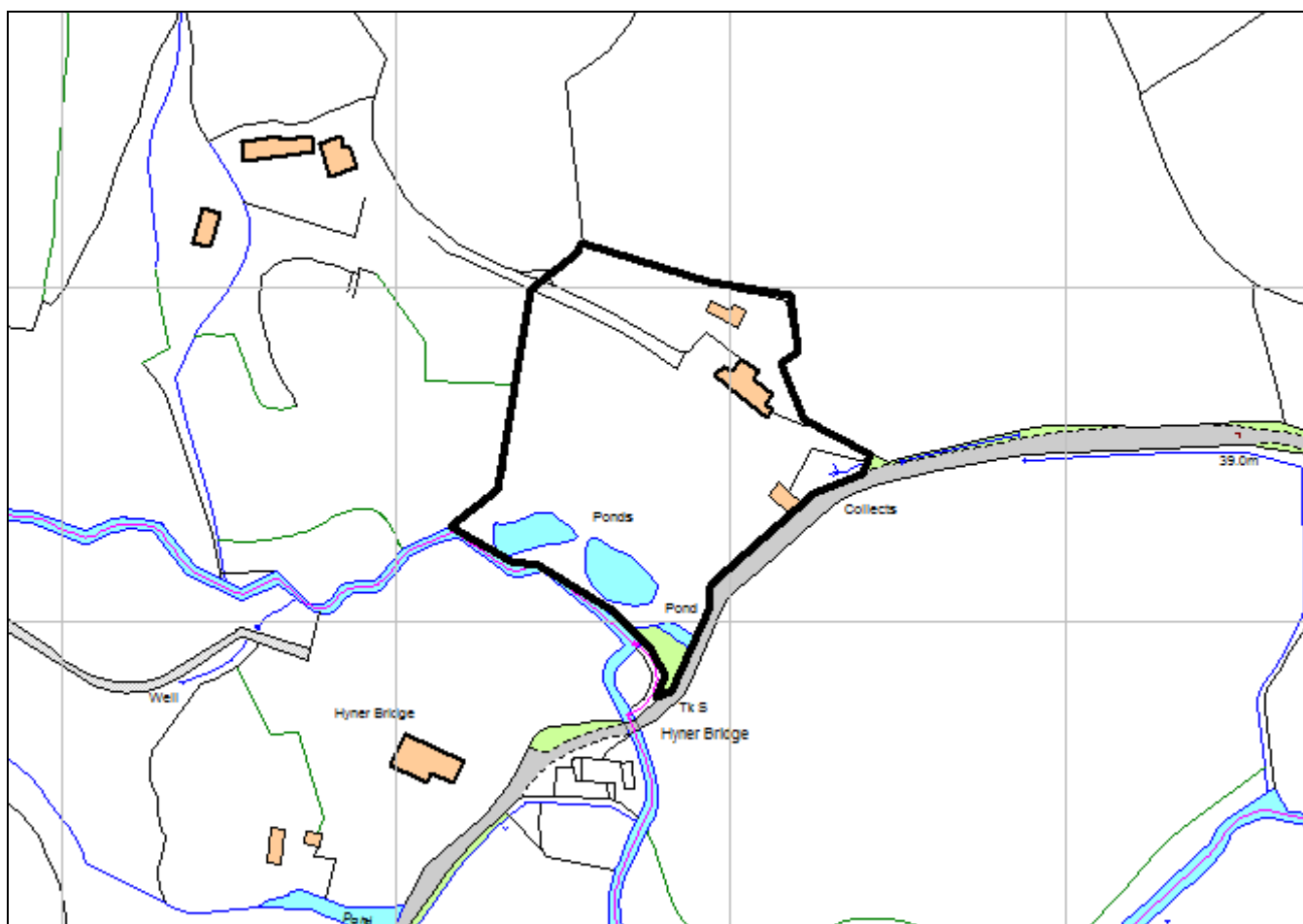
Description: **Use of land for the sale of motor vehicles and as a vehicle recovery centre**

Location: **Land at Hyner Vale, Lower Ashton, Christow**

Land owner: **Ms RL Aplin, Mr MJ Aplin**

Recommendation **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to;**

- 1. Secure the cessation of the unauthorised sale of motor vehicles from the land; and**
- 2. Secure the cessation of a vehicle recovery service from the land.**



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Relevant Development Plan Policies

- COR1 – Sustainable Development
- COR3 – Protection of Dartmoor's Special Environmental Qualities
- COR11 – Dartmoor National Park's Special Qualities
- COR18 - Sustainable economic growth
- COR21 - Sustainable transport

DMD1b – Delivering National Park Purposes and Protecting Dartmoor’s Special Qualities
DMD3 – Quality of Places
DMD4 – Protecting local Amenity
DMD5 – Landscape Character

Representations & Parish/Town Council Comments

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

Observations

The issues associated with these uses of the site first came to the Authority’s attention in November 2013 when the site was visited by two members of the Authority’s Planning Enforcement service in connection with an enforcement complaint about the erection of a large tunnel shaped building which was the subject of an Enforcement Notice served in January 2014 - ref. ENF/0182/13.

During the visit it was noted that the long-standing use of the land for car repairs was continuing. However, it was also noted that cars and other vehicles were now being sold from the site and that the car repair business (Teign Valley Cars) was now operating a vehicle recovery service from the site.

The use of the land for car repairs has never been regularised by a grant of planning permission. Normally after a period of 10 years continuous activity the use would become immune from enforcement action (and lawful).

However, as additional uses (car sales and a vehicle recovery service) have begun at the site, these have had the effect of changing the use of the land as a whole. Any previous lawfulness is therefore lost from the date of the new use(s) commencing. An assessment must therefore be made as to whether the new mixed use of the site has occurred for a period of ten years or more, and whether this new use is itself now lawful.

The site has a long planning and enforcement history and has been the subject of a number of applications and investigations. In 2005 an investigation was begun by the Authority into the use of the site for the storage of vehicles, the siting of mobile homes and motor repairs. In 2006, information was provided that satisfied the Authority that vehicle repairs had occurred on the site since the early 1980s, and it was therefore decided to only pursue action regarding the siting of the mobile homes on the site.

An Enforcement Notice was served in early 2010 which required the removal of the two mobile homes from the land. The service of this Notice was subsequently appealed against. The Authority's Statement of Case relating to this appeal contains strong evidence to suggest that in 2010 the site was being used for car repairs and for the preparation of motor vehicles for sale. It does not however state that the land was being used for the sale of motor vehicles or the operation of a vehicle recovery service. This is very strong evidence that these additional two uses began to occur on the site after 2010 and as such, the new composite/mixed use of the site has not gained immunity, as a ten year period has not passed since their first occurrence.

Whilst it is appreciated that both of these two new uses are closely associated with the long-standing use of the land for car repair purposes, Officers are concerned that the addition of these new uses shows a significant expansion of Teign Valley Cars as a business and consequently that the use of the land in question is becoming more intensive.

Vehicle related businesses have an impact on both the visual amenity and the landscape character

of the area that they are situated within. Such businesses also (by virtue of the noise, dust and fumes created by the operation of machinery and the traffic movements to and from the business) have an effect upon the tranquillity of the area in which they operate.

