

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 April 2018

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

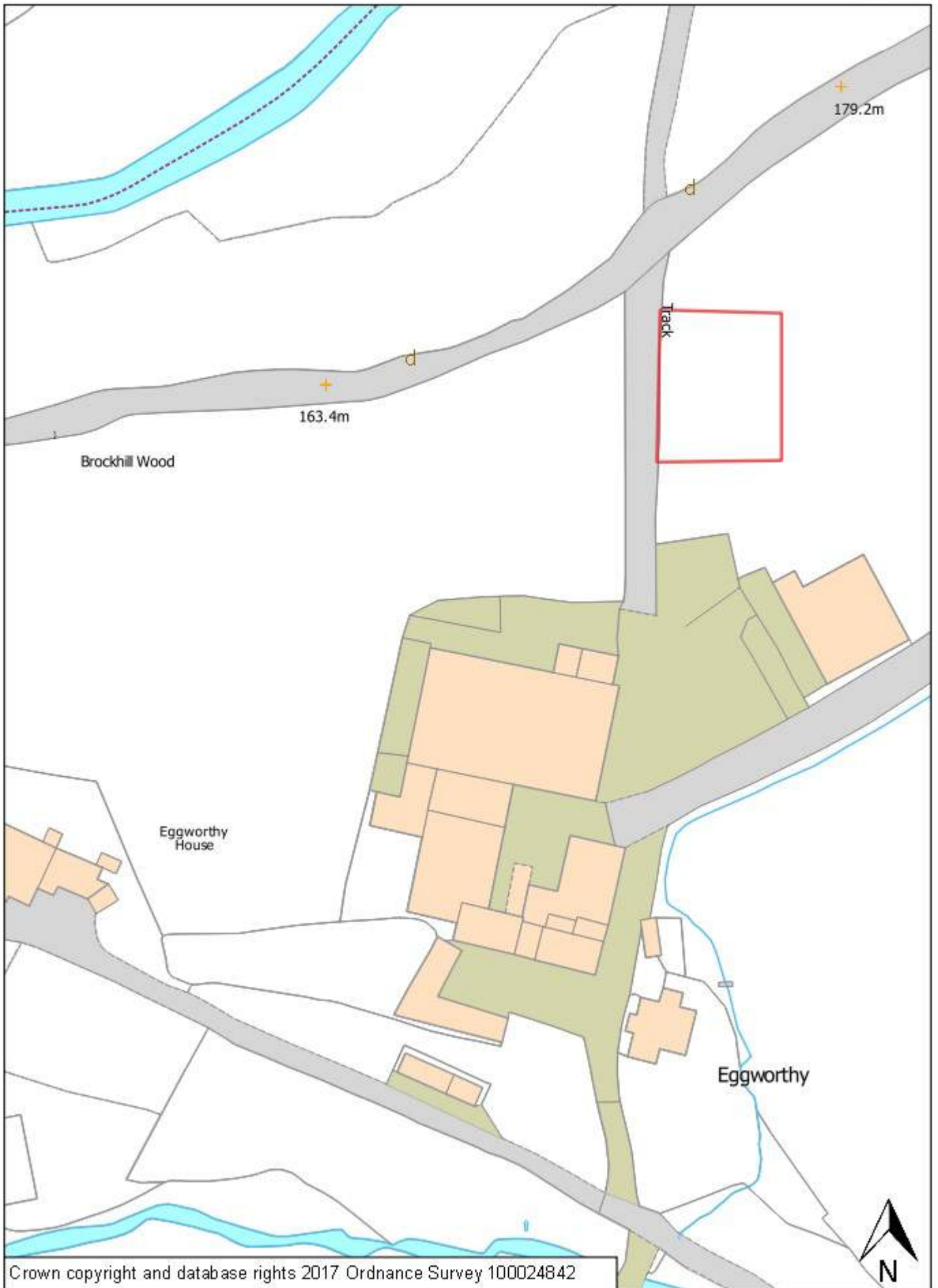
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Eggworthy Farm 0592/17



Scale 1:1,000



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1. Application No: **0592/17** District/Borough: **West Devon Borough**
Application Type: **Outline Planning Permission** Parish: **Walkhampton**
Grid Ref: **SX544720** Officer: **Jo Burgess**

Proposal: **Erection of agricultural worker's dwelling**

Location: **Eggworthy Farm, Sampford
Spiney**

Applicant: **Mr B Landick**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal is in an area where the Authority would only permit development which is necessary in the interests of agriculture or an established rural business. Having considered an assessment of the holding, the Authority is not satisfied that the functional test has been satisfied and that there is a need for a second worker to be readily available at most times. The proposal is contrary therefore to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR15 and DMD23 and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Eggworthy Farm is located in the Walkham Valley. The Farmstead consists of a C19th farmhouse, a series of stone buildings and later more recent agricultural buildings.

This outline application is to erect a new agricultural worker's dwelling to the north of the existing agricultural buildings. It is indicated that the building will be two-storeys high and cut into the slope of the land.

The application is presented to Committee in view of the Parish Council's comments. A decision on the application was deferred in March 2018 to allow for further consideration of the identified need.

Planning History

0647/99	General purpose agricultural building (18.3m x 18.3m)		
	Full Planning Permission	Grant Conditionally	15 November 1999
3/56/121/95/18	Pole Barn for storage of hay and straw		
		No objection	18 May 1995

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Trees & Landscape:	No objection - the site is visible from the minor road running along the northern boundary of the field but from this road, the building will be seen in association with the existing

Agricultural Consultant:

farmstead. The proposed development will have strong links to the existing farmstead and will have minimal impact on the character of the local landscape

The applicants own 172.4ha (426 acres) and rent an additional 54.2ha (134 acres) . There are a number of agricultural buildings within the farm. The proposed site of the dwelling is 40m from the nearest livestock building and 125m from the existing farmhouse. The sheep flock, once lambs are born between mid March and mid June, could be up to 2,675 animals. It is proposed to expand the flock. In addition the suckler herd calves from October through to the end of January and a further block in May and June. The cows are housed during calving in the buildings at Eggworthy Farm. To support the number of livestock being over wintered at Eggworthy Farm the applicants cut approximately 100 acres of grass which is baled and stored at the farm. The farm is currently within HLS (Higher Level Stewardship).

The application was accompanied by an agricultural appraisal and although the holding and current farm enterprises justify a total labour requirement in excess of two fulltime farm worker equivalent, there is no evidence that the demands of the business are such that the additional worker needs to be readily available at the site at most times, on hand day and night or to provide regular management input outside of normal working hours. For this reason it is concluded that the functional test is not met.

Based on the accounts supplied, there is no reason to doubt the financial viability of the business, therefore it is concluded that the financial test has been met on this occasion.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD1a - Presumption in favour of sustainable development

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

INTRODUCTION

This is an outline application with details of access and scale being sought at this stage.

Confirmation has been provided on illustrative drawings that a three bedroom two-storey building with a ridge height of no more than 6.6m high and a total internal measurement over both floors of 90sqm (not including a farm office).

The levels are such that the ground level at the front of the dwelling will be 1.4m above the level of the access track and the building will be excavated no more than 800m into the bank, resulting in the building projecting a maximum of 5.8m above existing ground level.

PRE-APPLICATION ADVICE

No pre-application planning advice has been sought.

THE HOLDING

Eggworthy Farm is a substantial farm holding centred around a C19th farmhouse and buildings with more modern farm buildings housing cattle and sheep as well as providing storage for fodder and machinery.

POLICY

In accordance with the principles of sustainable development as set out in the National Planning Policy Framework (NPPF) and DMD1a, policy COR2 proposes a settlement pattern for Dartmoor based on a planned approach to development. Outside the Local Centres and Rural Settlements of the National Park, Policy DMD23 states that a new dwelling will only be granted planning permission where it is required for an agricultural holding, a forestry enterprise or a rural based business.

COR5 reflects the need to protect the character, appearance, integrity and cultural associations that contribute to the special qualities and settings of the historic built environment.

DMD1b reflects National Park purposes including conserving and enhancing the cultural heritage of the National Park. Traditional farm buildings are important element of the historic built environment and sustaining uses for these buildings is therefore very important.

Policy DMD9 allows for the conversion of buildings outside classified settlements where the proposal relates to a historic building and where it will provide accommodation for agricultural, forestry or rural enterprise workers.

Policy COR15 refers to serving proven needs and Policy DMD23 sets out the following criteria

to be met:

i) There is no satisfactory existing building that could be converted to provide the accommodation.

ii) There should be a clearly established existing functional need for a worker to be readily available at most times.

In summary there are up to 2,675 sheep, 85 suckler cows and a further 150 cattle on the farm at any one time. The applicant and a stockman work full-time on the holding with further part time assistance at busy periods. The current standard man hour requirement equates to 3.25 full-time workers. The farm benefits from 561 Common Grazing Units on the adjoining Walkhampton Common and the farm is in HLS and has won an award for its work to improve the local landscape and habitat.

It is argued that two workers are required to reside on the holding at all times, however the agricultural consultant is not convinced that this is the case. His decision is based on the current capacity of the existing farm buildings, the stocking levels, the history of the holding and the fact that the farm has operated for many years on the basis of a single farmhouse. Appeal decisions elsewhere indicate that although a second dwelling on the farm can bring some benefits, the need for an additional dwelling should be proven with sufficient evidence. Where the functional need is not proven an additional dwelling should not be permitted. This is the case at Eggworthy.

iii) The accommodation relates to a full time worker. The application is made on this basis.

(iv) The holding or rural-based business enterprise has been established for at least three years, profitable for at least one, is currently financially sound and has a clear prospect of remaining so.

Accounts for 2014, 2015 and 2016 have been provided and it is clear that the business has been profitable for the three years that accounts have been provided for and that there is no reason to doubt the financial viability of the business.

(v) This requires that the need for permanent accommodation cannot be met by another suitable and available dwelling on the holding or unit or in the locality. This test is currently met.

(vi) This requires that the building should be on a scale appropriate to the functional requirement of the holding. The drawings indicate that the internal floor area excluding the farm office and WC and shower is 90sqm.

It should be noted that policy DMD26 in relation to the removal of agricultural occupancy conditions, requires the property to be reserved for occupation by local people as an affordable dwelling, and the advice in the adopted 'Affordable Housing SPD'. The proposed dwelling is indicated to be an appropriate size, however in accordance with similar applications it is considered that if the proposed dwelling was otherwise acceptable, the size should be controlled by means of a condition.

OTHER MATTERS

LANDSCAPE IMPACT

The site is located within a pastoral field but by virtue of the location and site adjacent to an existing access track, will have strong links to the adjacent farmstead and will therefore have a minimal impact on the character of the local landscape. It is therefore considered to be an acceptable location in terms of policy DMD5.

The submitted plans show an enclosure of 30m x 30m with the house set into the ground. If planning permission is granted mitigation would help integrate the development into the landscape. The curtilage should be enclosed with a traditional form of enclosure such as a hedgebank. Details of drainage and enclosure will be critical.

ECOLOGY

It has not been necessary to submit a bat and breeding bird survey but if the conversion of the stone barn is proposed, this will be a requirement.

