



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

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

Please quote:NPA/DM/26/Agenda
Tel: (Direct Line) 01626 832093
Date: 25 June 2026

DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT COMMITTEE

Friday 3 July 2026

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

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

Tom Surrey
Chief Executive (National Park Officer)

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

Agenda and Reports

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

Background Papers

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

AGENDA

PART I - OPEN PROCEEDINGS

1 Welcome and Apologies

2 Declarations of Interests and Contact

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

3 Minutes of the meeting held on 1 May 2026 (Pg. 4)

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

4 Items Requiring Urgent Attention

5 Applications to be Determined by the Committee

Report of the Director of Spatial Planning (NPA/DM/26/009) (Pg. 20)

Application 1 – 0392/25 – Land at Greyhound Farm, Postbridge, PL20 6TH
Application 2 – Town Living Farm, Belstone, Okehampton, EX20 1RA

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

Report of the Director of Spatial Planning (NPA/DM/26/010) (Pg. 58)

7 Appointment of Site Inspection Panel and Arrangements for Site Visits

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

None

MEMBERS ARE REQUESTED TO SIGN THE ATTENDANCE REGISTER

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

** subject to confirmation of extension to term of appointment*

PART III - DECLARATION OF INTERESTS

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

Development Management Committee 3 July 2026	Applications for Determination by Committee	
	0392/25 Land at Greyhound Far, Postbridge, PL20 6TH	0041/25 Town Living Farm, Belstone Okehampton, EX20 1RA
Members		
Mr Dracup		
Mr Fife Cook	C	C
Miss J Galbenu		
Mrs Hill		
Mr Jeffery		
Mr Keeling	C	C
Mr Major		
Mrs Morgan		
Mrs Mott	D	D
Mr Nutley		
Mr Owen		
Mr Pannell		
Mr Renders	D	D
Mr Rogers	C	C
Dr Seddon		
Mr Smerdon		
Mr Thomas	C	C
Mr Williams	P	
Ms Woods		

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

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

Dartmoor National Park Authority

Development Management Committee

Public Minutes of Friday 1 May 2026

Present: Will Dracup, Michael Fife-Cook, Gay Hill, Mike Jeffery, Sally Morgan, Caroline Mott, John Nutley, Mark Owen, Mark Renders, Stuart Rodgers, Mary Seddon, Peter Smerdon, Dan Thomas, Mark Williams, Pamela Woods.

Apologies: Richard Keeling, Julia Galbenu, Jack Major, Guy Pannell

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

The Chair welcomed Corinne Farrell, Independent Person, listening in online. Guy Henderson, member of the press, and those listening to the meeting online.

1661 Declarations of Interest and Contact

Mr Rogers declared that he is a Devon County Councillor for Buckfastleigh.

Ms Morgan declared that she had received an email regarding the application and noted that the Matrix system did not contain the correct details.

Mr Thomas declared that Timbers Road falls within his county division.

Mr Smerdon declared that he is a member of Dean Prior Parish Council but had taken no part in any Parish Council discussion or vote relating to the application. He further declared that he knows the landowner through the local farming community but has no business connection.

Mr Nutley declared that he is the District Councillor for Ashburton and Buckfastleigh.

1662 Minutes of the Meeting held on 10 April 2025

Minutes approved

1663 Items Requiring Urgent Attention

None.

1664 Applications to be Determined by the Committee

Considered: The Report of the Director of Spatial Planning

Application 0257/25 – Land At Timbers Road, Buckfastleigh, Devon,

Outline planning permission (with all matters reserved apart from access) for the phased development of circa 75 dwellings, highway improvements to Timbers Road and associated infrastructure

Speakers: Alex Graves (Agent)

Recommendation: That:

- (i) The proposed scheme does not constitute major development; and**
- ii) Planning permission be GRANTED, subject to the following conditions and the applicant entering into a S106 legal agreement to secure necessary**

contributions towards affordable housing, education, open space/sports/recreation and NHS:

1. The development hereby permitted shall be begun either (i) before the expiration of three years from the date of this permission, or (ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. An application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 2015 (as amended)

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

- 250301 L 001 Rev A Location Plan
- 250301 L 006 Rev B Access Drawing
- 250301 L 007 Indicative Pedestrian Access
- 250301-E-001-A-Access-Elevations
- 210801-S-001-B Proposed Highway Section A-A
- 210801-S-002-C Proposed Highway Section B-B
- 250301-S-003 Proposed Highway Section C-C
- Level 2 Flood Risk Assessment & Sustainable Drainage Strategy (Report Ref. 568/FRA2, Rev. V3, dated 13th March 2025)
- 568-HW01-B - Proposed Road Widening & Site Access Road – South
- 568-HW02-B - Proposed Road Widening & Site Access Road – North

Reason: To ensure strict accordance with the approved plans.

5. No development shall commence until the highways improvements works shown on drawings numbered 568-HW01 Rev B & 568-HW02 Rev B, together with associated surface water drainage works to be submitted to and approved in writing by the Local Planning Authority as part of a reserved matters application, have been completed and are fully operational.

Reason: To minimise the impact of the development on the highway network in accordance with the NPPF

6. Prior to commencement of development a Highways Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority to include:
- a) The timetable of the works;
 - b) Daily hours of construction;
 - c) Any road closure;
 - d) Hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
 - e) The number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
 - f) The compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
 - g) Areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
 - h) Hours during which no construction traffic will be present at the site;
 - i) The means of enclosure of the site during construction works; and
 - j) Details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
 - k) Details of wheel washing facilities and obligations
 - l) The proposed route of all construction traffic exceeding 7.5 tonnes.
 - m) Details of the amount and location of construction worker parking.
 - n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

Thereafter the development shall be carried out in accordance with the approved details.

Reason: To minimise the impact of the development on the highway network in accordance with the NPPF

7. The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing as part of a reserved matters application prior to the commencement of development. For this purpose, plans and

sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals in accordance with Strategic Policies 1.1, 1.2 and 1.5 of the Dartmoor Local Plan.

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

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

9. Should any contamination of soil and/or ground or surface water be discovered during excavation of the site or development, the Local Planning Authority should be contacted immediately. Site activities in the area affected shall be temporarily suspended until such time as a method and procedure for addressing the contamination is agreed upon in writing with the Local Planning Authority and/or other regulating bodies.

Reason: To protect the environment in this part of the Dartmoor National Park in accordance with Policy 1.8 of the Dartmoor Local Plan.

10. Any reserved matters application shall be accompanied by a noise report which will consider the potential impact of the nearby highway on future occupiers of the properties. The report must contain recommendations with respect to habitable rooms, outside amenity space and glazing which will ensure that a high standard of noise mitigation is incorporated into the design and building elements.

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

11. Prior to commencement of development, a Construction and Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters of site management:
 1. Air Quality and dust control;
 2. Water quality;
 3. Site lighting;
 4. Control of noise and vibration;
 5. Pollution Prevention, Control and Monitoring Arrangements;

6. Confirmation that construction working hours and delivery times will be between 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays;
7. A prohibition of burning on site;
8. Confirmation that there will be no high frequency audible reversing alarms on site based vehicles.

Reason: To protect residential amenity in accordance with Policy 1.7 of the Dartmoor Local Plan

12. Prior to commencement of development, a waste audit statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the construction and operational phases of the development will minimise the generation of waste and provide for the management of waste in accordance with the waste hierarchy, including: (i) sustainable procurement in construction phase; and (ii) methods for limiting the generation of waste and maximising recycling in construction phase. Thereafter, the development hereby approved shall be undertaken in accordance with the approved waste audit statement.