Officers are concerned that if the business continues to expand and the use of the land increases then widespread harm will be caused to the amenity of the surrounding area, to the landscape character and to the tranquillity of this part of the National Park.

With this mind, it is considered necessary to take legal action to ensure that the unauthorised use of the land for motor vehicle sales and for the operation of a vehicle recovery service cease.

The Human Rights Act 1998

The owner/operators of Teign Valley Cars operate their business from the site. As such; the courts will view any decision to take enforcement action as engaging the landowner's rights under the Human Rights Act 1998 which entitles an individual to the right to the peaceful enjoyment of their property (including land). The service of an Enforcement Notice requiring the unauthorised use of the land to cease would represent a serious interference with these rights. However, it is permissible to do so "insofar as in accordance with the law and necessary in a democratic society for the protection of rights and freedoms of others".

The courts have held that provided a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular matter, the UK planning system (including the enforcement process) is not incompatible with the Human Rights Act.

Tackling breaches of planning control and upholding Local Plan policies is clearly in accordance with the law, protects the National Park from inappropriate development and enshrines the rights and freedoms of everyone to enjoy the natural beauty and special qualities of the National Park.

Given the fact that the Authority could have chosen to pursue action to ensure the cessation of all of the uses on the site, the proposed 'under-enforcement' to allow the long established use of the site for vehicle repair to continue, is believed to be proportionate and reasonable. Members are therefore advised that enforcement action would be:

In accordance with law – s.178(1) T&CPA 1990

In pursuance of a legitimate aim – the upholding of planning law and in particular the Development Plan policies restricting development in the open countryside of the National Park.

2 Enforcement Code: **ENF/0215/12**
Grid Ref: **SX809871**

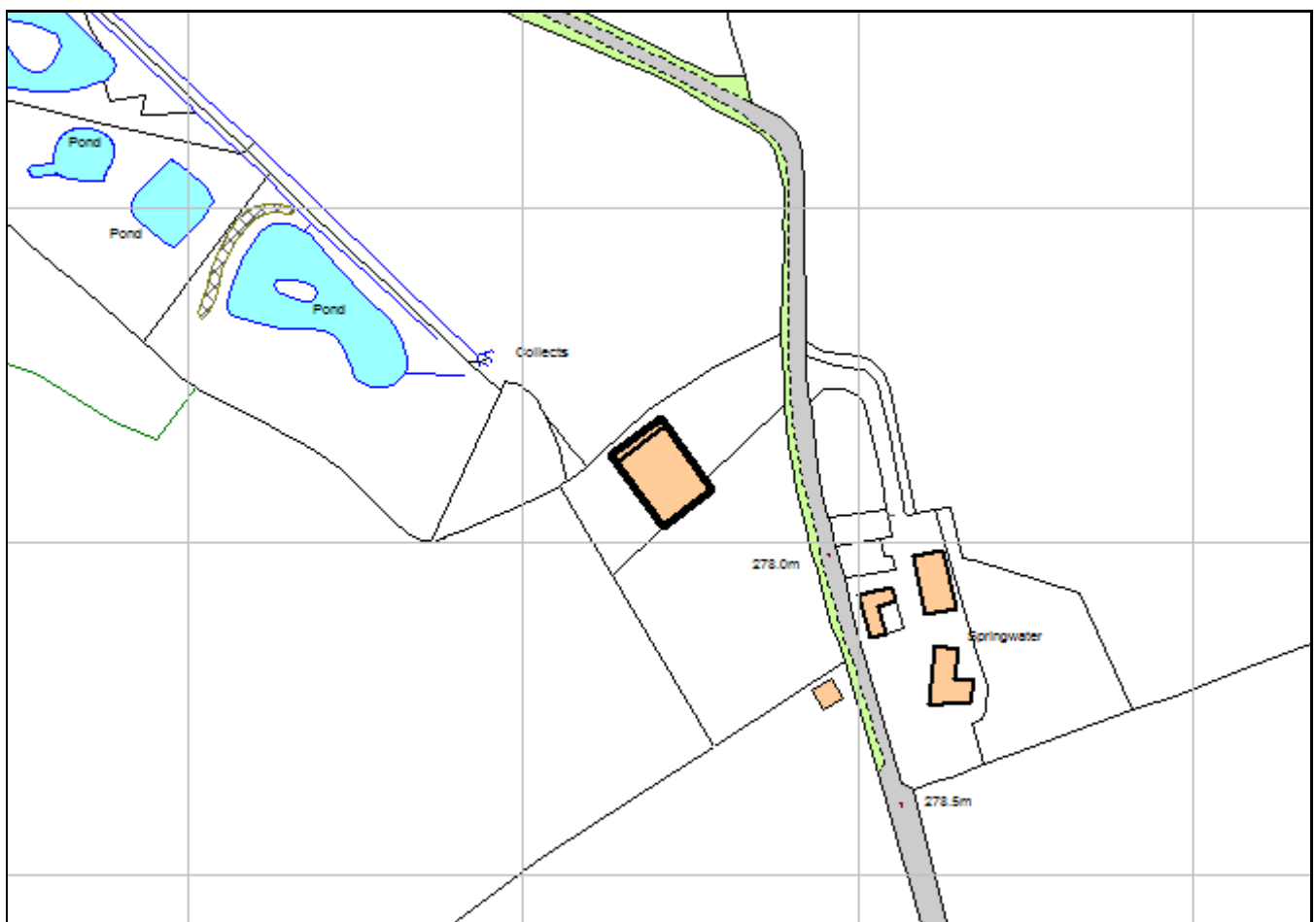
District/Borough: **Teignbridge District**
Parish: **Bridford**
Officer: **Andy West**

Description: **Barn being used for residential purposes**

Location: **Land to the north west of Springwater Farm, Bridford**

Land owner: **Mr & Mrs Caygill**

Recommendation **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to;**
1. Secure the cessation of the residential use of the agricultural building, including the removal of all fixtures and fittings within the building that facilitate the use;
2. Secure the cessation of the use of the agricultural building and the land for a mixed use of agricultural and equestrian uses; and
3. Secure the removal of a domestic outbuilding from the land.



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Relevant Development Plan Policies

COR1 – Sustainable Development
COR2 – Settlement Pattern
COR3 – Landscape Character
COR8 - Sustainable buildings

COR15 – Housing
DMD1b – Dartmoor National Park's Special Qualities
DMD3 – Quality of Place
DMD5 – Landscape Character
DMD7 – Built Environment
DMD23 – Residential Development outside settlements
DMD33 - Horse related development

Representations & Parish/Town Council Comments

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

Observations

BACKGROUND

An investigation was begun by the Authority's Planning Enforcement service in September 2012, when concerns were raised with the Authority about the alleged use of an agricultural building for residential purposes.

The site was visited on several occasions during the last quarter of 2012 by both the Case Officer and one of the Authority's Planning Team Managers. During these visits it became clear that approximately 15-20% of the ground floor area of the building was not being used for agricultural purposes and was instead being used as a kitchen and office area (an oven, fridge/freezer, sink area and microwave were noted to be present). Above this a mezzanine floor had been created (covering approximately the same footprint) which benefited from two bedrooms and a bathroom. This mezzanine floor was accessed by a timber staircase from the ground floor.