CONCLUSION

Although Eggworthy Farm is a substantial holding and is looking to grow, the assessment as to whether there is justification for an additional dwelling has to be based on current needs. The strong advice from the agricultural consultant is that the functional test is not met.

UPDATE FROM MARCH COMMITTEE

At the last meeting Members were advised that because the functional test was not met the issue regarding the accommodation being provided in a traditional building in the farmyard was not directly relevant.

Having listened to the presentation from the applicant Members asked for clarity concerning plans to increase stock numbers and whether the likely increase in numbers had been taken into account. The committee report clearly states that the appraisal is based on current stock numbers and capacity of the buildings.

Members asked whether if the increased number of stock were already in place, he would have come to a different conclusion in respect of the number of workers on site required at all times. It was also asked how much stock there would need to be for the Agricultural Consultant to support a second on site dwelling. The Head of Development Management advised that officers did not have the information to answer this question.

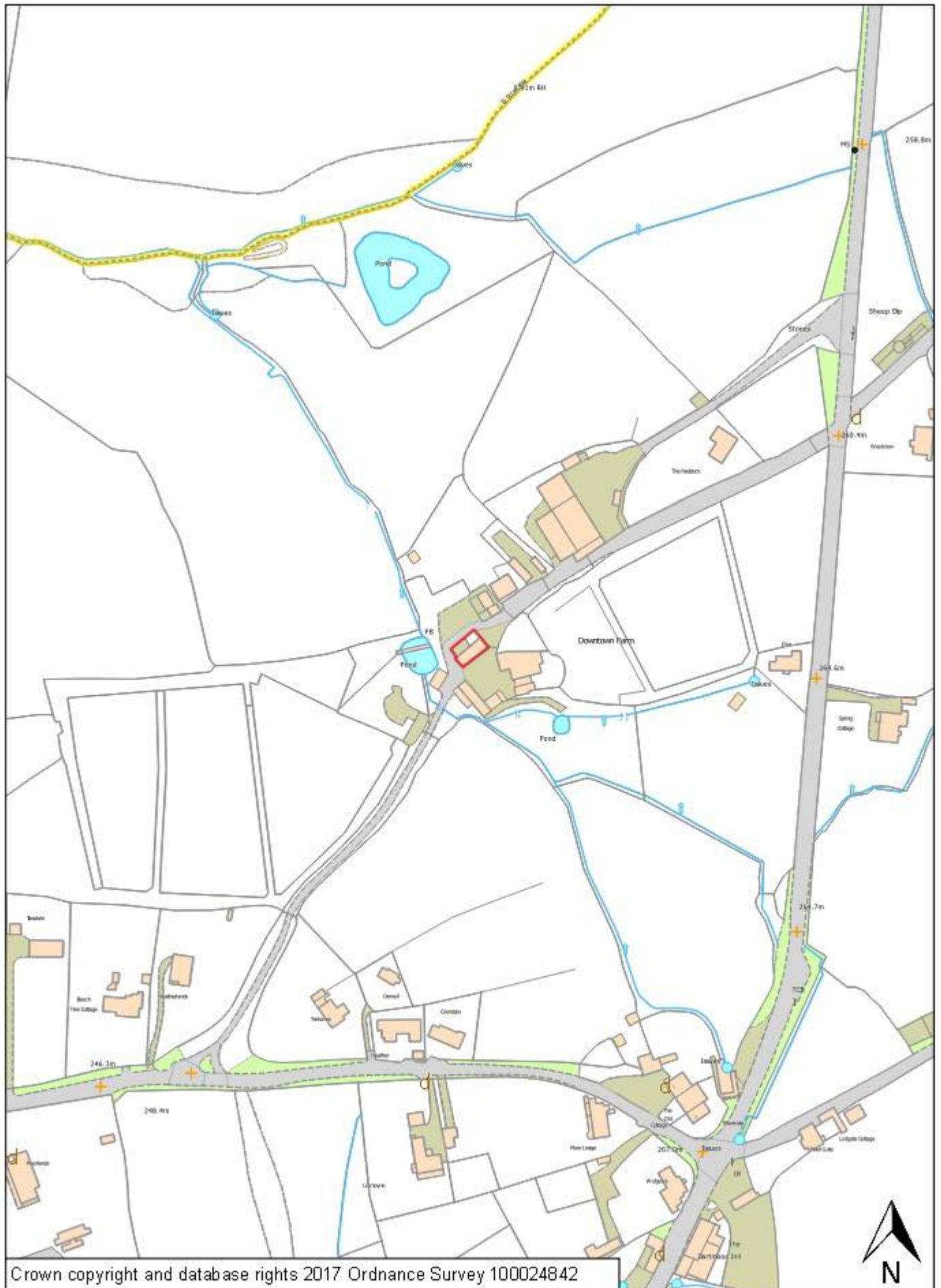
Members were also concerned that the applicant's ability to manage the farming operation at all times of the day and night, would become increasingly compromised as he was getting older and that by making this application he was planning ahead and should be supported. Members should note that this was not mentioned in the appraisal submitted by the applicants or during the visit by the Agricultural Consultant.

The report from the Agricultural Consultant has now been circulated to Members. The agricultural consultant will be available at the meeting to clarify any outstanding matters.

0001/18 - Downtown Farm Lydford



Scale 1:2,500



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2. Application No: **0001/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Lydford**
Grid Ref: **SX521855** Officer: **Jo Burgess**

Proposal: **Use of holiday barns as residential (retrospective)**

Location: **Downtown Farm, Lydford**

Applicant: **Mr & Mrs G & E Leigh-Tyrer**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal would result in the creation of two unjustified open market dwellings outside a recognised settlement which do not meet an identified need for affordable housing to meet local needs or a need relating to an agricultural worker or other essential rural business, contrary to policies COR2, COR15, DMD1a, DMD1b, DMD9, DMD23 and DMD26 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks & The Broads UK Government Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Downtown Farm is located in open countryside between Lydford and the A386. The holiday barns are located in the farm yard adjacent to the farmhouse.

The barn is split into two, three bedroom cottages approved for holiday units but currently rented for full time occupation. It is proposed to use the cottages for residential units with no holiday or affordable housing restriction.

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

Planning History

0329/10	Variation of condition 7 of planning permission 0357/99 to allow for permanent residential occupation of Barn A		
	Full Planning Permission	Withdrawn	09 August 2010
0714/07	Change of use from agricultural to mixed agricultural use to include conversion of redundant barn to tea room and teaching space and provision of visitor parking		
	Full Planning Permission	Grant Conditionally	21 November 2007
0059/03	Conversion of barn to swimming pool and games room		
	Full Planning Permission	Grant Conditionally	25 March 2003
0357/99	Change of use and conversion of two barns to three holiday units		
	Full Planning Permission	Grant Conditionally	14 September 1999

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: To be reported

Environment Agency: Flood Risk Zone 1 - standing advice applies

Parish/Town Council Comments

Lydford PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD1a - Presumption in favour of sustainable development

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD26 - Agricultural occupancy conditions

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD8 - Changes to Historic Buildings

Representations

29 letters of support

Several local residents have supported the application referring to the contribution the cottages make to providing low cost affordable housing for local people who make a year round contribution to the village.

Observations

INTRODUCTION

Planning Permission was granted in 1999 for conversion of this stone building to two holiday units to aid farm diversification. The applicants purchased the farm in 2007.

PLANNING HISTORY

Planning permission was granted (0357/99) for change of use of two barns on the holding to three holiday units subject to the holiday occupancy restriction in place at that time. Barn A contains the two units of residential accommodation which are the subject of this application.

In 2007 the applicants applied for change of use to a mixed use to include a tea room and teaching spaces in association with the establishment of a 'rare breeds farmstead'. Permission was granted.

In 2010 the applicants applied to vary the condition in respect of the units in Barn A but following officer advice that there was a strong policy objection to the creation of new residential dwellings in the countryside of the National Park and that the application would not be supported, the application was withdrawn.

In 2017 it came to the attention of the Authority that the two cottages in Barn A were being let

as permanent residential accommodation rather than as short term holiday lets. The applicant was advised that in the context of current planning policy a planning application to retain the cottages as permanent residential accommodation would not be supported.

The applicant has confirmed that the cottages have been let as permanent accommodation since 2012. Following the involvement of the Authority Enforcement Officer, this application seeks to retain the use as set out.

PLANNING POLICY

Policy DMD26 applies to the removal of agricultural and holiday use conditions. It sets out a number of tests in respect of demand for that type of accommodation; the dwelling shall have been offered for sale, rent or lease for a period of at least twelve months at a price that realistically reflects the existence of the condition and the applicant entering into a legal agreement that the property is reserved for occupation by local people as an affordable dwelling.

Policy DMD9 applies to the conversion of buildings outside classified settlements which are historic buildings. It allows for conversion to short stay tourist accommodation or in cases where a business use has been shown to be not viable or feasible, affordable housing for local persons.

The applicants argue that the Authority is unable to demonstrate a 5 year housing land supply and therefore relevant policies for the supply of housing should not be considered up to date.

The site falls within the National Park where the primary focus is the statutory purposes of National Park designation and unlike other planning authorities, Dartmoor National Park Authority is focused on the provision of local needs housing rather than providing for market housing generally.

EVIDENCE

The first test of policy DMD26 is that evidence needs to show that demand for holiday accommodation no longer applies. The applicant has provided confidential financial information to address the requirement for evidence that income from the holiday units dropped from 2008 to 2011 and that net profit dropped over the same period. There is no pricing information to enable officers to judge whether the charges between 2008-11 for the holiday cottages was reasonable in comparison with other local accommodation.

The financial information provided confirms that the expenses in relation to permanent accommodation compared with holiday accommodation are significantly less, so although the turnover was less than for the first three years the holiday accommodation was operating, the net profit for permanent accommodation was significantly greater.

The applicant has provided a list of other holiday accommodation in the area and clearly there is significant competition in the Lydford area from other accommodation, but there is no compelling evidence of lack of demand.

It is not possible to be clear whether or not since 2012 there would have been demand for holiday accommodation on the farm because the decision was taken to rent the cottages as permanent accommodation.

The second test is that evidence is needed to show that the dwelling(s) have been offered for sale, rent or lease for a period of 12 months at a price that realistically reflects the existence of the condition. In this case as the applicant lives in the farmhouse and farms the land, so the holding would have to be marketed as a whole; however it is clear that no further efforts have been made to let the units as holiday accommodation. The applicants have not complied with the second test.

The third test is for the applicant to be willing to enter into a legal agreement that the property is reserved for occupation by local people as an affordable dwelling.

The applicant was asked if they were willing to enter into a legal agreement in accordance with DMD26 and they stated that they will not be entering into a legal agreement.

The size of each unit is approximately 90sqm. The Affordable Housing SPD states that three bedroom houses should have an indicative size of 85sqm. National Technical Guidance gives a size range of 84-102sqm. The units are therefore more affordable and in the view of officers are suitable for affordable dwellings.