Reason: To minimise the generation of waste in accordance with policy 6.5 of the Dartmoor Local Plan.

13. Any reserved matters application shall be accompanied by a lighting strategy. The strategy shall minimise impacts from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice (BCT/ILP, 2023) guidance has been implemented. This shall include details such as the following: artificial lighting associated with public realm lighting; car headlights associated with traffic movements through the development and internal and external lighting associated with the residential development. The purpose of this lighting strategy is to ensure the retained hedge bank and boundaries of the site function as dark corridors and bat flight lines (0.5 lux and warm light). The Lighting Strategy shall include monitoring of light levels within the dark corridors.

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

Any reserved matters application shall include details of bat and bird boxes proposed to be used in association with the development. Once approved work shall continue in accordance with the approved details and be provided prior to the substantial completion of the development

Reason: To promote and safeguard statutorily protected species and Dartmoor Biodiversity Action Plan priority species in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

14. Prior to commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved LEMP, and the approved timetable for implementation.

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

15. The development hereby approved shall be carried out in accordance with the recommendations and requirements set out in Section 5 of the Ecological Impact Assessment by GE Consulting dated 27.06.25 and any measures required under licence from Natural England.

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

16. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- a) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - b) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - c) The monitoring methodology and frequency in respect of the created or enhanced habitat has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure compliance with statutory Biodiversity Net Gain requirements

17. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure compliance with statutory Biodiversity Net Gain requirements

18. Any reserved matters application shall be accompanied by a Bat Mitigation Strategy, to include securing the Bat Dark Corridors with a minimum 10m width of open grassy corridor between hedgerows or tree lines and provision of new species-rich native hedgerows with trees to the west and south of the residential development. Once approved the development shall be carried out in accordance with the approved details.

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

19. Prior to commencement of development, details of measures to retain and protect all hedgerows and trees bordering the dark corridors during construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

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

20. Prior to commencement of development, a Construction and Ecological Management Plan (CECoMP) shall be submitted to and approved in writing by the Local Planning Authority. The CECoMP shall include measures to protect habitats and restrict lighting during construction. Thereafter the development shall be carried out in accordance with the approved CECoMP.

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

21. Any reserved matters application shall be accompanied by the following information:

- a) A detailed drainage design based upon the approved Timbers Road Buckfastleigh Level 2 Flood Risk Assessment & Sustainable Drainage Strategy (Report Ref. 568/FRA2, Rev. V4, dated 14th July 2025).
- b) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.
- c) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- d) A plan indicating how exceedance flows will be safely managed at the site.
- e) Evidence there is agreement in principle from the landowner/DCC highways/SWW.
- f) A detailed assessment of the condition and capacity of any existing surface water drainage system/watercourse/culvert that will be affected by the proposals. The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor.

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

Reason: To ensure that surface water arising from the site is managed in a responsible manner to prevent risk of flooding, in accordance with Policy 2.5 of the Dartmoor Local Plan.

22. Any reserved matters application shall be submitted with a Landscape and Visual Impact Assessment (LVIA) and a detailed Landscaping Scheme, including:

- a) A full survey of existing trees, hedges, and landscape features, including details of those to be retained, removed, or protected during construction.
- b) Proposed finished floor and site levels (in mAOD) and detailed site sections to demonstrate visual impact on surrounding areas.
- c) A comprehensive planting plan, including species, sizes, densities, and planting methods.
- d) Details of new boundary treatments, surfacing, and hard landscaping.
- e) A landscape management and maintenance plan covering a minimum period of 5 years.

The Landscape and Visual Impact Assessment (LVIA) shall be carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) or as amended.

The approved landscaping works shall be implemented in full prior to the first occupation of the development or in accordance with a phased program agreed in writing with the Local Planning Authority.

Reason: To assess the impact of the housing development on this part of the National Park following the submission of the reserved matters details, in accordance with Strategic Policies 1.1, 1.2, 1.5 and 2.1 of the Dartmoor Local Plan.

23. No tree, hedge or shrub shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped other than in accordance with details set within a Tree Survey and Tree Protection Plan which shall be submitted as part of a reserved matters application. The details shall include:

- A Tree and Topographical Survey including a plan showing the position of the trees and identifying which are to be retained, and a corresponding schedule stating the species, size, age, condition and amenity value of each tree
- A Tree constraints plan showing canopy, root protection area and (where relevant) shade of each tree
- An Arboriculture Implication Assessment explaining how arboriculture considerations are being addressed
- Arboriculture Method Statement and/ or Tree Protection Plan indicating measures to protect trees and hedgerows during construction together with proposals for long-term maintenance.

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

24. Any reserved matters application shall be accompanied by a landscaping and planting scheme. Thereafter the landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development. The landscaping and planting shall be maintained for a period of not less than five years from the substantial completion of the approved scheme.

Reason: To assimilate the development into the landscape and safeguard the character and appearance of this part of the National Park in accordance with Strategic Policies 1.1 and 1.5 of the Dartmoor Local Plan.

25. Notwithstanding the drawings hereby approved, full details of all hedge banks proposed in association with the highway improvement works hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, the hedge banks shall be completed and maintained in accordance with the approved details.

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

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and reenacting that Order with or without modification, no extension shall be constructed or erected in or around the curtilage of the affordable dwellings hereby permitted, and no windows or roof lights other

than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.

Reason: To protect the affordability of the local housing units in accordance with policy 3.7 of the Dartmoor Local Plan.

Member Questions and Officer's Response

Members raised questions regarding the traffic impacts associated with the proposed development, including assumptions made within the traffic modelling and whether the majority of vehicles would turn right onto Plymouth Road when exiting the site. Clarification was also sought regarding the removal of the word "strictly" from the recommended condition wording, with concerns expressed that this may reduce the developer's obligation to provide footways and associated infrastructure. Questions were raised regarding whether the proposal should be considered major development within the National Park and whether sufficient justification had been provided within the presentation and report.

Members also queried the proposed Section 106 agreement, including the eligibility criteria for affordable housing provision and whether priority would be given to Buckfastleigh residents. Questions were raised regarding the proposed site levels and topography, whether land regrading would take place, and whether flood modelling had adequately considered increasing flood events and climate change impacts. Further concerns were expressed regarding surface water drainage, the relationship between the proposed access and the existing road layout, and whether the access arrangement could be amended at a later stage.

Questions were also raised regarding whether the developer could seek to amend the proposed 45% affordable housing provision in the future, whether the proposed pedestrian access would also accommodate cyclists, and whether the submitted ecological information was sufficiently up to date, particularly in relation to hedgerow loss and protected species surveys.

In response, Officers advised that the traffic assessment assumed the majority of vehicles would turn right onto Plymouth Road when leaving the site. It was confirmed that the removal of the word "strictly" from the condition wording would not alter the requirement for the development to be carried out in accordance with the approved plans, but would allow for limited flexibility in detailed matters such as attenuation tank sizing. Officers confirmed that the proposed footway would extend the full length shown on the approved plans.

Officers advised that the issue of whether the proposal constituted major development had been fully considered within the Officer report, including consideration of the character, nature and scale of the proposal in the context of surrounding development. It was noted that development not considered major within a National Park context may be treated differently elsewhere.

In relation to affordable housing, Officers confirmed that the Section 106 agreement would secure the affordable housing provision and include a local occupancy cascade giving priority to Buckfastleigh and Dean Prior, followed by surrounding rural parishes and Ashburton. Officers advised that the submitted masterplan was indicative only and that detailed matters relating to levels and layout would be considered at reserved matters stage.