The landowners advised that this area of the barn was not used as their permanent residence but was instead used as a rest area and a place to stay on occasions when animal welfare or the season (i.e. during lambing season) dictated it. The Authority advised the landowners that it considered that the use of both the ground floor and mezzanine areas as rest areas/occasional accommodation was excessive and unnecessary, but that in principle there was no objection to some form of rest area remaining within the building.

It was therefore proposed that the first floor/mezzanine area was removed from residential use, that the staircase was removed and that the void was boarded over. This would result in the ground floor area remaining in use as a rest area and would allow for the first floor area to be used for the storage of feed, equipment etc.

These works were undertaken throughout 2013, and when the site was visited in October 2013 the Case Officer was satisfied that the aforementioned works had been completed and that the rest area that remained was incapable of being used as permanent accommodation and was ancillary to the primary use of the building.

At this stage, it was considered that no further action was required on this particular issue.

However, an investigation continued into the use of the entire building. During the aforementioned visits to the site it was noted that the agricultural building was being used for the keeping of horses and ponies as well as for agricultural purposes. The landowners advised officers of the Authority in 2013 that they had used the building in this way since they purchased it in 2006, and that to the best of their knowledge the mixed use of the building had occurred during the previous owner's tenure.

On the basis of this, the owners were advised to submit an application seeking a Certificate of Lawfulness for an Established Use or Development (CLEUD). Such an application (reference: 0062/14) was validated by the Authority on 30th January 2014.

However, the application was refused on 27th March, as it was considered that not enough evidence had been submitted to satisfy the Authority that the mixed use of the agricultural building had occurred for ten years or more.

USE OF THE BUILDING FOR RESIDENTIAL PURPOSES

During routine monitoring of the site over the last 6-8 months it has become apparent that the landowners have recommenced their residential use of the agricultural building.

In the course of a visit to the site on 29th July 2014, the landowners advised the Case Officer that they had sold their home in Moretonhampstead and were staying in the agricultural building until the purchase of another property had been completed. Whilst it was noted that the mezzanine floor area was not in residential use it was noted that a bed had been placed within the ground floor 'rest area', and that a horse box had been converted to living accommodation for the owner's children.

The Authority was assured that this was a temporary measure and that the use of the building for residential purposes would cease by the first week in September.

A visit to the site in October 2014, confirmed the continued presence of a bed and other domestic furniture within the ground floor area of the building. Food, toiletries, clothing and other personal items were also noted to be present within the room.

A search of the relevant records also demonstrates that the landowners have begun paying Council Tax on the building.

The use of the ground floor area of the agricultural building as a permanent residence, represent the creation of a wholly unauthorised dwelling in the open countryside. It is therefore completely at odds with the policies contained within the Authority's Development Plan documents.

It is therefore deemed appropriate to issue an Enforcement Notice requiring the cessation of the residential use of the building and the removal of all of the fixtures and fittings that facilitate such a use.

MIXED USE OF THE REMAINDER OF THE BUILDING FOR AGRICULTURAL AND EQUINE PURPOSES

During the visits to the site in July and October 2014, it was noted that the building continues to be used for both agricultural and equine purposes.

This mixed use represents a change of use of the building, which was originally approved as an agricultural building. Although an application seeking a Certificate of Lawfulness for this use was submitted earlier in the year, this was refused and the use of the building remains unauthorised.

The use of a large section of the building for equine purposes has led to the ponies and horses being stabled, in return for payment. This would suggest that a livery business/use is beginning to become established at the site. Such a use would require the benefit of planning permission in its own right. Issues of sustainability suggest that an application would be unlikely to be supported.

This unauthorised use has spread to the surrounding agricultural land, where areas of the land have been marked out with tape to create smaller paddock areas. Jumps and a small schooling area have also been created. This impact is regarded as harmful and unacceptable.

With this in mind, it is recommended that an Enforcement Notice is issued to ensure the cessation of the mixed use of the building and land.

DOMESTIC OUTBUILDING

During his most recent visit to the site in October 2014, the Case Officer noted that a large domestic outbuilding has been erected/sited to the north-west of the agricultural building.

This outbuilding was noted to be in domestic use, and housed children's toys.

No planning permission exists for the siting and residential/domestic use of this outbuilding, and any application for its retention would not be supported by the Authority as there is no authorised residential use of the surrounding land or building.

It is therefore recommended that an Enforcement Notice is issued to ensure the cessation of the use of the building for domestic purposes and the permanent removal of the building from the land.

WELFARE CONSIDERATIONS

The agricultural building is occupied by the landowners and their young children. As such; it is important to be clear about the impact of enforcement action upon them and the availability of suitable alternative accommodation.

It is understood that the landowners have recently sold their residential property in Moretonhampstead, and should therefore have access to funds to enable them to purchase and/or rent another residence. The Case Officer has also been informed by the landowners that Mrs Cayhill's parents live in Moretonhampstead and that it has been possible for them to stay with them on occasions.

Any enforcement action regarding the occupation of the agricultural building would allow an appropriate compliance period which would take into account the personal circumstances of the residents and allow them sufficient time to find alternative accommodation.

THE HUMAN RIGHTS ACT 1998

The landowners have indicated that the agricultural building is their permanent residence. As such; the courts will view any decision to take enforcement action as engaging the landowner's rights under the Article 8 ECHR (right to respect for private and family life and home) and Protocol 1 Article 1 (peaceful enjoyment of possessions). The service of an Enforcement Notice requiring the unauthorised use of the building and the land to cease would represent a serious interference with these rights. However, it is permissible to do so "insofar as in accordance with the law and necessary in a democratic society for the protection of rights and freedoms of others".

The courts have held that provided a balanced and proportionate approach is taken, having regard to all relevant considerations and not giving irrational weight to any particular matter, the UK planning system (including the enforcement process) is not incompatible with the Human Rights Act.

Tackling breaches of planning control and upholding Local Plan policies is clearly in accordance with the law, protects the National Park from inappropriate development and enshrines the rights and freedoms of everyone to enjoy the natural beauty and special qualities of the National Park.