Although the discount rate is stated to be 20-30%, given the advice from a local estate agent regarding rental figures, letting in accordance with the requirements of the Affordable Housing SPD would appear to be viable.

THE CURRENT POSITION

The applicants contend that they are meeting a need for more affordable accommodation in the area and have provided evidence to that effect - in the form of a letter from a local estate agent stating that the current rent being charged is below market rentals for the area.

The rent charged it is not affordable under the terms of the affordable housing SPD and the requirements in respect of the occupiers being in housing need, unable to afford open market prices and having local connections are not proven or controlled through a legal agreement as set out in the Affordable Housing SPD.

REPRESENTATIONS

The two existing tenants have written to confirm their local connections.

RECENT APPEAL DECISIONS

Elsewhere in Lydford an application to lift a holiday occupancy condition was made by the owner of Swallow Barn (0284/13). In this case the Inspector found that the proposal failed the first two tests, however both the Inspector and the Authority agreed that the Barn was unlikely to be economically viable as an affordable dwelling due to the size, location and running costs.

The Inspector supported the attempts of DMD26 to achieve a balance between resisting unsustainable and inappropriate development in the National Park, while meeting the needs of those who have an essential requirement to live in the area and dismissed the appeal.

Unlike at Swallow Barn the size of the units at Downtown Farm is likely to be appropriate to meet the needs of local people who have an essential requirement to live in the area and are in need of affordable housing. The site is very accessible to the A386, the school and facilities in the village and on the cycle route to Okehampton.

The West Devon Housing Officer has advised that there is little expectation in a village like Lydford that affordable housing is likely to be provided, which is probably why there is no-one on the Devon Home Choice register expressing a need for three bedroom properties in Lydford. However, there is plenty of anecdotal evidence from the parish and in nearby parishes that there is a need for affordable family accommodation in the area.

It is therefore considered that the accommodation is in a location which meets the sustainability tests set out in policies COR1, DMD1a and the NPPF and therefore an appropriate location for affordable housing.

CONCLUSION

Planning Policies COR2, COR15 and DMD23 are very clear that new units of residential accommodation in the open countryside should be restricted for sustainability reasons. Planning Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is clear that the tests of DMD26 have not been met, in particular the requirement for affordable housing.

The applicant has chosen to let the units for permanent accommodation in full knowledge that this required planning permission due to the imposition of the holiday occupancy condition and that policy DMD26 would not support this use.

The applicant has provided some evidence to address the policy requirements but it is not complete or compelling. In addition, the size of the units is not excessive in relation to the normal affordable housing requirement and although outside the village, the site is in a sustainable location.

It is therefore considered that the proposed change to unrestricted residential accommodation is premature at this time.

UPDATE FROM FEBRUARY COMMITTEE

Members will recall that the agent acting on behalf of the applicant in her presentation stated that her clients were willing to sign a legal agreement and that the application was deferred to enable officers to hold discussions with the applicants regarding eligibility, rental, restrictive clauses and it was noted that the current tenants may not qualify to live in the accommodation.

Following the meeting the applicants were issued with the guidance and asked that the existing tenants complete the Qualifying Person Questionnaires. In accordance with the advice in the Affordable Housing Supplementary Planning Document these were forwarded to Help to Buy South West for their analysis; in order to ascertain whether the current tenants would comply with the criteria and be eligible to continue occupying the cottages if the Section 106 were to be imposed.

One tenant has provided proof of local connection but the financial information required to carry out an assessment of housing needs has not yet been received. Help to Buy continue to liaise with the applicants in an effort to obtain the necessary information and a verbal update will be provided at the meeting.

The applicant is acting on behalf of the other tenant and has stated that she would not be forwarding the required documents because she considers it to be an invasion of her tenants'

privacy.

Since the meeting the applicants have also stated that they would only agree to a Section 106 Agreement in respect of local housing but not low cost or affordable housing. This clearly does not accord with the advice in the Supplementary Planning Document or policies COR15 and DMD26.

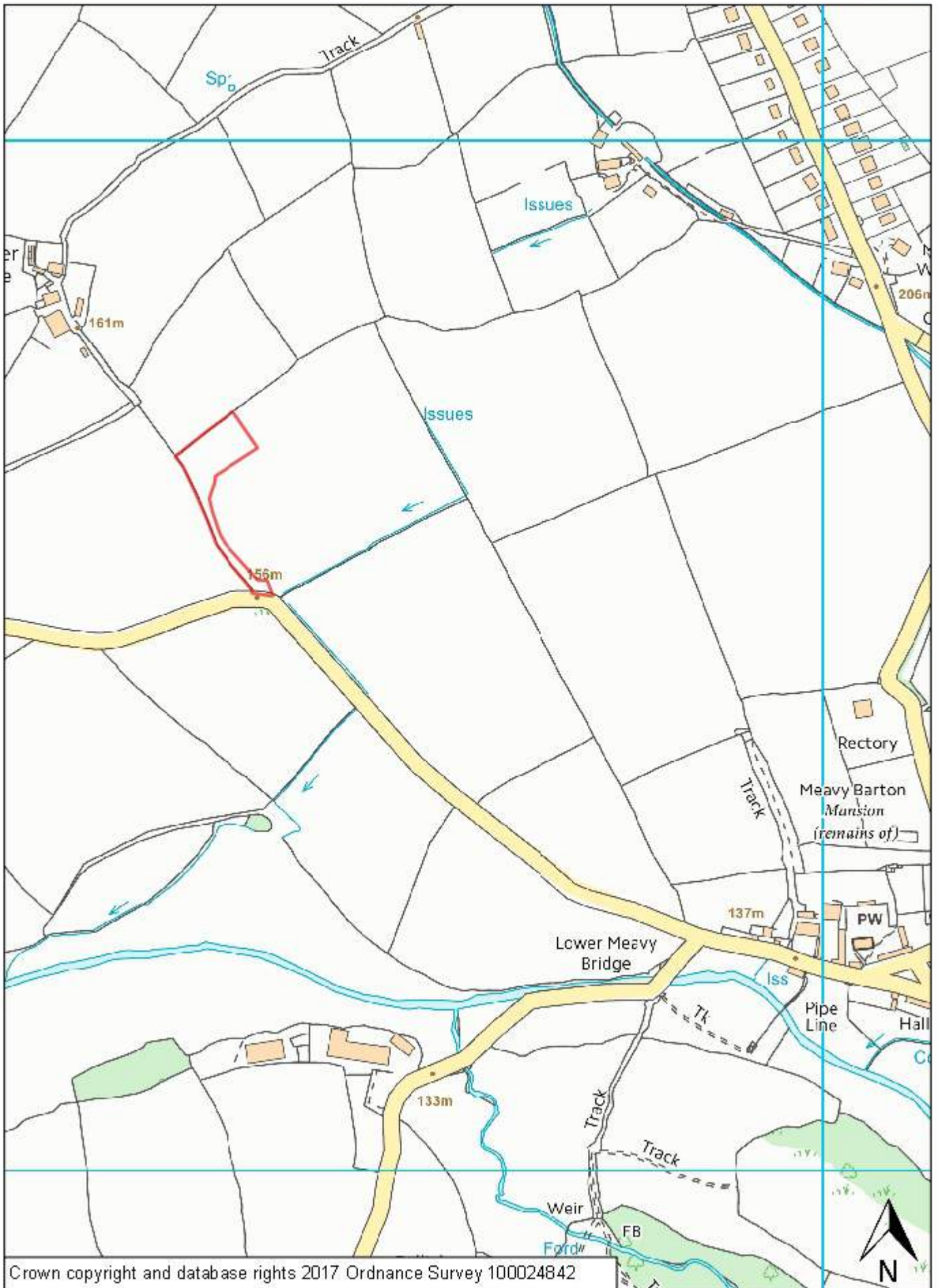
The time taken to establish the above facts has provided the clarity which reinforces the original conclusion that this proposal falls outside of current policy. As presented, the applicants have confirmed that they are unwilling to engage with the need for a legal agreement to control future occupancy. Furthermore at the time of writing this report, it would appear that the existing tenants would not be able to satisfy the terms of any such agreement if it were to be applied.

In the absence of any overriding need or special justification members are invited to endorse the recommendation for refusal.

Land at Meavy - 0020/18



Scale 1:5,000



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3. Application No: **0020/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Meavy**
Grid Ref: **SX534676** Officer: **Jo Burgess**

Proposal: **Erection of two agricultural buildings (323.3sqm each) and creation of new access track**

Location: **land at Meavy, Yelverton**

Applicant: **Mr & Mrs J Vanstone**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by virtue of its location in a virtually complete historic field system, will not conserve or enhance what is special and locally distinctive about the historic character of this landscape contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. The proposed would result in an isolated development highly visible and visually intrusive, detrimental to the character and appearance of this part of the Dartmoor National Park, contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The site is on the west side of a large field to the north west of Meavy. The north and west boundaries of the land comprise a mature hedge containing several substantial trees.

It is proposed to create a new yard complex, comprising two barns, a yard area and a new access track, served from an existing gateway.

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

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No objections subject to a condition requiring the prior provision of the improved access, turning area and access drive

Environment Agency: Flood Risk Zone 1 - standing advice applies

DNP - Trees & Landscape: The field in which the buildings and access track are to be located are part of a field system identified as strip fields enclosed in the C15 to C17 on the Dartmoor Historic Landscape Character Assessment. The field system is virtually complete and the proposed development will have an impact on and permanently alter the character of this part of the landscape. Policy DMD5 places emphasis on

protecting the character and special qualities of Dartmoor's internationally renowned landscape. The development is poorly related to other buildings and does not reflect the agricultural building pattern found in this landscape. The development will be on a high prominent part of the land and have a significant impact on the historic field system. The site is very visible in the landscape and from a number of receptor points the buildings will be seen as isolated structures poorly related to other farm buildings or the settlements. The proposed mitigation will go some way to help integrate the development into the landscape but will not mitigate the substantial landscape harm the development will have or its significant visual impact. The development is contrary to policies COR1, COR3, DMD5 and DMD34.

DNP - Archaeology:

Research indicates that no mining remains or other archeological features are thought to be present within the location.

Due consideration must be given to the visual impact of this proposal on the surrounding medieval field system that dominates the local landscape and if permission is granted, how this can be mitigated.

Parish/Town Council Comments

Burrator PC:

The Parish Council support the application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR21 - Dealing with development and transport issues in a sustainable way

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD34 - Agricultural and forestry

DMD38 - Access onto the highway

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

Representations

14 letters of support

Letters of support have been received from local residents who consider that local young farmers should be supported.

The Dartmoor Hill Farm Project has also supported the application stating that the applicants are part of the next generation of young farmers, both having grown up knowing the traditions, management and skills of Dartmoor hill farming. They run cattle

and two flocks on both the home commons and the Forest of Dartmoor. Through the agri environment schemes cattle need to come off the commons for winter.

A letter of support has also been received from the applicant's vet making reference (as have others) to the welfare issues in relation to the housing of livestock.