Officers confirmed that flooding and drainage matters had been carefully assessed through the submitted surface water strategy, which included consideration of climate change impacts. It was advised that the strategy demonstrated that surface water could be appropriately managed on site, with detailed drainage matters to be reassessed at later stages of the application process. Members were advised that the access arrangements formed part of the current outline determination and therefore required consideration at this stage.

It was further confirmed that any future amendment to the affordable housing provision would require a separate application process. Officers clarified that the proposed route was intended as a pedestrian access rather than a cycle route. In relation to ecology matters, Officers advised that the submitted survey information had been assessed by Devon County Council ecologists and demonstrated that commuting routes for bats could be retained. Further detailed ecological surveys and mitigation would be required at reserved matters stage.

Public Participation

Alex Graves (Agent)

Mr Graves spoke in support of the application and advised that the proposal represented the culmination of approximately five years of work. He explained that the application sought permission for 75 dwellings and associated access arrangements, and noted that a previous appeal dismissal related primarily to flooding and housing need matters.

Mr Graves stated that the proposal would deliver much needed housing for future residents and argued that the proposed drainage improvements would result in an overall betterment in flood management. He advised that the proposed widening of Timbers Road would provide wider community benefits and noted that no objection had been raised by the Highway Authority.

It was further stated that the proposal would deliver biodiversity net gain in excess of policy requirements and that the applicant had sought to positively respond to feedback received throughout the application process. Reference was also made to proposed contributions towards local amenities.

Mr Graves noted that the principle of development on the site had previously been supported by a Planning Inspector and concluded that delivery of the housing was overdue given the evident local need.

Member Questions and Speakers' response

Members queried the proposed location of the site access.

In response, Mr Graves advised that the access arrangement had been designed in that location for highway safety and visibility reasons. It was noted that the proposed access was consistent with the previous scheme considered through the application and appeal process, and that the Highway Authority had raised no objection to the arrangement.

The recommendation was proposed and seconded by Members that the scheme did not constitute major development.

Resolved: That the proposal did not constitute major development.

The Chair then moved the debate to the second recommendation.

The recommendation was:

ii) Planning permission be GRANTED, subject to the following conditions and the applicant entering into a S106 legal agreement to secure necessary contributions towards affordable housing, education, open space/sports/recreation and NHS:

Members Debate

Members noted that, should the application be supported, the provision of 45% affordable housing would be a key cornerstone of any permission granted and an important factor in supporting the proposal.

Resolved: That planning recommendation be Approved

1665 Report update to the Committee

Considered: The Report of the Director of Spatial Planning

Application 0388/25 – Woodtown, Chagford, Newton Abbot, Devon, TQ13 8EP

Works to house including internal reordering, ground floor conversion of existing barn, provision of new stair turret, installation of glazed folding doors to lounge, new car port/store and associated external works.

Speakers: Joseph Van der Steen (Agent)

Recommendation: That:

That planning permission be GRANTED subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):
 - Proposed Roof Plan – numbered 079-3-103 received 05-11-2025
 - Proposed First Floor Plan – numbered 079-3-102 received 05-11-2025
 - Proposed Ground Floor Plan – numbered 079-3-101 received 05-11-2025
 - Location Plan – numbered PP-14332143v4 received 05-11-2025
 - Pr + Ex Car Port Sections – numbered 079-3-106-Rev-A received 13-02-2026
 - Proposed Car Port Elevations – numbered 079-3-107-Rev-A received 13-02-2026
 - Proposed Section C-C & Elevation - North East – numbered 079-3-112 received 05-11-2025
 - Proposed Car Port Plans - numbered 079-3-105-Rev-A received 23-02-2026
 - Proposed Site Plan – numbered 079-3-100 Rev A received 23-02-2026
 - Proposed Sections + Elevations 2 – numbered 079-3-111-Rev-A received 23-02-2026
 - Proposed Sections & Elevations – numbered 079-3-110-Rev-A received 23-02-2026

Reason: In the interest of clarity.

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

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

4. Prior to any demolition and/or excavation works onsite, tree protection details in line with the requirements set out in the submitted Arboricultural Impact Assessment by East Devon Tree Care dated 20th August 2025, shall be submitted to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experienced arboricultural consultant and details shall be included within the tree protection statement. The development shall be carried out strictly in accordance with the agreed details. In any event, the following restrictions shall be strictly observed: a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained. b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus In Proximity To Trees (Issue 2) 2007. c) No changes in ground levels or excavations, other than those shown on the approved drawings, shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.

Reason: To ensure retention and protection of trees on the site in the interests of amenity and to preserve and enhance the character and appearance of the area.

5. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Impact Assessment prepared by Lakeway Ecology, dated 18.09.2025. This planning condition shall only be discharged when a suitably qualified ecologist confirms in writing to the Local Planning Authority that the recommendations and requirements have been implemented.

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

6. No vegetation clearance or works close to nesting bird locations shall take place during the bird nesting season (01 March to 31 August, inclusive) unless the developer has been advised by a suitably qualified ecologist that this will not disturb nesting birds and a record of this is kept.

Reason: To ensure that any nesting wild birds are protected in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

7. Prior to the development hereby permitted being first brought into use, further details of the biodiversity enhancement measures referenced within the Ecological Impact Assessment prepared by Lakeway Ecology, dated 18.09.2025, including numbers, species and size of trees, a programme of planting and future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be undertaken in accordance with the approved details, programme and maintenance.

Reason: To ensure that the development makes a proportionate contribution towards biodiversity enhancement in accordance with Strategic Policy 2.3 of the Dartmoor Local Plan.

8. No development shall be undertaken until samples of all proposed surfacing, external facing and roofing materials have been submitted to the Local Planning Authority for approval in writing. Thereafter, only approved surfacing, external facing and roofing materials shall be used in the development.

Reason: To enable the Local Planning Authority to consider the details of the materials to be used and ensure their suitability, to protect the character and appearance of the building and of this part of the Dartmoor National Park, in accordance with policies SP1.2, SP 1.5, SP2.1 and SP2.7 of the Dartmoor Local Plan.

9. All new stonework shall be laid and pointed using traditional techniques and materials so as to match the stonework on site. Prior to the commencement of this work, a sample panel shall be constructed to the proposed finished detailing, to be approved in writing by the Local Planning Authority. Thereafter, the stonework shall be installed and maintained in accordance with the approved details.

Reason: To ensure that new stonework is sympathetic to the character and appearance of the building in accordance with policies SP 1.2, SP1.5, SP2.1 and SP2.7 of the Dartmoor Local Plan.

10. All external windows and doors in the development hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows and doors.

Reason: To protect the character and appearance of the building and its setting in accordance with policies SP1.2, SP 1.5, and SP 2.7 of the Dartmoor Local Plan.

11. The frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.

Reason: To protect the character and appearance of the building and its setting in accordance with policies SP1.2, SP1.5 and SP2.7 of the Dartmoor Local Plan.

12. Any rendering of the extension and alterations hereby approved shall be completed using techniques and materials so as to match the rendering on the existing building.

Reason: To ensure that new rendering does not detract from the character and appearance of the building, in accordance with policies SP1.2, SP1.5 and SP2.7 of the Dartmoor Local Plan.

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

Reason: To protect the character, appearance and tranquillity of this part of the Dartmoor National Park and to safeguard nocturnal biodiversity in accordance with policies SP1.2, SP2.1, SP2.2 and SP2.6 of the Dartmoor Local Plan.