Given the likely ability of the landowners to be able to find alternative accommodation it is not believed that there are any overriding welfare considerations. Members are therefore advised that enforcement action would be:

In accordance with law – s.178(1) T&CPA 1990

In pursuance of a legitimate aim – the upholding of planning law and in particular the Development Plan policies restricting development in the open countryside of the National Park. It is considered that the unauthorised residential use is a serious breach of planning control and that the requirement to cease the use is proportionate to the harm caused.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 November 2014

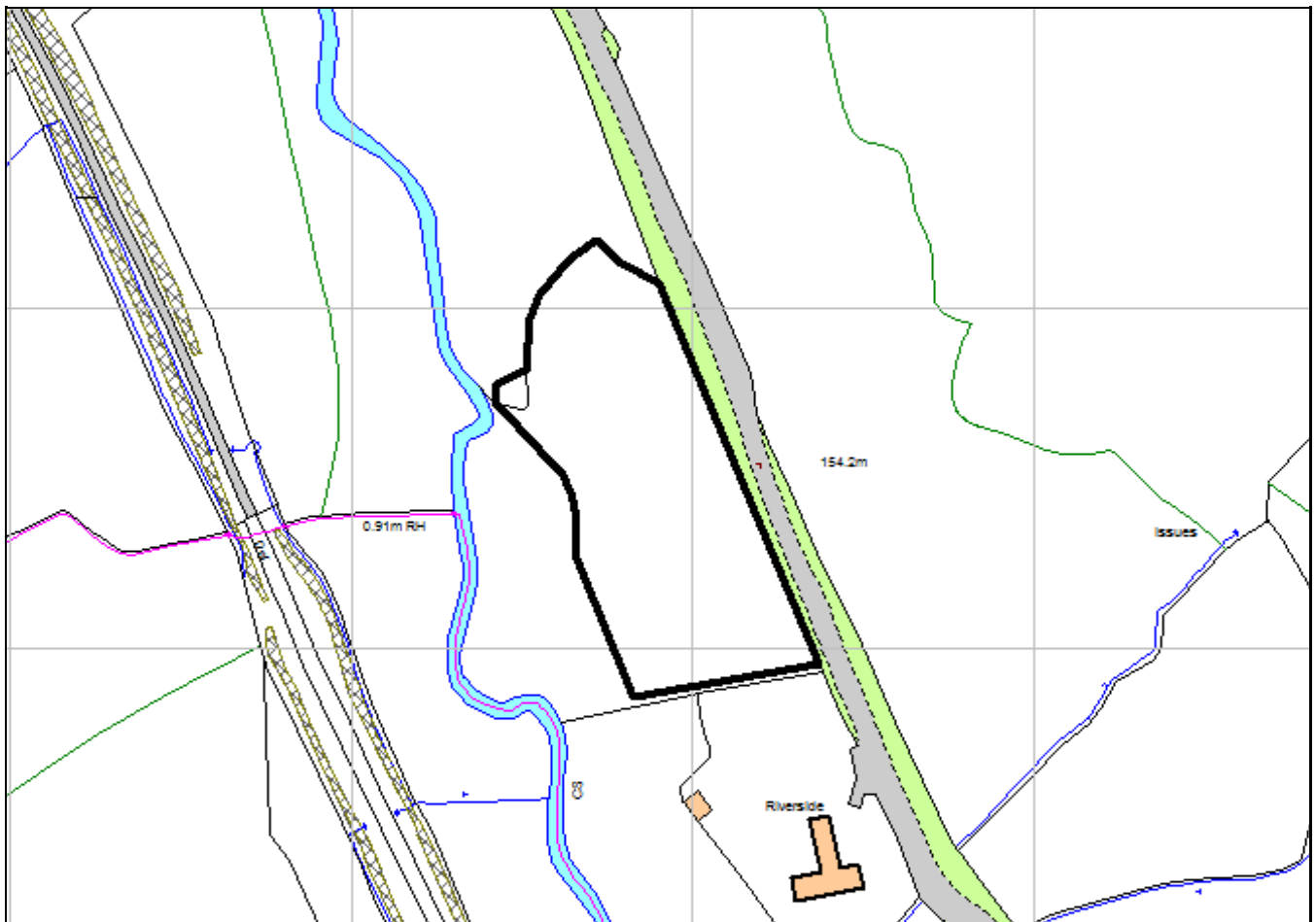
APPEALS

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: | A/14/2219966 | District/Borough: | Teignbridge District |
| Appeal Type: | Refusal of Full Planning Permission | Parish: | Moretonhampstead |
| Proposal: | Erection of new dwelling | | |
| Location: | land adj Riverside, Moretonhampstead Road, Lustleigh | | |
| Appellant: | Mr & Mrs P Lake | | |
| Decision: | DISMISSED | | |

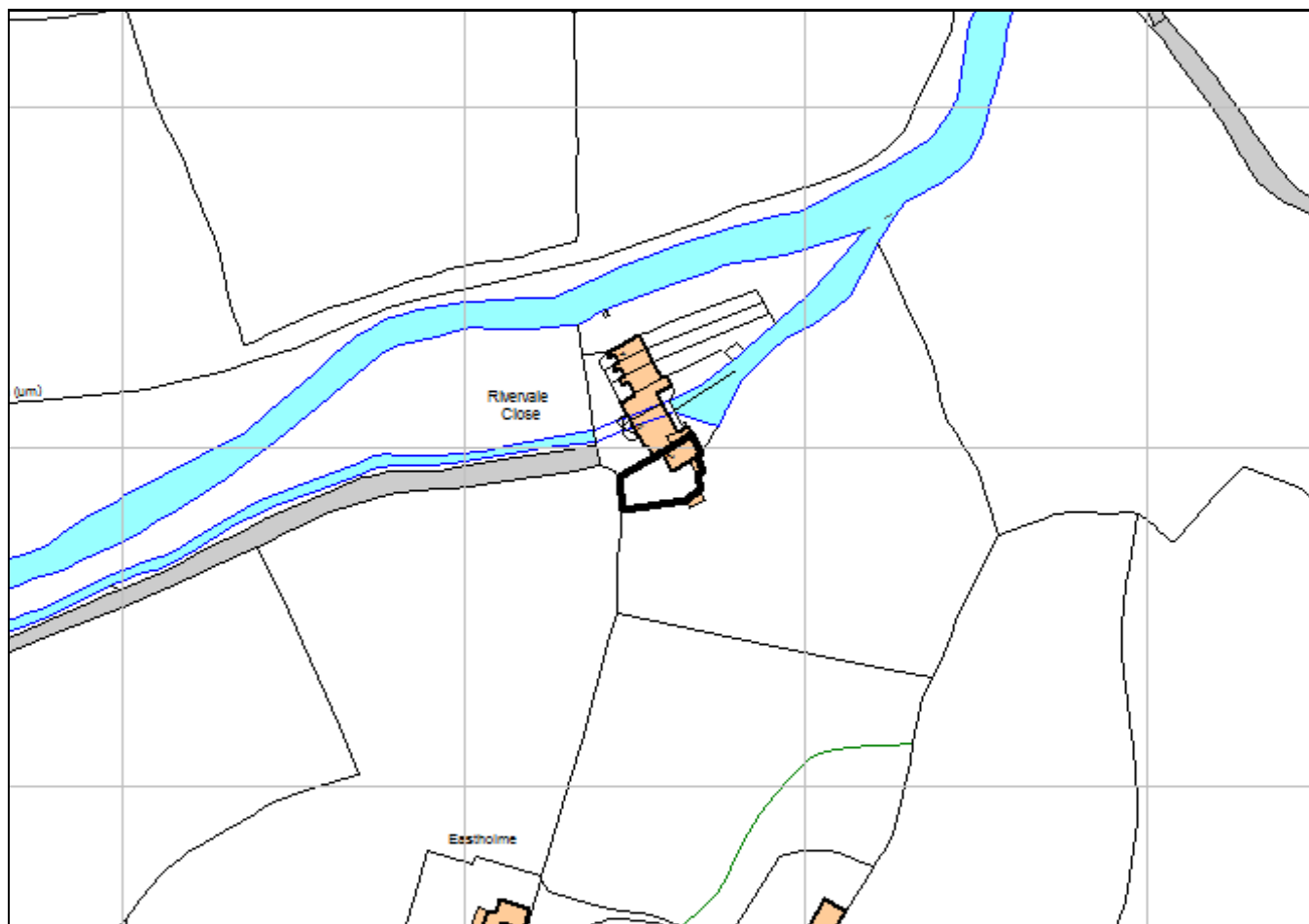


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The Inspector noted that the new dwelling would be in open countryside equidistant from the settlements of Moretonhampstead and Lustleigh; an unsustainable location where there would be heavy reliance on the private car for day to day purposes. This would be contrary to the sustainability objective of National and Local Plan policy. He considered that the development would have a harmful effect on the character of this location and concluded that there were no overriding reasons to overcome these particular concerns.