Observations

INTRODUCTION

This is an application for the erection of two agricultural buildings (323.3sqm each) and the creation of a new yard in the north-west corner of an agricultural field in open landscape to the north west of Meavy. It is proposed to provide new Devon hedgebanks to the north east and south east of the new enclosure. The proposed access track will run from an existing access gate which will be widened along the western boundary of the field. It is proposed that the access track is surfaced with hardcore and fenced with a post and rail fence.

PRE-APPLICATION ADVICE

No pre-application advice was sought in this case. Officers support a planned approach to the development of new farmsteads in the context of understanding all the constraints and opportunities available to applicants.

THE PROPOSAL

Two standard agricultural buildings are proposed, each with a dual pitched roof with grey profile sheeting with inset clear rooflights, block and Yorkshire boarding walls. Rainwater collection tanks will be provided linking to a soakaway within the field. A deep litter system will be used where no slurry will be produced.

THE HOLDING

The application has been supported by an agricultural appraisal which states that the applicants only own 4.26ha (10.53acres) of land. This constitutes the field in which the buildings are proposed and is part of a 30.72ha (76 acre) block, the remainder of which is rented on a Farm Business Tenancy of 30 years which runs to 2047. The applicants have other land in the local area on other tenancy agreements and grazing licences as well as 250 units of moorland grazing on Yennadon common, Lynch common (above Meavy) and the Forest southeast of Whiteworks. The applicants consider that any buildings should be close to the commons so that stock can be walked to the commons rather than transported by vehicle. Having built up their business over 10 years, currently the applicants have 1215 sheep and 146 cattle together with 6 Dartmoor ponies.

There are no buildings on the land or in close proximity as the traditional buildings at Meavy Barton were sold with the house. The applicants currently rent buildings on an unsecure basis away from the land with the largest rented building at risk of being taken away. The applicants have no buildings currently under their control.

It is argued that buildings are required predominantly for the lowland breeds of stock at varying times of the year including the cattle during the winter months as well as the ewes during lambing season, for welfare and cross compliance rules to prevent poaching of land. The size of the buildings in relation to the number of livestock has been carefully considered and the

applicants argue that the proposed buildings are proportionate to the current needs of the farm business as well as being affordable. Two buildings are proposed rather than one to be more workable and functional as well. This enables the ridge height to be lower.

POLICY

Policy COR2 states that 'Outside settlements development will be acceptable in principle if it is necessary to meet the proven needs of farming'. Policy COR18 states that outside classified settlements local employment and business opportunities will be sustained by ... support for development to assist the agricultural sector.

DMD34 - Agricultural related development will be permitted where there is a demonstrable need that is proportional to the use of the land, it relates well to local landscape features and other building groups, it is located and orientated with respect to local topography so as to reduce intrusive effects, it demonstrates a scale and form that is well related to its function, will not cause unacceptable harm to amongst other things natural drainage and efficient use is made of existing buildings.

Clearly there is a demonstrable need for a building on the holding, however having taken advice regarding the size of the buildings being proposed it is considered that they are slightly oversized to serve their purpose. Nonetheless, even if the size were to be reduced slightly, they would still be large isolated buildings that do not relate well to other building groups. In this respect the proposed buildings are considered to be contrary to policy DMD34.

LANDSCAPE IMPACT

Policy COR1 requires that development respects or enhances the character of the local landscape and Policy COR3 requires that development conserves or enhances the characteristic landscapes that contribute to Dartmoor's special qualities.

In addition DMD5, with reference to the Landscape Character Assessment states that development should respect the valued attributes of landscape character types. In this case this includes a strong pattern of medieval fields and pastoral fields where there are few isolated buildings.

The applicant has submitted a Landscape and Visual Impact Assessment which asserts that views of the site are generally lost within the wider landscape panorama and any negative effect by the proposed development is minimal or non-existent. Mitigation is proposed and with this in place the scheme, the author states, will address all potentially negative visual impacts as identified in the report.

Officers disagree. The site is in a very unique part of the landscape which the Dartmoor Historic Landscape Assessment indicates as a late medieval enclosure of strip fields to the north of the village. The site and surrounding the fields to the south and east are very distinctive. Careful evaluation from the site and from the wider area confirm that it would be very visible from public vantage points to the south and east and that enclosing a corner of this field and erecting substantial buildings would not only be visually intrusive but also have a significant detrimental impact on the character of this part of the landscape. The site does not relate to any other building groups in a landscape dominated by a historic field system which is one of the most complete systems of this type on Dartmoor. It is considered that the proposed buildings will be isolated, and by virtue of their location, size and the new access track, will have a detrimental impact on the character of the immediate and wider landscape. It is

therefore considered that it is contrary to policies COR1, COR3, DMD5 and DMD34.

The track will be visible through the gate from the highway and from the east and have a detrimental impact on the character and appearance of this part of the Dartmoor landscape.

Although mitigation is proposed in the form of two new hedgebanks this will not mitigate the substantial landscape harm or its significant visual impact.

The applicants have met with officers to examine alternative sites and it was clear from the visit that they are constrained by the proximity of dwellings, levels, drainage and potential contamination issues. One alternative site in the southern corner of the field was identified but although this would be slightly less visible due to the slope of the land, significant excavation would be required and the applicants have added concerns regarding security and the proximity of possible mine shafts.

Officers stated that they would not be able to support the alternative site so although the applicants are aware of the issues raised above and understand the policy context, given their limited options they are seeking a determination of the application as it stands.

Clearly officers want to support the farming community but this application once again raises the dilemma of balancing the desire of farmers for buildings to meet the modern demands of agriculture against the permanent impact of those buildings on what is unique and special about the Dartmoor landscape.

OTHER MATTERS

There will be no foul water to dispose of. Straw dung will build up under the cattle when they are housed in the winter and will be spread on the land providing natural fertiliser in the spring/summer months. Clean surface water will be dealt with by means of soakaway. Infiltration tests have been carried out to demonstrate that the soil will accommodate this.

CONCLUSION

The Parish Council has supported the application as have nearby residents, farmers and those with associations to the applicants such as the Hill Farm Project Officer and the Vet.

The applicants are young farmers committed to hill farming and with a substantial number of livestock. The size of the buildings although a little on the large side are not excessively so. It is also understood that siting the buildings on their own land is preferable and that the stock are important to management of the commons. The applicants are not however the only farmers with grazing rights on the commons involved.

It is acknowledged that the applicants have sought to minimize the visual impact on the landscape. However isolated buildings in such a visible location and an engineered access track will result in a development that will not conserve or enhance the character of this historic field system which is one of the most complete systems of this type on Dartmoor.

There may be a need for an agricultural building to serve this particular land holding and it has proved difficult to find a solution which does not have an unacceptable impact in this sensitive location. In this case the needs of the farming business should be carefully assessed against the undoubted landscape impact of this substantial development. The need is not considered to outweigh the harm that would be caused by the proposed development in this location.

Torr Cottage Cornwood - 0053/18



Scale 1:1,000



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4. Application No: **0053/18** District/Borough: **South Hams District**
Application Type: **Full Planning Permission -** Parish: **Cornwood**
Householder
Grid Ref: **SX616605** Officer: **Jo Burgess**

Proposal: **Construction of double garage with accommodation over, extension to link garage to cottage and associated alterations**

Location: **Torr Cottage, Cornwood**

Applicant: **Mr G Edwards**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate size, scale, massing and design would fail to conserve or enhance and would be detrimental to, the character and appearance of the cottage contrary to policies COR1, COR4, DMD1a, DMD1b, DMD3, DMD7 and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision, Circular 2010 and the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

Torr Cottage is located in the hamlet of Torr north of Cornwood. It consists of a two-storey cottage with a single storey extension to the west and a detached single garage between the cottage and the road.

It is proposed to demolish the existing garage and construct a double garage linked to the cottage with accommodation over.

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

Planning History

0322/17	Construction of garage, workshop and two-storey extension
	Full Planning Permission - Withdrawn 21 August 2017
	Householder
9/12/071/98/03	Demolition of existing glazed lean-to & erection of a conservatory
	Full Planning Permission Grant Unconditionally 16 November 1998

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the recommendations in the bat and nesting bird survey report.

Parish/Town Council Comments

Cornwood PC: Support - the development is not out of proportion and will

not be visible from the road

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD24 - Extensions and alterations to dwellings

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

Torr Cottage is a late C19 cottage which is set back and at a lower level than the road. The single detached garage is the most prominent feature. The cottage has a single storey linear extension to the rear.

PRE-APPLICATION ADVICE

No pre-application advice was sought prior to the submission of the 2017 application. Following withdrawal of that application discussions have taken place with officers regarding alternative schemes; however having considered various proposals the applicant was advised that 'the provision of a link is not possible without overwhelming the original building; by virtue of the difference in levels and subsequent massing of the link in relation to the modest cottage'.

When compared with the original scheme, the proposed gable results in linear extension which is simpler in its form but instead of a sloping roof facing the road, a substantial gable is now being proposed.

THE PROPOSAL

It is proposed to demolish the single garage and erect a double garage which will be linked to the main cottage with a two-storey infill extension with stairs within the roof to an attic room above the garage. There is a window in the gable serving this room. The ridge of the garage continues into the link and meets the ridge of the cottage. The staircase within the cottage will be removed and a new staircase will be accommodated in the link.

The development will provide a double garage, an enclosed internal link between the garage and the cottage, a bathroom to serve the existing first floor bedrooms, a downstairs utility/cloak room and an entrance hall.

The primary concern is the scale of the extension which the applicant has calculated to be 50% well outside the 30% limit set in DMD24. The extension will overwhelm the north east elevation (road elevation) of the cottage and the pitch of the roof (30 degrees) is much less than the existing 45 degree roof. From the north west and south east the extension will appear as an 11m long projection from the ridge of the simple and modest cottage.

The applicant argues that the extension will allow maximum visual reference to the principal roof and reinforce it as the principle structure, however officers consider that the design, length, height and position of the extension means that it will overwhelm rather than be subservient to the cottage. It is therefore considered to be inappropriate and contrary to policies COR4 and DMD7 and to the advice in the adopted Design Guide.

Although the Parish Council have stated that the development will not be out of proportion the percentage increase does not support this view. The Parish Council have also stated that the extension is not visible from the road but officers are clear that this is not the case.

ECOLOGY

The ecologist has requested a condition requiring works to proceed in accordance with the submitted bat and bird report.