14. The car port / store hereby permitted shall be used for the storage of private motor vehicles and incidental domestic storage only and for no other purpose.

Reason: To ensure that the building is only used for purposes incidental to the existing dwelling in accordance with policies SP1.2, P 1.7 and P3.7 of the Dartmoor Local Plan.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, or structure shall be constructed or erected in or around the curtilage of the development hereby permitted.

Reason: To protect the character and appearance of the building and its setting, to manage the allocation of floorspace and to protect the amenity of this part of the Dartmoor National Park, in accordance with policies SP1.2, SP1.5, P1.7, SP2.1, and P3.7 of the Dartmoor Local Plan.

Member Questions and Officer's Response

Members raised questions regarding the change in the Authority's approach to proposals of this nature, noting that similar applications had historically not been supported. Clarification was sought as to what had changed from a National Park perspective to justify the current recommendation.

Questions were also raised regarding the proposed development plans, including the precise location of the new build elements and the age of the property. Members queried whether the application called into question the usefulness of the Authority's 30% increase policy, noting that in this instance the increase in habitable floorspace was relatively limited due to the scale of the existing property. Further clarification was sought regarding the

appropriateness of the proposed corrugated iron roofing material for the carport in the context of the wider thatched character of the property. Members also queried whether the proposed living accommodation within the barn would be considered ancillary accommodation.

In response, Officers advised that recent Planning Inspectorate appeal decisions had been treated as a material consideration in formulating the recommendation. It was explained that, in this particular case, the increase in habitable floorspace was not considered to result in harmful impacts on the landscape character of the National Park. Officers acknowledged that the Authority had historically applied the policy more strictly; however, the report set out why a departure from previous interpretation was considered acceptable in this instance. It was further noted that Officers had undertaken ongoing discussions regarding the implementation of policy and the influence of appeal decisions on decision-making. Officers advised that this was considered to be an unusual case, as the property was of such a scale that it would not materially contribute to wider housing stock considerations.

Referencing the submitted plans, Officers identified the location of the proposed stair turret and confirmed the age of the property.

In relation to the proposed carport, Officers advised that the adopted Design Guide seeks to ensure that outbuildings remain subservient to the principal dwelling and that the use of more utilitarian or agricultural materials in such structures can therefore be appropriate.

Officers confirmed that the proposed accommodation within the barn would not be considered ancillary accommodation but, instead would form part of the existing dwellinghouse.

Public Participation

Joseph Van der Steen (Agent)

Mr Van der Steen spoke in support of the application and advised that the property had undergone a phased pattern of development, with a number of alterations having taken place prior to the current owners' occupation of the site.

He highlighted that the 2023 appeal decision, referenced as a material consideration in the Officer recommendation, related to a significantly larger extension than that currently proposed, and stated that the present application represented a comparatively modest extension. Mr Van der Steen also advised that the barn proposed for conversion already had an established domestic use.

It was further submitted that the previous appeal decision represented an important material consideration in the determination of the current application.

The recommendation was proposed & seconded by Members

Members Debate

Members expressed the view that the modest increase proposed was reasonable in this instance and indicated support for the Officer recommendation. It was noted that the proposal would not result in the loss of a smaller dwelling and was not considered harmful to the availability of housing for local people within Dartmoor National Park.

Resolved: That planning permission be Granted.

Members were advised that the enforcement case due to be included in May's Committee had been deferred. Officers further advised that the Agent had raised concerns regarding the occupants of the site and had made the Authority aware of potential protected characteristics. It was also noted that an application for a Certificate of Lawfulness had been submitted to the Authority.

1666 Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers

Considered: The Report of the Director of Spatial Planning

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

1667 Appointment of Site Inspection Panel and Arrangements for Site Visits

Members will be notified by email the details of the site visit.



NPA/DM/26/009

Dartmoor National Park Authority
Development Management Committee

3 July 2026

Applications to be Determined by the Committee

Report of the Director of Spatial Planning

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Scale 1:1,000



Item 1

Application No: **0390/25** District/Borough: **West Devon**
Application Type: **Full Planning Application** Parish: **Dartmoor Forest**
Officer: **Joanna Rumble**
Proposal: **Installation of 30m monopole supporting 3no. emergency services antennas and 2no. 600mm transmission dishes. Stone equipment cabinet, 1no. emergency backup generator, 1no. meter cabinet and 1no. satellite dish on a 2.44m pole. A 1.2m stock proof fence surrounding the compound with a hardstanding area and upgrade works to the existing track to create a stone wheeling access track.**
Location: **Land at Greyhound Farm, Postbridge, PL20 6TH**
Applicant: **The Home Office**
Recommendation: **That, subject to appropriate conditions, planning permission be granted.**

Introduction

- 1.1 The application is presented to Members as part of the application site includes an area of land leased to the Authority. The area of land is proposed to be used to enable the provision of landscaping only.
- 1.2 This application proposes a 30m monopole telecommunications tower supporting three antennas and two 600mm transmission dishes. Also proposed is a stone equipment cabinet, one emergency back-up generator, one meter cabinet and one satellite dish on a 2.44m pole.
- 1.3 The compound will be surrounded by 1.2m stock proofing fencing, and the proposals include a hardstanding area and improvements to create a stone 'wheelings' access track leading from the Postbridge road.
- 1.4 The application is submitted on behalf of the Home Office to support the rollout of the ESN (Emergency Services Network) for users such as police, fire and rescue as well as other users stretching from local authority and utility services to first responders.
- 1.5 This application follows two previous applications on other sites within the area which were refused and subsequently dismissed at appeal. Extensive pre-application engagement with planning officers has resulted in the current proposal being put forward.
- 1.6 The application documentation includes reference to a proposed temporary set down area adjacent to the highway for use during the construction period. However, this does not form part of the application as it is considered to fall within

the permitted development rights by virtue of Class A of Part 4 of the General Permitted Development Order 2015 (GPDO).

2 Site and Surroundings

- 2.1 The site is situated immediately to the north of the Postbridge Visitor Information Centre on the western edge of the settlement of Postbridge.
- 2.2 The application site is in an area of extended yard used for the accommodation and feeding of cattle. A raised stone-faced bank separates the site from the information centre and car park areas with groups of mature trees to be found to the southwest, southeast and north of the site.
- 2.3 The site will be accessed via an existing rough unsurfaced farm track to the west which will be improved with the addition of drainage and provision of surfaced 'wheelings'. The track runs alongside and crosses the Drift Way, a public right of way leading to Rowtor Gate.
- 2.4 The site and surrounding land falls within Landscape Character Type: Upland Moorland with Tors.

3. Consultations

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

West Devon Borough Council

- 3.1.1 Has no comments to make

County EEC Directorate

- 3.1.2 Considers that the proposal does not affect the Public Highway and therefore the County Highway Authority has no comment to make.

Environment Agency

- 3.1.3 Standing advice applies – Flood Zone 1

Devon and Cornwall Police Designing Out Crime Team

- 3.1.4 Several recommendations regarding the prevention of unauthorised access and to improve community safety in relation to the site. These include the installation of 1.8m security fencing such as weldmesh with anti-climb measures as a minimum, use of secure ground cabinets including heat sensors, tamper alarm and anti-graffiti features to a minimum standard and the installation of CCTV cameras.

DNPA Access & Recreation

- 3.1.5 If the surface of the Drift Lane is disturbed/damaged it will need to be properly reinstated with any damage made good with appropriate surfacing material. The

applicant will also need to have regard to Public Access along the Drift Lane during construction period.