2 Application No: D/14/2223637 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Chagford
Proposal: Two storey extension as an amendment to an extant approved extension
Location: **7 Rivervale Close, Chagford**
Appellant: **Mr & Mrs R Mackridge**
Decision: **DISMISSED**



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In dismissing the appeal, the Inspector considered the principal issue to be the effect of the proposed development on the character and appearance of the existing dwelling, the former mill complex and this part of the Dartmoor National Park.

The Inspector acknowledged that, despite the conversion of this mill building complex, its former industrial nature was still evident and makes a valuable contribution to the cultural heritage of the National Park. He drew attention to the simple and robust character of the buildings, their regularity, rhythm (with particular reference to the fenestration) and strong vertical emphasis.

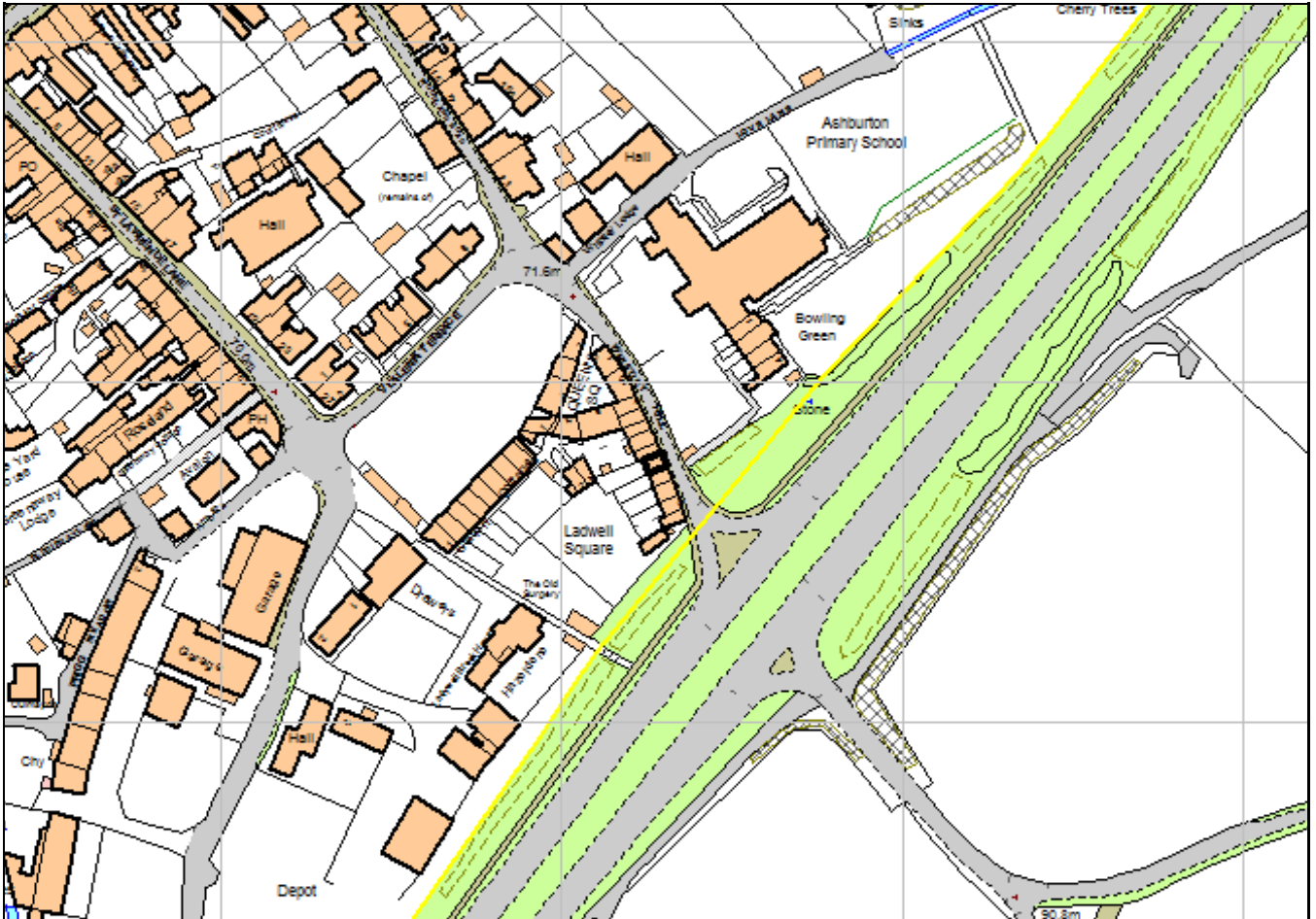
He concluded that the hipped roof form of the extension, at a lower height, would draw attention to this contrasting roof form. He noted that solar panels could be considered elsewhere on the appeal site and did not necessarily dictate the need for a hipped roof design. He noted that the design of the proposals would draw attention to the extension,

exacerbated further by the proposed walled terrace. The extension of the porch beyond the two-storey roofed element would create an uncomfortable and visually complex arrangement at odds with the simple character and verticality of the building group. He accepted that a contemporary design could be considered but that the essential characteristics of the existing building were insufficiently reflected in the appeal proposal. He noted that limited evidence had been provided with regard to the appellant's reference to the scale and appearance of a former building on the site.

He accepted that the extant permission for a three-storey extension clearly established the principle of extending on this elevation of the building. The appeal scheme, however, was noted to clearly differ in height, massing, design and appearance from the extant permission. He therefore found the earlier appeal of only partial relevance to the appeal proposal.

In dismissing the appeal, he found that the proposal would unacceptably harm the character and appearance of the existing dwelling, former mill complex and diminish the contribution that the building makes to the cultural heritage of the Park contrary to national and local planning policy. He emphasised that the National Planning Policy Framework requires great weight to be given to conserving the cultural heritage of National Parks.

3 Application No: F/13/2208617 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: UPVC window on the rear first floor and UPVC back door.
Location: **6 Whistley Hill, Ashburton**
Appellant: **Mr M Shereston**
Decision: **DISMISSED AND NOTICE UPHELD**



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The appeal was made in respect of the unauthorised alteration and works to a listed building, namely the removal from the rear elevation of the building of a first floor timber framed multi-paned single glazed window and the insertion of a uPVC double glazed replacement window and the removal from the rear elevation of the building of a ground floor timber external door and the insertion of a uPVC replacement door.