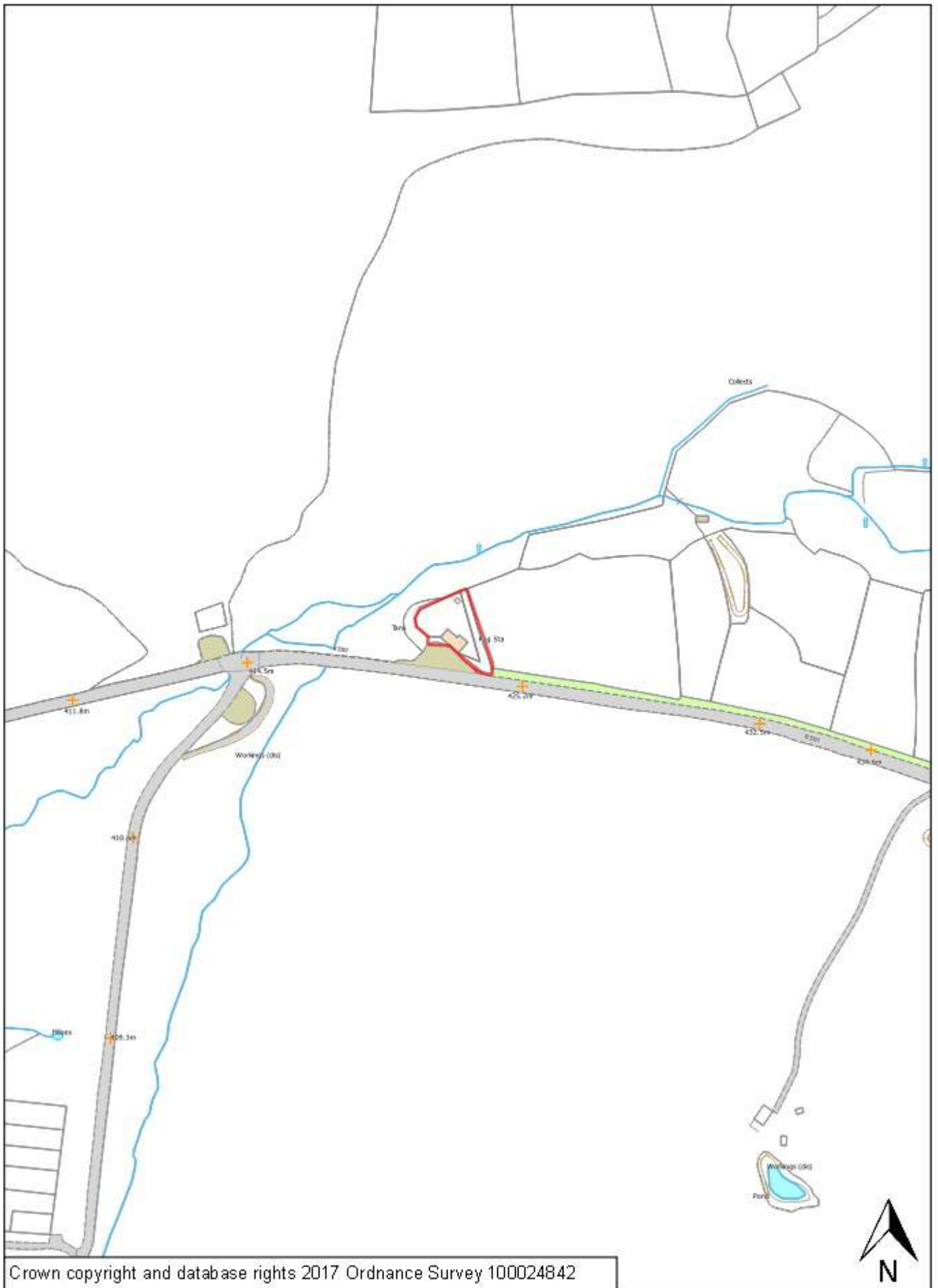
CONCLUSION

The Parish Council has supported the proposal. Officers consider that although the architect has tried to simplify the design, the proposed development will overwhelm and therefore have a detrimental impact on the character and appearance of this simple cottage, which is visible from the road and surrounding public and private vantage points. The size of the extension is also considered to be excessive given the size of the current cottage.

Rendlestone Pumping Station -0048/18



Scale 1:2,500



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5. Application No: **0048/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Dartmoor Forest**
Grid Ref: **SX568750** Officer: **Jo Burgess**

Proposal: **Change of use and alterations to building and associated land from disused pumphouse to holiday let and curtilage**

Location: **Rendlestone Pumping Station, Princetown**

Applicant: **Miss C Riley**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in a holiday let in the open countryside, in a building which is not considered to be historic or that contributes to the special qualities of the National Park. It is considered to be unsustainable development contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR15, COR19, DMD1b, DMD9, DMD23 and DMD44 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.
2. The proposed development by virtue of the use, decking and means of enclosure, would not enhance what is special or locally distinctive about the landscape character; in particular the tranquility, of this remote part of an open moorland landscape of conservation importance, contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR3, COR11, COR19, DMD1b, DMD3, DMD4, DMD5 and DMD6 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Rendlestone Pumping Station is a prominent utilitarian building in open countryside adjacent to the B3357 to the west of Princetown. Although adjacent to the road the building is in an isolated location some 2km from Princetown.

This application is to change the use of the building to a holiday let with associated alterations to the building and curtilage.

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

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objections
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the recommendations in section 6 of the bat survey report.
DNP - Trees & Landscape:	The development will have a detrimental impact on the landscape character of the local landscape in that it does

not respect the dramatic moorland landscape in which the building is set. It will compromise the strong sense of tranquillity of the area and its sense of remoteness. It will also lead to more light pollution. The site is very visible in the landscape and the proposed hedge is unlikely to grow to a height or thickness where it can mitigate the impact of the development.

Devon County Council (Flood Risk): No objections - applicant should ensure existing surface water drainage system is still in suitable condition

Parish/Town Council Comments

Dartmoor Forest PC: Support this application on the grounds that it ensures that this well-known landmark building is renovated and preserved before its condition further deteriorates.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation
DMD5 - National Park Landscape
DMD6 - Dartmoor's moorland and woodland
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

2 letters of objection 1 letter of support 1 other letter

The nearest neighbour has supported the application largely due to the building having become an eyesore. He acknowledges that the building is not aesthetically pleasing but considers it is an example of industrial architecture at the time. An objection is raised by another correspondent in respect of the patio doors who has asked that the impact on wild camping is taken into account. A query has also been raised regarding the means of disposal of sewage.

Observations

INTRODUCTION

Rendlestone Pumping Station is a prominent building in open countryside to the north of the

B3357. It is a single storey building but due to the open landscape is visible from many miles. The machinery previously located within the building has been removed but the underground water tank to the north of the building remains.

PRE-APPLICATION ADVICE

The marketing agents for South West Water were made aware of the building not being suitable for any form of residential accommodation when it came on the market in 2014 and this advice was passed by officers to interested parties who made enquiries.

The property was bought at auction by the applicants in 2014. Subsequently the applicants were offered formal advice in 2015 that a proposal for a dwelling would be contrary to policy as would the conversion to holiday use.

POLICY

Policy DMD1a states that when considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)

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

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

Policy COR19 states that proposals for tourism development should be based on and respect the special qualities of the National Park – its distinctive landscape and natural beauty, its cultural heritage and history, its biodiversity – making use of the opportunities of the National Park offers for quiet, informal, open air recreation.

Policy DMD23 states that outside the Local Centres and Rural Settlements, planning permission for a dwelling will only be granted where.... the proposal comprises the conversion of an existing building to an affordable dwelling and the conversion is compliant with policy DMD9.

Policy DMD9 states that the conversion or re-use of non-residential buildings outside classified settlements will only be permitted where the proposal : relates to a historic building within the definition set out in paragraph 2.10.18 and comprises short stay tourist accommodation.

DMD44 applies to tourist accommodation in settlements and in the preamble it is stated that the conversion of traditional buildings and other non-residential buildings to provide holiday accommodation will be acceptable where proposals comply with COR19 and DMD9.

HISTORY OF THE BUILDING

It is clear that the building dates to 1939/40 when the land was sold by Maristow Estate for the purposes of water storage. It is not typical of a traditional Dartmoor building; a building that demonstrates, by its nature and plan form an agricultural or industrial history in the Dartmoor tradition, built before 1919.

Policy DMD44 allows for conversion of existing buildings for short stay accommodation within Local Centres and Rural Settlements but does not allow for tourism development outside settlements other than under very specific circumstances, including the extensions of existing hotels and guest houses and as part of a farm diversification exercise. The principle of new short stay accommodation in the open countryside is only supported where it complies with policies DMD9 and COR19.

Policy DMD9 allows for short stay tourist accommodation outside classified settlements only where it is achieved through the conversion or re-use of historic buildings. By virtue of its age and appearance, this building does not merit retention and is not appropriate for conversion under the terms of policy DMD9. It would not therefore respect the special qualities of the National Park and would not comply with policy COR19.

USE OF THE BUILDING

The land on which the building is sited is operational land used for the supply of water. It has been determined that such a use does not fall within any specified use class and is therefore considered to be 'sui generis'.

In the opinion of officers any other use would impact on the building and land, not just physically but in terms of activity associated with the building. The previous use of the building has resulted only in very sporadic visits and little light has emanated from the building. Activity associated with regular use for any other purpose would impact on the locality resulting in loss of tranquillity, the sense of remoteness and an increase in light pollution.

ALTERATIONS TO THE BUILDING AND LAND

It is proposed to insert a new door in the northeast elevation where there is currently a window, it is proposed to enlarge a window and reduce a set of doors to a large window on the south west elevation and insert patio doors in the north west elevation to access a proposed raised decking area on part of the elevated underground water tank to the north west of the building.

Car Parking is proposed on the existing layby at the front of the building and a paved access is proposed around the south west side of the building to the access door on the north east elevation.

The building has largely been boarded up over the years and the introduction of a new window into the south west elevation of the building facing the road and patio doors on the north-west elevation will give the building an overtly domestic character. The introduction of raised decking will add to this and due to the open nature of the site, it will be impossible to screen the domestic curtilage from the surrounding open moorland. Although it is proposed to plant hawthorn hedges to provide privacy and enclosure it is unlikely in this exposed location that this will grow to a height or thickness which will mitigate the impact on the character of the surrounding landscape.

IMPACT ON LANDSCAPE CHARACTER

The site lies within a small fenced enclosure on open moorland with Great Mis Tor to the north and Hollow Tor to the south. To the east the land is enclosed grazed pasture. It is a dramatic moorland landscape with wide open spaces, panoramic views and strong sense of tranquillity. The proposed development will impact on the local landscape character. The domestication of the building will introduce elements that are not normally found in a moorland landscape including the decking and domestic paraphernalia normally found in a garden. The building was previously used infrequently and light spillage was minimal. The use of the building for holiday use will increase its usage and with glass doors and windows there will be an increase in light spillage. Dark skies are a special quality of the National Park and light pollution will impact on this special quality. The site is remote and domesticating the building and adjacent land will not respect this quality of this remoteness. The proposal is therefore contrary to policies COR1, COR3, COR11, DMD4 and DMD5.

STATUS OF THE LAND

The site is registered common land, section 3 moorland and moorland of conservation importance.

Policy DMD6 states that within such areas development will only be permitted where it conserves or enhances features of landscape or historic importance, maintains or improves public access or would enhance small scale recreation opportunities and is in keeping with the special qualities of the area.

In this location it is not considered that conversion to holiday use achieves these outcomes and it is therefore also contrary to policy DMD6.

REPRESENTATIONS

Reference is made to the conversion of the Telephone Exchange in Postbridge. This was a small historic building within a Rural Settlement where policies COR1, COR3, DMD8 and DMD9 support the conservation of buildings which contribute to the cultural heritage of the Park and policy DMD44 supports the principle of converting existing buildings into short stay accommodation. Although the building only dated back to the 1930's, it was of social significance and contributed positively to the local built environment and it was considered appropriate to consider alternative viable uses to ensure the conservation of this building within the rural settlement.