Natural England

- 3.1.6 No Objection. NE considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

DNP Ecology & Wildlife

- 3.1.7 No likely significant effects on any sites of national and international designation (SAC/SSSI).
- 3.1.8 There are a number of County Wildlife Sites (CWS) within 2km of the site, the nearest being the Bellever Newtake CWS located 10m south of the access track. Good practice methods will avoid any impacts and can be secure through the prior approval of a Construction and Ecological Management Plan (CEMP) including measures to protect trees, hedges and other habitats and to restrict lighting.
- 3.1.9 The temporary set down area will have some temporary impacts to an area of upland acid grassland but unlikely to impact the habitat.
- 3.1.10 Protected species: There will be no loss of bat, bird or reptile habitat. The Ecological Impact Assessment sets out acceptable measures to manage any impacts and provide enhancements, and adherence can be secured through condition. In addition, a condition preventing the installation of any external lighting should also be attached.

DNP Trees & Landscape

- 3.1.11 The Landscape Officer raised concerns with regard to the suitability of the first submitted Landscape and Visual Impact Assessment (LVIA), considering that it had failed to address the impacts of the proposal on users of the Visitor Centre and Public Car Park, that the scope of the assessment was limited to 2km, that it failed to consider the impact from higher ground to the north of the site, including Hartland Tor, and that there were no photomontages of the development in the winter months when the trees are bare of leaves.
- 3.1.12 He also noted that the tight site boundary was limiting the ability to provide meaningful landscaping to mitigate any landscape harm arising from the development.
- 3.1.13 Subsequently, following further discussions with the Landscape Officer to address his concerns, the applicant has submitted an updated LVIA addressing the points raised and including new viewpoints to the north.
- 3.1.14 In addition, the site boundary has been revised to now include an area of land to the south of the site enabling the inclusion of an additional area for the provision of landscaping.

DNP Archaeology

- 3.1.15 The site of the proposed development impinges on the area of a scatter of lithic (flint and chert) tools and by-products of their manufacture. To date four arrowheads, 288 scrapers, cores and flakes have been recovered. However, the limits of the scatter are not known and at least one lithic has been recovered from the vicinity of the Postbridge Visitor Centre suggesting it may extend this far. There is also the potential for the presence of buried heritage assets with no current surface expression which are associated with the activity that produced the lithic scatter.
- 3.1.16 Given the archaeological sensitivity of the site, an archaeological watching brief is recommended for all associated groundworks, including the site of the mast and the construction of the access trackway in accordance with policy 2.7.

Devon and Somerset Fire and Rescue Service

- 3.1.17 It fully supports the proposal.

National Police Chiefs Council (ESN & Airwave Team)

- 3.1.18 The Police Service and NEAT (the National Police Chiefs Council ESN and Airwave Team) strongly support the proposed ESN Mast installation at Greyhound Farm.

South Western Ambulance Service

- 3.1.19 ESN will deliver secure and resilient mission critical communications to the emergency services and other first responders. Users including police, fire and ambulance services, will be connected to an updated voice and data platform which will enable them to improve front-line operations using a common platform allowing closer working and data sharing in emergencies.
- 3.1.20 The SW Ambulance Service consider that the mast is not simply an infrastructure project – it is part of a crucial connection to critical health pathways and safety.

4 Parish Council Comments

- 4.1 Dartmoor Forest Parish Council at its meeting on the 16th December resolved to recommend approval for the application.

5 Representations

- 5.1 Summary of supporting comments (2 received):
- Since an improvement in emergency services communications must be deemed a necessity, wholeheartedly support granting permission since it can only benefit those of us who live in the area.
 - Support the proposal which will improve the resilience and effectiveness of emergency service communications across central Dartmoor.
 - Given the significant public interest benefits of improved digital connectivity for the local community, request that the applicant is strongly encouraged to design a mast to be multi-use with sufficient structural capacity to accommodate future

commercial mobile network (4G/5G) to address not spots and allow smart meter equipment and avoiding the need for a second mast in future.

- Such an opportunity to enable much wider community benefit at minimal cost should not be missed, improving day to day resilience of residents, local business, farms and visitors if it is built as shared use from the outset.
- National Policy encourages mast sharing, rural digital inclusion and efficient use of infrastructure in protected landscapes.

5.2 Summary of objection comments (2 Objections):

- Strongly object as it is inconsistent with one of the principal aims of the National Park planning policy – to conserve and enhance the natural beauty of the area.
- A 30m mast in this natural landscape would have severe damaging visual impact over a wide area.
- This is a National Park and should remain free from these frightfully ugly towers lighting the land and spoiling the views.
- A national park should be a sanctuary for people and nature to get away from these, to be able to see and feel nature for what it truly is, not to be disrupted by ugliness.
- The energy they pump out is harmful to humans, animals and plant life. People come to Dartmoor to get away from this sort of thing and to detox and destress from the modern world.

5.3 Summary of neutral comments:

- Why is an emergency services mast and not a 4G or 5G mast being proposed? Cannot find a definition of the exact area in need of emergency services mast but the immediate area surrounding the mast in the East Dart valley has not mobile signal, so residents rely on land lines and walkers are often unable to get signal. If there has to be a mast in this position, then it should be of use to the local residents and walkers by providing a mobile signal.
- The access route crosses the Drift Lane, an important Lower Palaeolithic to Post Medieval route around which have been found flint scatter, including arrowheads, scrapers and chip cores. A watching brief must be required.
- The Drift Lane is a public right of way used on a daily basis by walkers, family groups and many DoE/Ten Tors groups. How long will the construction take and has thought been given as to how these groups will be affected?
- Temporary set down area for construction, materials, welfare etc. is shown for an area of land by the main road. This area is used by organisers of ten tors groups and other events – has this been taken into consideration?
- Disturbance to wildlife and night sky – assuming the mast will have lights on top, these will surely be to the detriment of local populations of bats, nightjar, woodcock, kestrels and owls and the night sky?
- Visual Impact. The LVIA submitted with the application included viewpoints all taken from the west, east or south but not the north.
- North of the site is the main footpath in the area from Grey Wethers Stone Circles etc. towards the site, which crosses Hartland Tor, and descends through

the marsh area immediately to the east of the East Dart by Hartland House (Hartyland) and close to Ringhill House.

- Views from the footpath clearly show the proposed site and look straight towards the proposed mast with no tree or other coverage masking the area. The visual impact due north of the site is likely to be extremely high and the LVIA does not include any viewpoints from this aspect.
- Request that a belt of trees or small copse be planted north of the proposed site, to alleviate the high visual impact from this angle.

6. Relevant Local Plan Policies

Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities

Strategic Policy 1.2 Sustainable development in Dartmoor National Park

Strategic Policy 1.3 Spatial Strategy

Strategic Policy 1.5 Delivering good design

Strategic Policy 1.6 Sustainable construction

Policy 1.7 Protecting local amenity in Dartmoor National Park

Strategic Policy 2.1 Protecting the character of Dartmoor's landscape

Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity

Strategic Policy 2.3 Biodiversity Net Gain

Strategic Policy 2.4 Conserving and enhancing Dartmoor's moorland, heathland and woodland

Strategic Policy 2.5 The Water Environment and Flood Risk

Strategic Policy 2.6 Protecting tranquillity and dark night skies

Strategic Policy 2.7 Conserving and enhancing heritage assets

Policy 4.7 Telecommunications Development Strategic Policy 4.8 The Access Network

The Dartmoor Design Guide (2011)

National Planning Policy Framework (NPPF)

- 6.1 Paragraph 189 of the National Planning Policy Framework (NPPF) is explicit that Great Weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation of landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and The Broads.
- 6.2 Paragraph 120 sets out the strategic approach to supporting high quality communications infrastructure to support sustainable economic growth. It is made expressly clear that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for

connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate’.