The enforcement notice required removal of the new window including the frame surrounds and fixings and the installation of a replacement window which matches in design, form, materials, glazing and details the former window. It also requires the removal of the new rear door and fixings and the installation of a replacement door which matches the former rear door. The period for compliance with the notice was 6 months.

The Inspector's view was that the design, detailing, materials and age of the grade II listed building all contributed to its significance and architectural interest. He went on to say that the

windows and doors are main features of the external detailing, making an important contribution to its appearance and character.

Of the new uPVC window he noted that it has very poor detailing, including a shiny mechanical finish to the framework, which was large and bulky and that it is totally incongruous feature in the elevation and causes harm to the listed building. He went on to say that the new door was also of an inappropriate design and appearance for the listed building.

He did allow an additional 3 months to comply with the notice from 6 months to 9 months but otherwise dismissed the appeal and upheld the enforcement notice.

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

1 Application No: A/14/2224932 District/Borough: South Hams District
Appeal Type: Refusal of Full Planning Permission Parish: South Brent
Proposal: Construction of agricultural building (9m x 18m)
Location: **land at Higher Beara, South Brent**
Appellant: **Mr & Mrs NJ Hallett & Mr & Mrs P Sparkes**

2 Application No: A/14/2225830 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Lydford
Proposal: Conversion of stone barn to holiday let and re-build shed
Location: **land adjacent to Lydford Primary School, Lydford**
Appellant: **Mr G Brooke**

3 Application No: A/14/2227329 District/Borough: West Devon Borough
Appeal Type: Refusal of Outline Planning Permission Parish: Buckland Monachorum
Proposal: Erection of two new dwellings; plot one market dwelling and plot two local affordable dwelling
Location: **Rowan House, Harrowbeer Lane, Yelverton**
Appellant: **Mr R Hartigan**

4 Application No: C/14/2225115 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Bridford
Proposal: Unauthorised residential use of land (caravan) and siting of caravan for tool shed
Location: **Land at Heltor, Bridford**
Appellant: **Mr G Coxall**

5 Application No: D/14/2225229 District/Borough: South Hams District
Appeal Type: Refusal of Full Planning Permission - Householder Parish: South Brent
Proposal: Construction of conservatory to front of house
Location: **14 Corn Park, South Brent**
Appellant: **Mrs P Williams**

6 Application No: D/14/2226420 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Bridford

Proposal: Permission - Householder
Extension and alterations to dwelling
Location: **Pound Cottage, Bridford**
Appellant: **Mr T Hawksworth**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 November 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: 0165/14 Application Type: Full Planning Permission Proposal: Agricultural workers dwelling Location: Seven Acre Farm, Bridford Decision: Grant Conditionally	District/Borough: Teignbridge District Parish: Bridford
2	Application No: 0361/14 Application Type: Full Planning Permission Proposal: Change of use of agricultural land to residential curtilage with the formation of independent access track (Option A) Location: Little Cross, Holne Decision: Withdrawn	District/Borough: South Hams District Parish: Holne
3	Application No: 0362/14 Application Type: Full Planning Permission Proposal: Change of use of agricultural land to residential curtilage with the formation of independent access track (Option B) Location: Little Cross, Holne Decision: Grant Conditionally	District/Borough: South Hams District Parish: Holne
4	Application No: 0365/14 Application Type: Prior Approval Proposal: Construction of agricultural store/workshop (22.6m x 9m) Location: East Down Centre, Dunsford Decision: Withdrawn	District/Borough: Teignbridge District Parish: Dunsford

5 **Application No:** 0380/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Repair and reinstatement of weir crest and addition of elver bristle boards to existing concrete wall on riverbank (west side)
Location: Crack Hill, South Brent
Decision: Grant Conditionally

6 **Application No:** 0382/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** South Tawton
Proposal: Extension, internal alterations and extended patio area
Location: The Tythe Barn, Blackhall Court, South Tawton
Decision: Grant Conditionally

7 **Application No:** 0390/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** North Bovey
Proposal: Use of the property as a holiday let throughout the year
Location: Property known as Stable Cottage, Lower Hookner Farm, North Bovey
Decision: Certificate issued

8 **Application No:** 0401/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Repairs to former warrener's cottage and former rabbit drying outbuilding including roof replacement to both and reconstruction of outbuilding walls, plus minor structural repair works and re-pointing
Location: Ditsworthy Warren Cottage, nr Sheepstor
Decision: Grant Conditionally

9 **Application No:** 0402/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Burrator
Proposal: Repairs to former warrener's cottage and former rabbit drying outbuilding including roof replacement to both and reconstruction of outbuilding walls, plus minor structural repair works and re-pointing
Location: Ditsworthy Warren Cottage, nr Sheepstor
Decision: Grant Conditionally

10 **Application No:** 0403/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Replacement of refrigeration plant and air-conditioning condensers at rear of store, erection of a new wall to form plant room and replacement of two timber doors
Location: Co-op store, Chapel Street, Buckfastleigh
Decision: Grant Conditionally

11 **Application No:** 0409/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** North Bovey
Proposal: Construct new vehicular access, track and bridge
Location: Bowden Mill, North Bovey
Decision: Grant Conditionally

12 **Application No:** 0410/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Cornwood
Proposal: Erection of wooden store for storage of equipment to carry out maintenance of woodland and installation of 190m of stock fence and two gates
Location: land lying to the South of Pithill Quarry, Pitt Hill, Ivybridge
Decision: Withdrawn

13 **Application No:** 0411/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Moretonhampstead
Proposal: Construction of porch
Location: Knaphole, Moretonhampstead
Decision: Grant Conditionally

14 **Application No:** 0412/14 **District/Borough:** Teignbridge District
Application Type: Prior Approval (Class M) **Parish:** Bridford
Proposal: Change of use of 250sqm of agricultural building and 250sqm of its curtilage to storage purposes for motor vehicles, building materials, tools and other equipment
Location: Venn Bridge Yard, Teign Valley Road, Bridford
Decision: Prior Approval Refused

15 **Application No:** 0413/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** North Bovey
Proposal: Closure of three existing field gateways onto road and formation of two new ones
Location: Youlden Farm, North Bovey
Decision: Grant Conditionally

16 **Application No:** 0415/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Upgrade vehicular access to Fingle Woods at SX 763892 (Houndsmoor Wood) and SX 770894 (Hitchcombe Wood)
Location: Wooston Farm, Moretonhampstead
Decision: Grant Conditionally

17 **Application No:** 0416/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** Holne
Proposal: Installation of boiler flue to serve new pellet boiler to be located in existing single storey outbuilding and replacement roof covering
Location: Shuttaford Farm, Holne
Decision: Grant Conditionally

18 **Application No:** 0417/14 **District/Borough:** South Hams District
Application Type: Listed Building Consent **Parish:** Holne
Proposal: Installation of boiler flue to serve new pellet boiler to be located in existing single storey outbuilding and replacement roof covering
Location: Shuttaford Farm, Holne
Decision: Grant Conditionally