An objection has been received in which it is stated that the building is a minor part of our industrial heritage and is of sufficient importance to merit listing (a process he has initiated) with a view to restoration to its original condition and appearance. The change of use to a dwelling is described as out of place and anachronistic, representing an unacceptable eyesore and despoiling the area for everyone.

The issues about tranquillity and wild camping are discussed above. With respect to water quality the applicants propose a septic tank and secondary ecoflow filter.

CONCLUSION

It is unfortunate that South West Water marketed the site for sale without seeking formal advice from the Authority, especially given their statutory duty under the Environment Act.

It is also unfortunate that the applicants purchased the building without seeking advice from the Authority, in which case they would have been advised (as they were subsequently) that residential use was considered inappropriate.

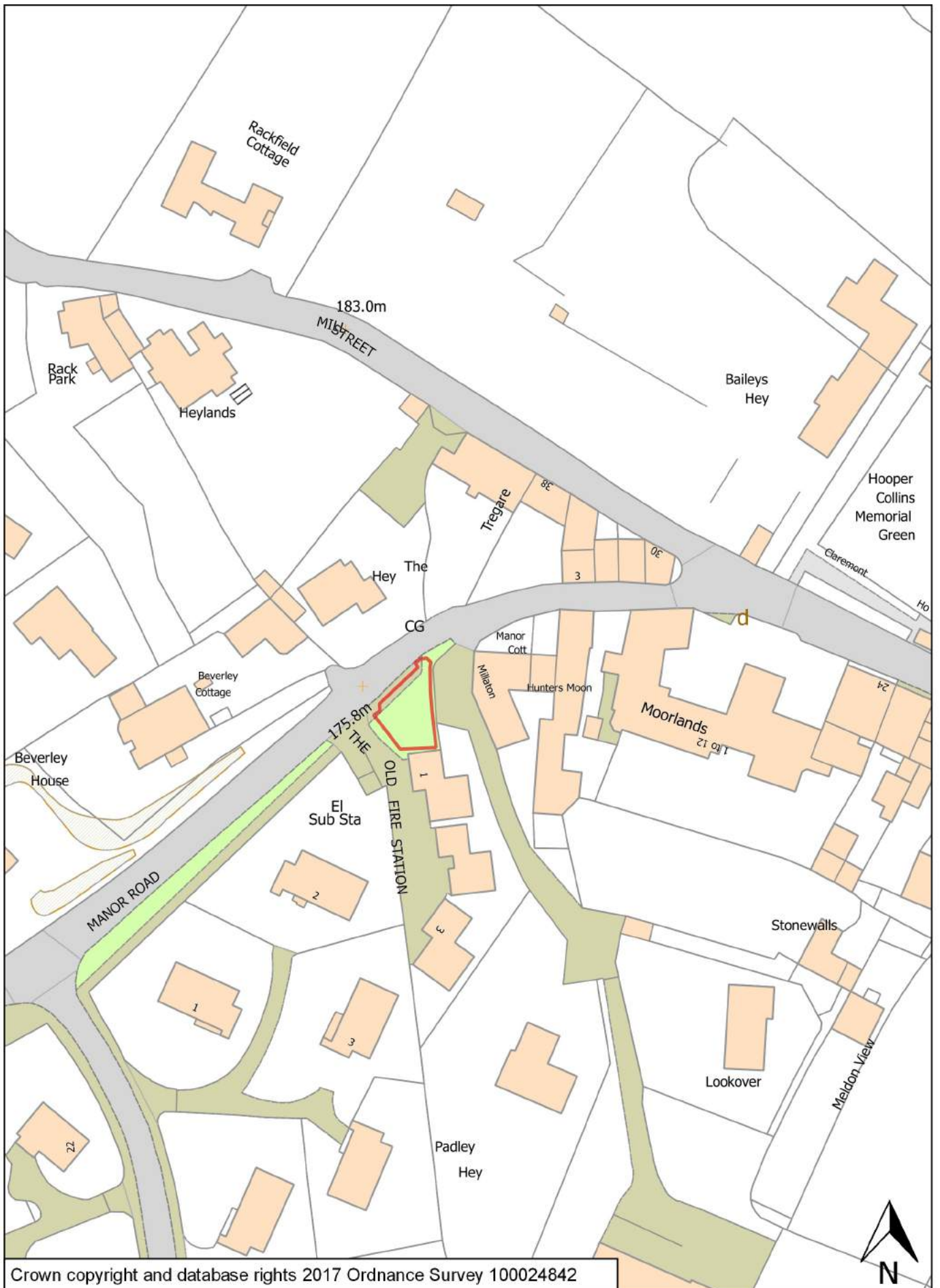
There is no over-riding justification to support a conversion of the building to holiday accommodation in this remote location, outside a designated settlement. It is a prominent building where conversion to any form of residential use would have a harmful impact.

Its lack of merit or historic provenance together with the impact of the proposed use on the character of the building and the wider landscape including the impact of associated light pollution on tranquillity and dark skies, leads to a recommendation of refusal in this case.

0101/18 - The Old Fire Station, Chagford



Scale 1:1,000



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6. Application No: **0101/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Chagford**
Grid Ref: **SX698875** Officer: **Helen Maynard**

Proposal: **Erection of office**

Location: **The Old Fire Station, Manor Road, Chagford**

Applicant: **Mr M O'Connor**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The proposed development shall, in all respects, accord strictly with the site location plan received 21 February 2018 drawings 398.1.100B and 398.4.100D received 15 March 2018.
3. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
4. The premises shall be used for A2 (Professional Services - Architect's office) purposes only and for no other purpose (including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
5. The business shall only operate in the premises during 'normal office hours' between the times of 08.00 and 18.00 Monday to Friday and 09.00 and 13.00 Saturdays. There shall be no working on Sundays, Bank or Public Holidays.
6. Unless otherwise agreed in writing by the Local Planning Authority, all external windows in the development hereby permitted, shall be of dark coloured powder coated aluminium construction and shall at all times thereafter be retained as dark coloured powder coated aluminium framed windows.
7. Prior to the commencement of the development hereby permitted, details of the proposed (sewage disposal) (surface water drainage) works to serve the development shall be submitted to the Local Planning Authority for approval. Implementation of the (sewage disposal) (surface water drainage) works shall be strictly in accordance with the approved details.
8. All new external timber on the building hereby approved shall be stained dark brown or black, not later than 30 days after the substantial completion of the development. Prior to the application of any timber stain, a sample of the stained timber showing the timber stain proposed to be used shall be submitted to the Local Planning Authority for approval; at all times thereafter only the approved timber stain shall be used on external timber on the building, unless otherwise agreed by the Local Planning Authority in writing.

Introduction

The site is currently a grassy bank that forms part of the site of the old fire station. The site is located on the edge of, but outside, the Chagford Conservation Area boundary. This application proposes a two-storey office building.

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

Planning History

0656/15	Erection of an office		
	Full Planning Permission	Withdrawn	03 February 2016

Consultations

Environment Agency: Flood zone 1. Standing advice applies.

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: There is no vehicular access proposed as part of the application and there are no parking spaces proposed on the curtilage. The whole of Chagford is subject to a Controlled Parking Zone and the application site lies within the controlled parking area. Parking and loading are prohibited outside the specifically marked bays, and the individual sets of bays are marked with specific restrictions. There are no bays to the front of the application site, preventing on-street parking and loading/unloading (which would also apply to construction vehicles).

The National Planning Policy Framework, makes it quite clear in Paragraph 32 that provided "safe and suitable access can be achieved for all people...development should only be prevented or refused on transport grounds where the residual, cumulative impacts of development are severe". In this instance, the only access to the site itself is from the rear of an existing footway and it would not be possible to sustain an argument on the grounds that the impact of the additional vehicles in the village could be considered "severe".

Parish/Town Council Comments

Chagford PC: Object to the application due to the scale/size and visual impact. Concerns are also raised regarding traffic and parking on one of the main roads in and out of Chagford. The Parish Council would like to see restrictions being enforced regarding residential use.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies

DMD1a - Presumption in favour of sustainable development

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD41 - Parking provision - Non Residential

DMD6 - Dartmoor's moorland and woodland

Representations

23 letters of objection

The key objections are summarised below:

- Height greater than previous application
- Other suitable office sites within the centre of Chagford
- Traffic/parking concerns
- Negative impact on the area
- Residential area, not suitable for businesses
- Adverse effect on surrounding properties
- Justification - Is a new office needed?
- Materials are out of keeping with the area
- Overdevelopment of grass verge
- Visual impact
- No parking provided
- Use of building for other purposes

Observations

PROPOSAL

The site fronts Manor Road, Chagford, it is a steeply sloping grassed verge with a tarmac footway alongside the road.

This application proposes the erection of a 78sqm two-storey office building for Squirrel Design. Squirrel Design are an established Architectural practice who have been operating in Chagford for over 25 years. The existing business is located at basement level in the dwelling known as 2 Old Fire Station, Chagford. The existing space comprises a small open plan office suitable for two employees with meeting table in the centre. This application has been submitted to allow the business to grow and allow the occupants to take advantage of the living accommodation at basement level at 2 Old Fire Station.

An application for a similar proposal was submitted in 2015 (ref: 0656/15). This application was for a new office building in the same location. The principle of having an office building in this location was accepted during this application, however the application was withdrawn as Officers had concerns regarding the design of the building. The applicant has engaged with the Officers and through the pre-application process has altered the design to remain more in-keeping with the locality. This application has been submitted following the pre-application changes.

This application proposes a flat roof single storey building (to the rear - facing 1 The Old Fire Station) with dual pitch two-storey element fronting Manor Road. The dual pitch roof is considered to be more in keeping with the area than the flat roof proposed in the previous scheme (ref: 0656/15)

Further amended drawings have been received. The amendments predominantly comprise

changes to the proposed materials. The key changes to the proposal are as follows:

- 1 Natural slate roof in lieu of corrugated iron.
- 2 Corrugated iron side cladding omitted and replaced with granite.
- 3 Ridge height reduced by approx. 400mm.
- 4 One rooflight omitted.

The materials proposed for the flat roof part will be granite walls and a sedum roof. The materials proposed for the two-storey element will be granite walls with natural slate. The windows are to be powder coated aluminium with a vertical timber boarded front door. The ridge height of the south west elevation will be approximately 5m and the east elevation is approximately 3.5m in height (the building is dug into the ground at this end).

KEY POLICY CONSIDERATIONS

PRINCIPLE OF BUSINESS USE

Local Plan policy COR18 provides support for small scale business opportunities that are compatible with National Park purposes. Within designated settlements policy recognises the opportunity to develop and expand existing businesses and offers support for creative small scale development aimed at light industrial uses. The object of this policy is to direct employment opportunities to sustainable locations within or near to existing settlements.

The site is located within the Local Centre of Chagford, and it is within the settlement boundary, where one could expect to see new business premises located. The proposal to establish a new office building to assist in the growth of the existing business is justified in this location.