- 6.3 Paragraph 121 states that ‘Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development’.
- 6.4 Paragraph 123 goes onto state that ‘Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure’.
- 6.5 The Code of Practice for Wireless Network Development in England (Dept for Digital, Culture, Media & Sport) provides guidance to Code Operators (referred to as ‘operators’ throughout the Code of Practice), including the Mobile Network Operators and wireless infrastructure providers, their agents and contractors, local planning authorities, and all other relevant stakeholders in England on how to carry out their roles and responsibilities when installing wireless network infrastructure. The aim of the Code of Practice is to support the government’s objective of delivering high quality wireless infrastructure whilst balancing these needs with environmental considerations. The guidance provided by the Code of Practice brings together the principles agreed between operators and local planning authorities, in relation to the siting and design of mobile infrastructure, and the approach to consultation and engagement.

7. Principle of Development

- 7.1 The Home Office is leading a cross-government programme to deliver the new Emergency Services Network (ESN) critical communications system. This will replace the current emergency services network operated by Airwave. It will transform how they operate and enable fast safe and secure voice, video and data across the 4G network and give first responders immediate access to life-saving data, images and information in live situations and emergencies on the front line.
- 7.2 While the Airwave network is reliable and fit for purpose with good network coverage, its limited data capability means it cannot match the opportunities offered by newer critical communications technology.
- 7.3 ESN will also mean improvements to the 4G network coverage, which will allow 999 calls to be made from any 4G enabled mobile phone. ESN critical mobile technology will ensure that communication between emergency services will take priority over other network traffic, even at peak times. The ESN will be operated over EE’s 4G Network with the core application on which ESN runs being provided by Motorola Solutions.
- 7.4 EE is upgrading its existing network of around 19,000 masts deploying 700 more 4G masts in rural areas. The Home Office, through the Extended Area Service (EAS) programme, is supplementing this coverage by building an additional 292

masts to give the emergency services coverage in some of the most remote and rural areas of Great Britain.

- 7.5 The EAS masts will primarily provide coverage to Major and Minor Roads (defined by operational needs) that fall outside those of the primary coverage area. The EAS masts will be government owned.
- 7.6 The application proposal is not part of the Government backed Shared Rural Network (SRN) scheme, which is to improve 4G coverage for people living, working and travelling in poorly served rural areas.
- 7.7 English National Parks were created with two purposes (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and (ii) to promote opportunities for the understanding and enjoyment of the Special Qualities of the National Park by the public.
- 7.8 There is also a social and economic duty on National Park Authorities to seek to foster the economic and social wellbeing of the local communities within the National Park.
- 7.9 Strategic Policy 1.2 supports sustainable development which, amongst other things, supports National Park purposes, makes efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings, and conserves and enhances the character, quality and tranquillity of the National Park and sustains and enhances the setting, character and local distinctiveness of settlements.
- 7.10 The provision of utility, service, transport or recreational infrastructure is one of those development types is permitted in principle in the open countryside of the National Park under Spatial Strategy Strategic Policy 1.3.
- 7.11 Policy 4.7 states that new telecommunications infrastructure will only be permitted where:
- a) evidence demonstrates the service cannot be delivered less harmfully by installing equipment on existing masts, buildings or other structures;
 - b) the equipment is located and designed to minimise its impact; and
 - c) the equipment does not cause substantial harm to the character and appearance of the built environment and/or the National Park's Special Qualities, particularly landscape character, heritage significance and tranquillity.
- 7.12 It is of note that while there is a requirement to ensure that mast and equipment sharing is prioritised over new installations, neither national guidance within the National Planning Policy Framework (NPPF) nor Dartmoor Local Plan policies require a specific assessment of need for new telecommunications development.

ALTERNATIVE SITES/MAST SHARING

- 7.13 The applicants supporting statement advises that site selection has followed the sequential approach outlined in the NPPF. Firstly, consideration is always given to

mast or site sharing, then existing buildings or other structures and lastly new sites for ground-based installations. All attempts to utilise any existing telecommunications structures where they represent the optimum environmental solution have been employed.

- 7.14 As members will note from the planning history provided above, two previous proposals for an ESN mast to serve this area have been the subject of applications that have been refused and subsequently dismissed at appeal.
- 7.15 Officers have worked with the applicant to explore alternative site options through extensive pre-application discussions, resulting in the submission of this current application. Around ten alternative sites were considered as part of a desk-based survey, followed by site visits to those which warranted further consideration.
- 7.16 Alternative sites were discounted for a variety of reasons including technical radio planning reasons, issues arising from tree cover/topography, land owner objection, ecological or archaeological impact, impact on tranquillity and people's enjoyment of Dartmoor's Special Qualities, or recognising that the proposal would have greater landscape and visual impact than the scheme now proposed for Greyhound Farm.

VISUAL AND LANDSCAPE IMPACT

- 7.17 Strategic Policy 2.1 states that all development should conserve and enhance the character of the Dartmoor landscape by respecting the Valued Attributes of the Landscape Character Types identified in the Dartmoor National Park Landscape Character Assessment and ensuring its location, layout, scale and design conserves and/ or enhances what is special or distinctive about landscape character.
- 7.18 The site is located within Greyhound farm, a working farmyard with farm buildings and existing sealed surface, with the site itself is partial hardstanding with some concrete pads and other rough ground used for livestock in association with the buildings.
- 7.19 It sits just to the north of the Visitor Information Centre and to the west of Postbridge village, and the East Dart River crossing where the two bridges are listed grade II and the Clapper bridge is also a scheduled ancient monument.
- 7.20 The proposed access to the site follows the existing rough farm access track leading down from the main road to the west of the visitor centre and the site across an area of Upland Acid Grassland which is also registered common land.
- 7.21 The application site is within Landscape Character Type 1 L: Upland Moorland with Tors of the Dartmoor Landscape Character Assessment 2017 (LCA). Valued attributes of this landscape type include the following:
- Dramatic moorland landscape, with wide open spaces, panoramic views and a strong sense of tranquillity.
 - Traditional upland farming communities with the moorland grazed by Dartmoor ponies' and native hill breeds of sheep and cattle.
 - Valued wildlife habitats including blanket bogs, mires and heather moorland – home to rare upland birds.