19 **Application No:** 0418/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Replacement of existing joinery on front elevation and rear single storey extension
Location: 73 North Street, Ashburton
Decision: Grant Unconditionally

20 **Application No:** 0419/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Replacement of existing joinery on front elevation and rear single storey extension
Location: 73 North Street, Ashburton
Decision: Grant Conditionally

21 **Application No:** 0420/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Cornwood
Proposal: Retrospective extension to existing barn
Location: Tor Farm, Cornwood
Decision: Grant Conditionally

22 **Application No:** 0421/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Christow
Proposal: Private garage with four bays and WC
Location: Byteign Cottage, Christow
Decision: Grant Conditionally

23 **Application No:** 0422/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Lydford
Proposal: Conversion of outbuilding, extension and alterations to dwelling together with external works
Location: Castle House, Lydford
Decision: Grant Conditionally

24 **Application No:** 0424/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Repairs to existing stone slate roof slopes, including the refixing and replacement of natural Cotswold stone slates, plus associated leadwork and masonry repairs
Location: Bovey Castle, North Bovey
Decision: Grant Conditionally

25 **Application No:** 0425/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Widecombe-in-the-Moor
Proposal: Removal of existing defective steel tube bridge deck repair installation of two granite clapper beams
Location: Lower Cator Bridge, Lower Cator, Widecombe-in-the-Moor
Decision: Grant Conditionally

26 **Application No:** 0427/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Roof extensions, first floor bay window and ground floor extension
Location: West Oak House, Ilsington
Decision: Grant Conditionally

27 **Application No:** 0428/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Moretonhampstead
Proposal: Build above existing single storey extension to form two-storey extension
Location: Folley Cottage, Exeter Road, Moretonhampstead
Decision: Grant Conditionally

28 **Application No:** 0429/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Replacement garage
Location: land adj to Silver Street, Buckfastleigh
Decision: Grant Conditionally

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- 29 **Application No:** 0430/14 **District/Borough:** South Hams District
Application Type: Full Planning **Parish:** South Brent
Permission - Householder
Proposal: Erection of side extension with porch/utility entrance
Location: 8 Didworthy Bungalows, South Brent
Decision: Grant Conditionally
-
- 30 **Application No:** 0431/14 **District/Borough:** South Hams District
Application Type: Full Planning **Parish:** Dean Prior
Permission - Householder
Proposal: Alterations to outbuilding for use as a garden storage/shed and garden/playroom
Location: Clapper Cottage, 16 Higher Dean, Buckfastleigh
Decision: Grant Conditionally
-
- 31 **Application No:** 0432/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Widecombe-in-the-Moor
Proposal: Erection of timber framed agricultural livestock building (12m x 7.4m)
Location: land adjacent to Bonehill, Widecombe-in-the-Moor
Decision: Grant Conditionally
-
- 32 **Application No:** 0433/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Sampford Spiney
Permission - Householder
Proposal: Demolish existing lean-to and construct two-storey rear extension and addition of front dormer window
Location: Brook Coach House, Sampford Spiney
Decision: Refused
-
- 33 **Application No:** 0434/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Ashburton
Permission - Householder
Proposal: Rear extension and replacement garage
Location: 52 Long Park, Ashburton
Decision: Grant Conditionally
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- 34 **Application No:** 0435/14 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Moretonhampstead
Permission - Householder
Proposal: Replacement of roofs including replacement of flat roof with pitched roof
Location: The Old Post Cottage, Docombe
Decision: Grant Conditionally
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- 35 **Application No:** 0436/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** South Tawton
Proposal: Erection of conservatory at rear of house
Location: Herons Brook, Sticklepath
Decision: Grant Conditionally
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- 36 **Application No:** 0437/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ilsington
Proposal: Extension to swimming pool and fitness building to provide lounge area, reception and link enclosure
Location: Ilsington Country House Hotel, Ilsington
Decision: Grant Conditionally
-
- 37 **Application No:** 0438/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Change of use of building to dwelling with external alterations and extension to first floor
Location: 34 St Lawrence Lane, Ashburton
Decision: Refused
-
- 38 **Application No:** 0439/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Replace existing refrigeration plant and AC condensers and install access ladder and edge protection to flat roof
Location: Co-op Store, Court Street, Moretonhampstead
Decision: Grant Conditionally
-
- 39 **Application No:** 0440/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** Buckfastleigh West
Proposal: Works to hayloft and adjoining lean-to buildings (retrospective application)
Location: The Hayloft, Coombe Bridge Cottage, Coombe Buckfastleigh
Decision: Grant Conditionally
-
- 40 **Application No:** 0441/14 **District/Borough:** South Hams District
Application Type: Listed Building Consent **Parish:** Buckfastleigh West
Proposal: Works to hayloft and adjoining lean-to buildings (retrospective application)
Location: The Hayloft, Coombe Bridge Cottage, Coombe, Buckfastleigh
Decision: Grant Conditionally
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- 41 **Application No:** 0442/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Loft conversion and roof alterations
Location: Tor Hayes, Ilsington
Decision: Grant Conditionally
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- 42 **Application No:** 0443/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Christow
Proposal: Extension to existing Engine House to provide further accommodation
Location: Wheal Exmouth, Christow
Decision: Grant Conditionally
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- 43 **Application No:** 0444/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Extension to agricultural building for feed storage
Location: Knaphole, Moretonhampstead
Decision: Grant Conditionally
-
- 44 **Application No:** 0445/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Single storey extension, erection of detached garage and alteration to vehicular entrance
Location: Shenston, Harwell Lane, South Brent
Decision: Grant Conditionally
-
- 45 **Application No:** 0446/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Buckland-in-the-Moor
Proposal: Installation of an external timber deck and enlargement of window
Location: Lowen Cottage, Poundsgate
Decision: Grant Unconditionally
-
- 46 **Application No:** 0447/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Buckland-in-the-Moor
Proposal: Installation of external timber deck and alterations to dwelling including new windows and roof lights
Location: Lowen Cottage, Poundsgate
Decision: Grant Conditionally
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47 **Application No:** 0448/14 **District/Borough:** West Devon Borough
Application Type: Certificate of Lawfulness **Parish:** Chagford
for a proposed
development
Proposal: Change of use to a mixed use for a shop and two flats, plus the
construction of a dormer window
Location: Building at 36 The Square, Chagford
Decision: Certificate not issued

48 **Application No:** 0450/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Gidleigh
Proposal: Transportable log home
Location: P & J Forestry, Gidleigh Wood
Decision: Refused

49 **Application No:** 0451/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Drewsteignton
Proposal: Construct a ring arena of 40m x 20m including levelling the field and
creation of a new Devon Bank
Location: Budbrooke Cottage, Budbrooke Lane, Crockernwell
Decision: Refused

50 **Application No:** 0452/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Use of existing dwelling for agricultural worker
Location: Southlands Farm, Moretonhampstead
Decision: Grant Conditionally

51 **Application No:** 0453/14 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Sampford Spiney
Permission - Householder
Proposal: Erection of single storey extension to rear of two-storey dwelling
Location: Brookside, Sampford Spiney
Decision: Grant Conditionally