The development of an office building for an established architectural practice (incorporating workspace and meeting space) would not conflict with the above policies and is a development principle that officers support.

DESIGN & IMPACT ON BUILT ENVIRONMENT

The Government attaches great importance to the design of the built environment within the National Planning Policy Framework, establishing good design as a key aspect of sustainable development. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies COR1, COR3, COR4, DMD1b, DMD3 and DMD7 require new development to provide high quality, locally distinctive design that conserves and enhances the character and appearance of the built environment of the Dartmoor National Park. Specifically, policy DMD7 requires new development to reinforce locally distinctive qualities of place through consideration of open spaces, uses, scale, height, alignment and design. This is reiterated in the Design Guide.

The site lies to the east of the village centre outside, but adjacent to the Conservation Area. The site was previously the Old Fire Station - a corrugated metal dual pitched roof building

from which the design of this proposal has been informed. The site occupies a small plot of land flanking directly onto Manor Drive. In order to provide a viable building with office, meeting space and storage provision a two-storey building is proposed. The narrow site constraints and proximity to other buildings, namely dwellings have informed the plan of the building. The proposed development would present a more dominant building than the currently vacant site, however, the detail and design proposed is high quality and would not detract from the character and appearance of the area (having regard to the scale of surrounding buildings and topography); would not harm the Conservation Area and would secure this site, within the local centre, with a new viable use to help support a local business.

NEIGHBOUR AMENITY

The proposed business would be situated within close proximity of residential properties. The nature and scale of the business in the location proposed is not considered to detract from the residential amenities of neighbouring occupiers subject to appropriate working hour conditions.

A number of neighbours and the Parish Council have submitted comments raising concerns about the scale and size of the building. The proposed building has, however, been designed with windows facing away from neighbouring properties and the juxtaposition of respective buildings, and levels, is such that there should be no overbearing or loss of light. The size of the building has been justified by the applicant and is considered to be within the policy requirements of COR18 in terms of small scale business expansion.

The applicant has stated that a larger office is required because the company's workload has increased and they are introducing more high tech equipment such as 3D printing and laser cutting (which is currently outsourced to a company in Exeter). The existing offices have limited space and no private meeting space. The company has taken on larger projects having been successful on a number of new "paragraph 55 dwellings" within the South West. The staffing levels are due to increase in 2018 from two full time employees and one part time employee to four full time and two part time employees.

HIGHWAY SAFETY

No parking or vehicular access is proposed for this office. The Highway Authority has no objection to the proposal. A number of representations have noted parking and vehicular movement as a concern in this application. This small scale office is unlikely to produce a large volume of traffic and it is considered that there is adequate parking available within the Chagford Local Centre. Enforcement of 'illegal' parking is a separate issue, not a planning consideration related to this application.

Local Centres are considered to be a sustainable location Policy DMD41 sets out the parking provision for new non residential development. For staff a maximum of 1 space is required per 100sqm floorspace. The proposed development is less than 100sqm therefore no parking provision is required by this policy. 1 space is required per 14sqm for visitors. In this case, this equates to a maximum of 5 parking spaces. These can easily be accommodated within Chagford's existing parking provision or at the property known as 2 Old Fire Station.

No parking provision assessment has been provided with the application to identify why less than a normal minimum number of car parking spaces would be appropriate. However, the building is located within a town centre location where occupiers would have access to public transport.

It is also noted that at least one employee lives adjacent to the site and therefore requires no parking on site.

It is considered that a refusal on the grounds of lack of parking provision, particularly given that the existing business use also had no parking provision, would be difficult to refuse the application on and difficult to sustain a successful argument for such a refusal reason at Appeal.

SURFACE WATER DRAINAGE AND FLOODING

The proposed development falls within the less vulnerable flood risk classification and would be an appropriate use in this location

Policy DMD3 requires development to dispose of surface water in accordance with sustainable methods to minimise risk of flooding and pollution of watercourses. A surface water drainage strategy will be secured by condition to ensure that the proposal does not lead to increased flooding elsewhere.

OTHER ISSUES

The Town Council have expressed concerns about the proposed building being changed into residential use in the future. If the application was to be approved then planning permission would be required for conversion into a dwelling which would need to be assessed on its merits.

CONCLUSION

On balance, the proposal is considered to present a sustainable form of development and is recommended for approval subject to appropriate conditions.

0064/18 - 34 Westabrooke. Ashburton



Scale 1:1,000



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7. Application No: **0064/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -** Parish: **Ashburton**
Householder
Grid Ref: **SX752704** Officer: **Helen Maynard**

Proposal: **Erection of two-storey side extension**

Location: **34 Westabrook, Ashburton**

Applicant: **Mr & Mrs Nicholas & Gemma
Laity**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. In the absence of any overriding need or clear design considerations, the proposed extension, by reason of its size would be contrary to policies COR1, DMD1b and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

34 Westabrook is a semi-detached property within the Westabrook housing estate to the north of Ashburton. This application proposes a two-storey side extension.

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

Consultations

Teignbridge District Council: Does not wish to comment.
County EEC Directorate: No highway implications
Environment Agency: Flood zone 1. Standing advice applies.
DNP - Ecology & Wildlife No impact on ecology.
Conservation:

Parish/Town Council Comments

Ashburton TC: Support.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes a two-storey side extension to provide enlarged living accommodation on the ground floor and two additional bedrooms on the first floor. The proposed materials are to match the existing dwelling: clay roof tiles, brick walls at ground floor, clay wall tiles at first floor with white PVCu windows. Two large French windows are proposed - one on the front elevation and one on the rear elevation.

The property would move from a modest three bedroom dwelling to a five bedroom property.

POLICY CONSIDERATIONS

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

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

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout, detailing and materials. The proposed design and materials are to match the existing building- with a mansard roof. The property is a semi-detached "Cornish" unit forming part of a wider estate on this aspect of the town. There are no objections to the proposed finishing of the building.

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

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

The extension is not considered to be subservient to the existing dwelling and overwhelms the existing building. The DNPA Design Guide states that extensions should be set back from the main elevation and any side extension should not have a width greater than half the width of the original house. The proposed extension at ground floor level, including the flat roof projection is wider than half the original house. The characteristic of this estate is one of symmetry provided by the terraces of semi-detached "Cornish" units. While they are not architecturally significant in their own right, many retain their simple original form. The proposed extension by reason of its scale, would dilute that quality. The flat roofed side extension does not enhance this approach. The proposed extension would present a 56% increase in habitable floor space; a significant increase in accommodation which would take

the property from a modest and affordable 80sqm to one with five bedrooms and a floor area of 125sqm.

Policy DMD24 states that householder developments should not adversely affect the appearance of the dwelling even if not generally visible from public viewpoints. In this particular case, it is clear that the symmetry of the semi-detached properties will be compromised by the proposed development.

There are no special circumstances or clear design considerations that would outweigh this policy requirement and allow for this large two-storey extension. There could be alternative ways of designing an extension to take advantage of the views from this dwelling and meet the needs of the occupiers which could have less of an impact.

IMPACT ON NEIGHBOUR AMENITY

Having regard to the scale, design, orientation and layout of the proposed development, relative to neighbours and adjacent site levels, it is not considered that the proposed development would harm the residential amenities of neighbouring occupiers. No representations have been received from the immediate neighbours.

CONCLUSION

While it is acknowledged that the design approach has sought to mimic the style of that which currently exists, there is a fundamental conflict with the application of policies intended to restrict the size of extensions relative to the existing property.

Bellever, Dunsford 0083/18



Scale 1:2,000



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8. Application No: **0083/18** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission - Householder** Parish: **Dunsford**
 Grid Ref: **SX816888** Officer: **Louise Barattini**
 Proposal: **Erection of extension to rear elevation**
 Location: **Bellever, Dunsford**
 Applicant: **Mrs J Endacott**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by reason of, the substantial increase in habitable floor space, it's unsympathetic proportions, scale and design, would have a harmful impact on the character and appearance of the existing dwelling and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Bellever is a 20th Century detached dwelling in a linear development of mixed housing on the southern entrance to the village of Dunsford.

The application proposes a two-storey rear extension to the dwelling.

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

Planning History

0768/03	Extension and garage		
	Full Planning Permission	Grant Conditionally	24 March 2004
05/44/1527/79	Erection of a garage		
	Full Planning Permission	Grant Unconditionally	24 July 1979

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood zone 2 and 3 standing advice - flood risk assessment required
DNP - Ecology & Wildlife Conservation:	Informative note requested with regard to protected species; none found as part of survey effort.

Parish/Town Council Comments

Dunsford PC:	The Parish Council supports the application as it is not easily visible from the road, the neighbours have no
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objection and they want to retain/encourage families into their community.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR4 - Design and sustainable development principles

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

COR9 - Protection from and prevention of flooding

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

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

POLICY CONSIDERATIONS

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

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

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

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

The Dartmoor Design Guide requires high quality locally distinctive design and stipulates that scale is a major issue with all extensions to existing properties. It advises that new extensions should not overwhelm the existing property and that a small original building has less opportunity for extending. It states that buildings that have been extended previously can reach a point where further extensions dominate the original dwelling to the point of being inappropriate to the site and building.

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

COR9 deals with mitigating flood risk.

PLANNING HISTORY & PRE-APPLICATION ADVICE

The original footprint and scale of the property was very small approximately 76sqm.

The property has previously benefited from a 1½ storey side extension which has effectively doubled the floor space and external volume of the dwelling to 148sqm (ref: 0768/03).

Prior to this planning application, general advice was sought on the principle of demolishing the rear detached garage and the erection of a two-storey extension. No drawings were submitted and concern was raised about the cumulative impact of an additional extension.

DESIGN AND IMPACT

The proposed extension would assume a broader gabled footprint than the existing dwelling, with eaves height towering above the existing thatched eaves line and a shallow roof pitch in contrast to the steeply pitched thatched roofline.

The proposal also incorporates man-made slates; in conflict with Design Guide advice.

The proposed two-storey extension would present as a dominant and discordant addition, unsympathetic to the character, form and proportions of the existing dwelling.

The extension would not be subservient in scale or design and would overwhelm the existing property in conflict with policy and Design Guide advice.

Whilst it is at the rear of the dwelling, policy DMD24 is explicit that proposals will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints.

Policy DMD24 effectively applies two tests to householder extensions; (i) the need to demonstrate a sympathetic scale and design that conserves existing character (having regard to cumulative impact of previous extensions), and (ii) the 30% habitable floor space restriction.

The percentage floor space increase amounts to an approximate 58% increase in habitable floor space (from 148sqm to 234sqm (a 86sqm increase)). This is in clear breach of the 30% rule.

There are no clear design grounds for departing from the 30% rule, indeed, the design accentuates the harm that would present from the sizeable extension to this dwelling.

The agent was advised of the concerns and asked to consider withdrawing the extension to explore a modified smaller extension. The applicants have, however, respectfully requested that the application be determined as it stands.