- Hill tops dominated by granite tors and other geographical features.
- Unifying granite local vernacular displayed in farmhouses, bridges, stone walls, and settlements linked by deep lanes.
- Rich archaeological heritage with numerous archaeological remains.
- Valued area for recreation, with large tracts of open access land

- 7.22 The LCA identifies that overall; this landscape retains much of its open moorland character with low levels of intrusive development or light pollution. Increased numbers of telecommunications masts (relating to increased demand for mobile infrastructure and broadband internet) introducing prominent vertical structures is identified as one the threats/forces for change for this landscape type.
- 7.23 The LCA landscape and planning guidelines look to protect the sparsely settled character, high levels of tranquillity and dark night skies as well as the panoramic views across open moorland, resisting significant intrusions (including lighting). The development of vertical structures and planting of trees on open moorland is to be avoided to maintain its open character and lack of intrusion.
- 7.24 The application site is set back from the public road but adjacent to an existing public right of way (PRoW), Drift Lane, from which the proposed mast, fence compound and associated equipment would be visible. The proposed mast would also be plainly visible from the public car park and the grassed picnic area immediately adjacent to the Visitor Centre, although its base and a greater proportion of the equipment housing will be screened by the topography and boundary bank as a result of the site being at a lower ground level to that of the car park and visitor centre.
- 7.25 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA). This primarily considers mid to long distance views from public viewpoints and near to private property. It was updated to include some of the additional elevated moorland viewpoints requested by the Authority during the processing of the application. Of the eight additional viewpoints requested, four were able to be accessed and photographed during the field survey, the remaining locations were not visited due safety concerns associated with difficult terrain and very boggy ground conditions. To provide an indication of potential visibility from these locations, wireframe visualisations have been produced to provide a robust indication of the potential extent of visibility of the mast from these locations.
- 7.26 The selection of viewpoints within the assessment is intended to provide a representative sample of the range of visual receptors and viewing experiences within the study area. The principal groups of visual receptors identified include residents, road users, hill walkers and users of the PRoW network.
- 7.27 A LVIA separately identifies and assesses the development's effect on both the landscape and views (also referred to as visual effects and visual amenity). Landscape effects relate to how the development will affect the physical and other characteristics notable in the landscape (Landscape Character) while visual effects relate to how and to what extent the development will affect views experienced by people (visual receptors). Landscape and visual effects do not necessarily coincide and can be beneficial or adverse. They are considered at three time periods, during construction, in year one of operation and at year fifteen.

- 7.28 Paragraphs 7.2 to 7.5.4 and 9.1 to 9.2 of the LVIA provide a summary of the assessment findings. The LVIA indicates that the proposed development site will retain the majority of the characteristic features of the wider landscape, such as the pastoral agricultural land use. The mast site benefits from some containment from its surroundings and association with the existing built form of this part of Postbridge. The LVIA indicates that landscape impacts are anticipated to be Moderate – Slight Adverse during construction, falling to Slight Adverse by year one.
- 7.29 Due to the screening of the site by surrounding landform and woodland, the majority of visual receptors (people) will experience no view of the proposed development and associated construction activity or very limited visibility. However, it particularly notes that some relatively short distance, partial views of the proposed development would be likely from locations on the surrounding PRow network and local roads. All visual impacts are anticipated to be Moderate Adverse or less.
- 7.30 It is anticipated that the site and study area have the potential to accommodate the proposed development and that it can be assimilated into the landscape and into views experienced by the users of the surrounding area without substantial landscape or visual impact arising.
- 7.31 The updated LVIA is considered to have been carried out in an appropriate manner and acceptable in terms of its quality and comprehensiveness.
- 7.32 It is acknowledged that the top of the mast sits above the tree line and may break the skyline from some views, especially lower elevations. However, this is necessary for operational reasons to ensure that interference is avoided. The antennas are currently proposed to have a light grey finish which is common and can appear less stark than other colours in the skyline. The mast is proposed to be a darker matt anthracite colour, but the applicant is open to the use of other colours such as drab green, if preferred.
- 7.33 There will be additional impact, particularly from near views, caused by the ground mounted compound area, equipment housing and a satellite backhaul dish sited on a 2.44m pole. While some of the equipment is to be housed in a granite stone cabinet, the dish will be prominent particularly when viewed from the public car park.
- 7.34 A modern telecommunications mast is clearly not a traditional feature in the landscape. However, the proposed installation is sited in close association with other development including modern agricultural buildings and the Postbridge Visitor Centre. Although the mast would be near to mature trees, given its height protruding above the tree and skyline, it would be prominent from a number of nearby public vantage points such as the car park and Drift Lane. In addition, the proposed cabinet and dish would also be visible from these nearby views. Distant views are likely to be less impacted with the mast mainly being seen against the background of the rising topography of the surrounding land or screened by trees.
- 7.35 Having regard for all matters, it is considered that the proposed development would not conserve and/or enhance the character of the local landscape and would have a negative visual impact on the area, contrary to the Strategic Policies 1.2 and 2.1 of the Local Plan.

LANDSCAPING

- 7.36 Following the comments of the DNP Trees and Landscape Officer and subsequent discussion with officers, the applicant has submitted a revised site boundary that includes an additional area of land to the south of the site (currently held on a long lease by the DNPA) to allow for additional landscaping to mitigate the impact of the proposed lower level infrastructure such as the cabinet, gantry and dish on nearby views from the car park to the south. Additional landscaping to the north of the site to screen more long distant views into the compound area was resisted by the applicant due to concerns raised about compatibility with continued use of the land for livestock.
- 7.37 An indicative scheme has been suggested that shows a small stand of beech trees between the Visitor Centre and the site to supplement the existing planting and a hawthorn hedge on the southern boundary of the site. In addition, it is also now proposed to create a stone wall on the western side of the compound area to help screen the views of the lower-level infrastructure from Drift Lane. The submission and implementation of a detailed landscaping scheme could be secured by condition.

AMENITY

- 7.38 Policy 1.7 states that development should not have an overbearing and dominant impact or introduce levels of noise, vibration, lighting, odours, fumes or dust that would adversely affect human health or quality of life.
- 7.39 The proposed mast will be serviced by mains power, with a generator for emergency use only in the event of a power outage. While there would be some noise associated with its use, it is not considered that there would be a material impact on local residents. The period of construction will create some immediate impact on local amenity. It is considered a condition requiring the submission of a construction statement and limiting hours of operation will adequately mitigate any such impact.

ECOLOGY

- 7.40 An ecological appraisal has been submitted with the application which reports that the application site is not within or adjacent to any area of priority habitat and no evidence of presence of badgers or bat habitat were identified. This notwithstanding, the site does offer the potential for nesting birds, invertebrates, reptiles, hedgehogs and hazel dormouse and the appraisal makes recommendations to avoid any harm to protected species and for biodiversity enhancement measures.
- 7.41 The habitats subject to permanent loss comprise ruderal/ephemeral vegetation and the bare ground and hardstanding within the site. These losses are considered to be of negligible significance. Temporary impacts will occur to the upland acid grassland within the temporary set down area, and to a less extent the proposed access track. Given the abundance of this habitat in the surrounds, and the temporary nature of the impacts, this is also considered to be of negligible significance.

- 7.42 In addition to comply with the recommendations of the Ecological Appraisal, a Construction Environment Management Plan (CEMP) is also recommended along with a condition preventing the use of external lighting.
- 7.43 To reach a 10% Biodiversity Net Gain it is expected that it will be necessary to secure off-site gains. The applicants have indicated that a habitat bank is likely to be used. The limited on-site creation is not considered to be significant and a HMMP and S106 agreement are not considered necessary. A revised BNG statutory metric to reflect the change in the site boundary is expected by the time of the meeting.

ARCHAEOLOGY

- 7.44 The site impinges on the area of a scatter of lithic (flint and chert) tools and by-products of their manufacture and there is also the potential for the presence of buried heritage assets with no current surface expression which are associated with the activity that produced the lithic scatter.
- 7.45 Given this, an archaeological watching brief is recommended for all associated groundworks, including the site of the mast and the construction of the access trackway in accordance with policy 2.7.

ACCESS

- 7.46 Strategic Policy 4.8 relates to the access network and seeks to ensure that the public's ability to use and enjoy the network is not materially affected and that any developments public benefits outweigh any harm to the access network's character, quality or quantity, any harm is minimised and any loss mitigated.
- 7.47 The application includes the upgrading of a rough informal farm access track by the provision of wide stone 'wheelings' to form a more formal track to the site. The track crosses the Drift Lane, a popular and well-used public right of way. In addition, a temporary set down area is to be created adjacent to the road and the PRow.
- 7.48. Maintaining suitable access during the construction work and ensuring the works do not impinge on the public's use and enjoyment will be important and can be set out in a Method of Construction Statement. Details of the proposed track and restoration of the temporary set down area can also be secured by condition.