52 **Application No:** 0454/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Change of use from retail shop A1 to launderette
Location: 11 Station Road, Moretonhampstead
Decision: Grant Conditionally

53	Application No: 0455/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Erection of detached studio/hobby room in the garden	
	Location: Brook Cottage, Sheepstor, Yelverton	
	Decision: Grant Unconditionally	
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54	Application No: 0457/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Whitchurch
	Proposal: Alterations to dwelling including slate hanging on west elevation	
	Location: Higher Statsford, Whitchurch	
	Decision: Grant Conditionally	
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55	Application No: 0459/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Dartmoor Forest
	Proposal: Alterations to football pitch fencing, provide parking, extension of access road plus new equipment store	
	Location: Princetown Playing Fields, Moor Crescent, Princetown	
	Decision: Grant Unconditionally	
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56	Application No: 0460/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Extension at first floor, form terrace and replace window with patio doors	
	Location: 11 Station Road, Moretonhampstead	
	Decision: Grant Unconditionally	
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57	Application No: 0461/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Lustleigh
	Proposal: Retrospective horticultural building	
	Location: North Harton Farm, Lustleigh	
	Decision: Refused	
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58	Application No: 0462/14	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: Ugborough
	Proposal: Extension to provide accomodation for elderly relative	
	Location: North East Barn, West Peekes Farm, Bittaford	
	Decision: Withdrawn	
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59	Application No: 0464/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Buckfastleigh
	Proposal: Replacement front door to reinstate matching original	
	Location: 31 Chapel Street, Buckfastleigh	
	Decision: Grant Conditionally	
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60	Application No: 0465/14	District/Borough: West Devon Borough
	Application Type: Certificate of Lawfulness for an existing use	Parish: Tavistock
	Proposal: Use as a single dwellinghouse (Use Class C3)	
	Location: Building known as Harford Stables, Harford Bridge, Tavistock, PL19 9LS	
	Decision: Certificate not issued	
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61	Application No: 0466/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Drewsteignton
	Proposal: Installation of heating system and flue; remove cement render on farmhouse and replace with lime render	
	Location: East Fingle Farm, Crockernwell	
	Decision: Grant Conditionally	
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62	Application No: 0467/14	District/Borough: West Devon Borough
	Application Type: Listed Building Consent	Parish: Drewsteignton
	Proposal: Installation of heating system and flue; remove cement render on farmhouse and replace with lime render	
	Location: East Fingle Farm, Drewsteignton	
	Decision: Grant Conditionally	
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63	Application No: 0468/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Buckfastleigh
	Proposal: Two storey extension and associated alterations	
	Location: 36 Furlong Close, Buckfast	
	Decision: Withdrawn	
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64	Application No: 0470/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Chagford
	Proposal: Change of use of land from B1 to B8 and addition of roofing	
	Location: Crannafords Industrial Park, Chagford	
	Decision: Grant Conditionally	
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65 **Application No:** 0471/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Cornwood
Proposal: Replace flat roofs with pitched, enclose existing porch and external wall insulation to whole of property
Location: Green Orchards, Corntown
Decision: Grant Conditionally

66 **Application No:** 0472/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Widecombe-in-the-Moor
Proposal: Conservatory to front of house
Location: Smoothmoor, Widecombe-in-the-Moor
Decision: Grant Conditionally

67 **Application No:** 0475/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Retrospective alterations to building and use as a holiday let
Location: The Great Hall, Mapstone Hill, Lustleigh
Decision: Refused

68 **Application No:** 0476/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Christow
Proposal: Creation of hard standing area for timber operations
Location: Tottiford Forest, Nr Bovey Tracey
Decision: Grant Conditionally

69 **Application No:** 0477/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Single storey side extension
Location: 13 Roborough Gardens, Ashburton
Decision: Grant Conditionally

70 **Application No:** 0478/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Belstone
Proposal: Erection of detached garage
Location: The Teddicks, Belstone
Decision: Grant Conditionally

71 **Application No:** 0479/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Mary Tavy
Proposal: Conversion of existing garage into kitchen, extension to provide breakfast room and internal alterations
Location: 23 Great Fellingfield, Mary Tavy
Decision: Grant Conditionally

72 **Application No:** 0480/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Installation of eel pass on Buckfast Abbey weir to ease eel migration over the weir structure
Location: Buckfast Abbey Trust, Buckfast Abbey, Buckfastleigh
Decision: Grant Conditionally

73 **Application No:** 0483/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Change to orientation of stables (amendment to previously approved app ref. 0076/14)
Location: Moorwings, Burrator Road, Dousland
Decision: Grant Conditionally

74 **Application No:** 0484/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Mary Tavy
Proposal: Single storey rear extension
Location: Sycamore Cottage, Ley Farm, Mary Tavy
Decision: Grant Conditionally

75 **Application No:** 0486/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for a proposed development **Parish:** Christow
Proposal: Certificate of Lawfulness for the proposed development of a two-storey extension
Location: Northwood Farm, Bridford Road, Christow
Decision: Certificate issued

76 **Application No:** 0487/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Mary Tavy
Proposal: Extension to provide conservatory and replace flat roof over bay window with pitched tiled roof
Location: 34 Great Fellingfield, Mary Tavy
Decision: Grant Conditionally

77	Application No: 0488/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Removal of velux roof light and construct inset roof balcony at second floor level	
	Location: 43 Ford Street, Moretonhampstead	
	Decision: Grant Unconditionally	
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78	Application No: 0491/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Ugborough
	Proposal: Erection of agricultural storage building (12sqm) with associated retaining wall, erection of bank on boundary and widening of vehicular access	
	Location: land at Leigh Cross, Bittaford	
	Decision: Grant Conditionally	
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79	Application No: 0492/14	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: South Brent
	Proposal: Erection of two-storey side extension and single storey rear lean-to	
	Location: 59 Brakefield, South Brent	
	Decision: Grant Unconditionally	
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80	Application No: 0494/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Ashburton
	Proposal: Erection of single storey extension with associated alterations and new external fire escape (renewal of 0102/11)	
	Location: Furzeleigh Mill Hotel, Buckfastleigh	
	Decision: Grant Conditionally	
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81	Application No: 0495/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Ashburton
	Proposal: Erection of single storey extension with associated alterations and new external fire escape (renewal of 0374/11)	
	Location: Furzeleigh Mill Hotel, Buckfastleigh	
	Decision: Grant Conditionally	
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82	Application No: 0496/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Buckfastleigh
	Proposal: Single storey lean-to extension to replace existing conservatory, loft conversion and replacement double garage	
	Location: 49 Jordan Street, Buckfastleigh	
	Decision: Grant Conditionally	
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83 **Application No:** 0511/14 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Lustleigh
Proposal: New forestry road (340m)
Location: Yeo Copse, Forder Lane, Bovey Tracey
Decision: Prior Approval not required

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 November 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/0216/14	District/Borough: West Devon Borough
Grid Ref : SX620936	Parish : Belstone
Breach : Unauthorised re-roofing of a Grade II Listed Building	
Location : Eagle House, Belstone EX20 1RA	
Action taken / Notice served	No Action

STEPHEN BELLI