IMPACT ON NEIGHBOUR AMENITY

Whilst there may be some reduction in light levels received at the neighbouring dwelling to the east (Wayside), the substantial garage at this neighbouring property (which is located along the party boundary) will offset much impact from the proposed extension on the amenities of

these neighbours.

Despite the scale of the proposed extension, given its siting and projection to the NE of Teign Park View (dwelling to the west), it is not considered that there would be any adverse impact on residential amenity sufficient to justify a reason for refusal.

The application proposes only high level windows in the side elevations facing neighbouring properties and as such there will be no loss of privacy.

IMPACT ON PROTECTED WILDLIFE SPECIES & TREES

The wildlife survey concluded no adverse impact on protected species and therefore no conflict with policies COR7 and DMD14.

There is a mature tree to the rear boundary. The proposed extension would not compound the root protection area of this already compromised tree but may change the perceived threat of the tree by the applicants with an extension in close proximity.

IMPACT ON FLOODING

The property is situated in the medium and high risk flood zone. The Flood Risk Assessment specifies an internal floor level of 150mm above external ground level and range of measures to mitigate impact from flooding.

CONCLUSIONS

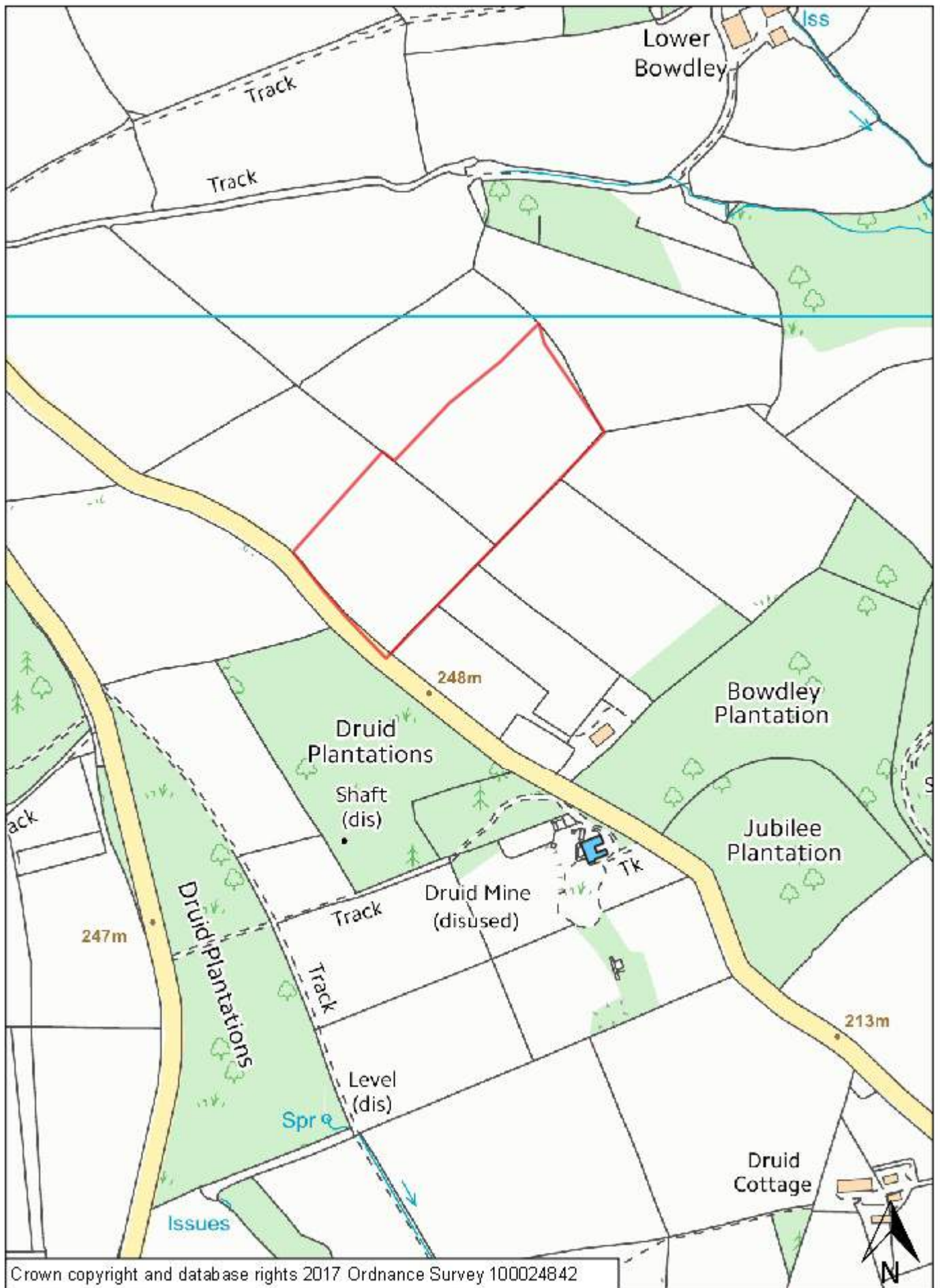
Prior to submitting this scheme, the agent was advised of the policy conflict with an extension of the scale proposed.

The proposed extension would amount to a 58% increase in floor space and fails to demonstrate a sympathetically scaled and designed development that conserves the character and appearance of the existing dwelling. The proposal is in clear conflict with policy and Design Guide advice and there are no clear material planning considerations to justify departing from policy.

Land at Lower Bowdley, Ashburton - 0093/18



Scale 1:4,000



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9. Application No: **0093/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ashburton**
Grid Ref: **SX743718** Officer: **Oliver Dorrell**

Proposal: **Erection of stables and change of use of land for keeping of horses for recreational use**

Location: **Land at Lower Bowdley, Ashburton**

Applicant: **Mr & Mrs Crawford**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. It has not been demonstrated that there is sufficient need for a building of the size proposed. The proposed development would therefore constitute unjustified development in open countryside, to the detriment of the character and appearance of this part of the National Park. The proposed development would be contrary to policies COR1, COR3 and COR4 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD1, DMD3, DMD5, DMD33 and DMD34 of the Dartmoor National Park Development Plan, 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 National Planning Policy Framework 2012.

Introduction

The application is for the change of use of land (2.6ha) from agricultural to equestrian and the erection of a stable building.

The site comprises two interconnecting fields in at Druid to the north-east of Ashburton. The land is slightly sloping to the north-east.

The proposed building would be located in the southern corner adjacent to the road and an existing field access. It would comprise a simple dual pitched roof rectangular building measuring 14.2m by 7.3m. The height of the building would be 2.5m to eaves and 3.5m to ridge. There would be a compacted stone apron to the front.

Planning permission was granted for a smaller stable block on the same site in 2016. The permission included change of use to equestrian of two different fields.

The application is presented to Committee in view of the Town Council's support.

Planning History

0269/16	Use of land for keeping of horses for recreational use and construction of stable building		
	Full Planning Permission	Grant Conditionally	22 July 2016

Consultations

Environment Agency:	Standing advice - flood zone 1
Teignbridge District Council:	Does not wish to comment

County EEC Directorate: No highways implications

Parish/Town Council Comments

Ashburton TC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD33 - Horse related development

DMD34 - Agricultural and forestry

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

LANDSCAPE CHARACTER

The land subject to this application is identified in the Landscape Character Appraisal as 3A - Upper Farmed and Woodland Slopes. The identified pressures on this land use group include the spread of equine development and the sub-division of fields to form smaller plots.

There is an extant permission (ref: 0269/16) for the use of two fields for equestrian purposes and for the erection of stable block on the same site. In granting planning permission for that development officers had regard for the number of authorised equine uses currently operating in the near vicinity, including stables to the east and stables and a sand-school to the south-east.

The cumulative effect of the developments have undoubtedly led to a change in the character of the local landscape.

The 2016 permission included conditions preventing the introduction of jumps, enclosures and other equine paraphernalia onto the land and restricted any commercial use of the building or land.

VISUAL IMPACT

The land area proposed by the change of use is comparable to that permitted under 0269/16 however the proposed building to serve the equestrian activity would be substantially larger.

The dimensions of the two buildings are as follows:

2016 building: 12.5m x 3.6m, plus 3.6m square projection to south-east elevation (58 sqm floor

area). 2.1m height to eaves, 3m height to ridge

Proposed building: 14.2m x 7.3m (103sqm floor area). 2.45m height to eaves, 3.5m height to ridge.

Whereas the previous building followed a standard modern stable design of the type shown in the Dartmoor Design Guide, the proposed building would have more of the appearance of an agricultural storage barn.

Policy DMD33 states that where new buildings are proposed for horses they should be commensurate in scale with the number of horses to be kept on the land.

The floor area for the proposed building would be similar to the 2016 building as regards the number of loose boxes being proposed however would be larger overall due to its internal circulation space. There is no reference in the statement as regards the increase in the size of the building for equine reasons.

The site is visually prominent from the road. The increase in floor area would result in a building which would be larger and taller than the approved 2016 building. The increased size would give the building a greater presence against the road. Consequently the proposed building would have an increased visual impact.

CONCLUSION

While the building is considered acceptable in terms of its design and form it has not been demonstrated there is a need for larger building on the site, either in equestrian or agricultural terms. The proposed development would therefore have unjustified visual impact which would be harmful to the character and appearance of this part of the National Park.

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 April 2018

APPEALS

Report of the Head of Development Management

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

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

1 Application No: D/17/3185212 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Ilsington
Proposal: Erection of extension to form garden room
Location: **1 Ludgate Barns, Haytor**
Appellant: **Mr R Courtier**
Decision: **ALLOWED**

2 Application No: W/17/3183807 District/Borough: South Hams District
Appeal Type: Refusal of Prior Approval Parish: South Brent
Proposal: Change of use from offices B1(a) to dwelling C3
Location: **Mill House, Manor Mills, South Brent**
Appellant: **Mr R Tombs**
Decision: **DISMISSED**

3 Application No: W/17/3183902 District/Borough: South Hams District
Appeal Type: Refusal of Prior Approval Parish: South Brent
Proposal: Change of use from offices B1(a) to dwelling C3
Location: **River View, Manor Mills, South Brent**
Appellant: **Mr R Tombs**
Decision: **DISMISSED**

4 Application No: W/17/3184722 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Christow
Proposal: Erection of mixed use building for agricultural use, textile workshop, stabling and cattery and erection of kennels building
Location: **Foxview, Christow**

Appellant: **Mrs S Westcott**

Decision: **DISMISSED**

5 Application No: W/17/3185303 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Ashburton
Proposal: Construction of two bedroom single storey dwelling, including repair work to existing stone wall boundaries, landscaping/planting and altered site entrance
Location: **land adjacent to Love Lane, Ashburton**
Appellant: **Mr B Smallwood**
Decision: **DISMISSED**

6 Application No: W/17/3187857 District/Borough: Teignbridge District
Appeal Type: Refusal of Prior Approval Parish: Christow
Proposal: Erection of 15m monopole mast, cabinet and associated works
Location: **land at Bennah Farm, Bennah Hill, Christow**
Appellant: **Telefonica (UK) Ltd**
Decision: **ALLOWED**

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

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

CHRISTOPHER HART