PLANNING BALANCE & CONCLUSIONS

- 7.49 The proposal to provide a new ground-based telecommunications site at Greyhound Farm is part of government drive to provide reliable 4G coverage to the Emergency Service Network (ESN). The site at Postbridge is one of 40 areas identified within the Extended Area Service (EAS) network which forms some of the most rural and remote parts of the country. The installation in this location would provide vital emergency service coverage to the part of the B3212) and the village of Postbridge, and Two Bridges. In addition, the mast will provide coverage to a substantial area of open moorland, heavily used by walkers and other visitors as well as farms, etc. Importantly, the mast will also allow for 999/112 calls to be made by the public

across the extent of its range in areas that have historically had insufficient commercial mobile phone coverage.

- 7.50 Paragraph 118 of the National Planning Policy Framework explains that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Paragraph 119 of the Framework states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being, and that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
- 7.51 Alternative sites have been explored at length, following the refusal of two previous proposals to serve the same area. It is considered that the proposed site, on the edge of the settlement, that limits impacts on the landscape and visual amenity and on the extensive archaeology to be found in the wider area, is the best available option. It is considered that the applicant has provided adequate justification for discounting other sites.
- 7.52 The representation made concerning the benefits of the provision of a commercial mobile service as part of the SRN are recognised. However, it is accepted that the priority is to achieve a solution for the ESN. The addition of infrastructure associated with the SRN would necessitate an increase in height of the mast, which may unnecessarily prejudice a successful outcome for the scheme.
- 7.53 There is no doubt the monopole mast would have a clear visual impact from certain viewpoints, its vertical emphasis and overtly modern design contrasting with the prevailing character of the National Park landscape. Despite the slimline monopole design, the overall height and antennas/dishes at the top of the mast would draw the eye from certain viewpoints.
- 7.54 The impact would be compounded by fenced enclosure and associated equipment within, which would be visible at close quarters by users of the adjacent footpath, and by users of the public car park and visitor centre. The topography, and the existing and proposed landscaping/planting will help to assimilate the development and provide screening from nearby vantage points.
- 7.55 Notwithstanding these matters, the consideration of officers in respect of this proposed development is that, on balance, the harm identified is less than substantial and would be outweighed by the considerable public benefits of delivering reliable mobile coverage to both the emergency services network and providing mobile access to 999/112 service. Consequently, this material consideration outweighs the conflict with the development plan in the particular circumstances of this case.

8 Conditions

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

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

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

- Proposed Site Elevation South - numbered 407K received 19-06-2026
- Proposed Site Elevation East - numbered 406K received 19-06-2026
- Proposed Site Elevation South - numbered 402K received 19-06-2026
- Site Application Boundary Plan - numbered 202 K received 19-06-2026
- Proposed Site Plan - numbered 201K received 19-06-2026
- Proposed Site Elevation West - numbered 408K received 19-06-2026
- Proposed Site Elevation North - numbered 401AK received 19-06-2026

Reason: In the interest of clarity.

3. The telecommunications mast and equipment shall be permanently removed upon redundancy and the land reinstated to its former condition within a period of six months unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 2.1, 2.7 and Policy 4.7 of the Dartmoor Local Plan.

4. No site clearance, preparation or construction work shall take place on site outside of the hours of Monday to Friday 08:00 to 18:00, nor at any time on Saturdays, Sundays, Bank or Public Holidays. This includes vehicle movements on the site. Deliveries or collections of materials shall only be made during these times, and vehicles should be discouraged from collecting on the public highway outside of these times with their engines and radios left running.

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

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

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

6. No development shall be undertaken until a Construction Environment Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved CEMP and LEMP, and the approved timetable for implementation.

Reason: To protect wildlife and habitat in accordance with Strategic Policy 2.2 and 2.4 of the Dartmoor Local Plan.

7. No development shall commence until a Method of Construction Statement, to include details of: (a) programme of works (b) measures for the management of vehicular movements over or adjacent to the public right of way, and (c) details of protection and restoration measures for the Drift Lane (PROW) has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented and completed strictly in accordance with the approved Method of Construction Statement.

Reason: In the interests of amenity and to protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 2.1, 2.7 and 4.8 of the Dartmoor Local Plan.

8. The development hereby approved shall be implemented in strict accordance with the recommendations and requirements stated in the Ecological Impact Assessment dated 30 October 2025 prepared by Matthew Davey of GE Consulting Services (UK) Ltd. This planning condition shall only be discharged when a suitably qualified ecologist confirms in writing to the Local Planning Authority that the recommendations and requirements have been implemented.

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

9. Notwithstanding the drawings hereby approved, prior to the commencement of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval in writing. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development. The landscaping and planting shall be maintained for a period of not less than five years from the substantial completion of the approved scheme.

Reason: To assimilate the development into the landscape and safeguard the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5, 2.1 and 2.7 of the Dartmoor Local Plan.

10. Prior to the commencement of any works to the access track, full details of the method of construction of the proposed access track and parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed details and thereafter shall be maintained as approved.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5, 2.1, 2.4, 2.7 and 4.8 of the Dartmoor Local Plan.

11. Notwithstanding the drawings hereby approved, details of the proposed finishes to the mast, antennas, dishes backhaul satellite dish, meter cabinet, gantry and

any other structure shall be submitted to the Local Planning Authority for its prior approval in writing. Thereafter the development shall be maintained in accordance with the approved details.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 1.5, 2.1 and 2.7 of the Dartmoor Local Plan.

12. All new stonework shall be laid and pointed using traditional techniques and materials. Prior to the commencement of this work, a sample panel(s) shall be constructed to show the proposed finished detailing, to be approved in writing by the Local Planning Authority. Thereafter, the stonework shall be installed and maintained in accordance with the approved details.

Reason: To ensure that new stonework is sympathetic to the character and appearance of the area in accordance with Strategic Policies 1.1, .12, 1.5, 2.1 and 2.7 of the Dartmoor Local Plan.

13. No development shall be undertaken until samples of all proposed surfacing, external facing and roofing materials have been submitted to the Local Planning Authority for approval in writing. Thereafter, only approved surfacing, external facing and roofing materials shall be used in the development.

Reason: To enable the Local Planning Authority to consider the details of the materials to be used and ensure their suitability, to protect the character and appearance of this part of the Dartmoor National Park, in accordance with Strategic Policies 1.1, 1.2, 1.5 and 2.1 of the Dartmoor Local Plan.

14. No external lighting shall be installed unless a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all lighting on the site shall accord with the approved scheme and other than those expressly approved by this grant of planning permission, no external lighting shall be installed at the application site.

Reason: To safeguard statutorily protected species and to protect the character, appearance and tranquillity of this part of the Dartmoor National Park in accordance with Strategic Policies 2.1, 2.2 and 2.6 of the Dartmoor Local Plan.

15. Prior to its installation, details of the proposed route and method of providing a power supply to the site shall be submitted to and approved in writing by the Local Planning Authority. The power supply shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.1, 1.2, 2.1 and Policy 4.7 of the Dartmoor Local Plan.

DEAN KINSELLA

0041-25 - Town Living Farm, Belstone, EX20 1RA



Scale 1:500



Item 2

Application No: **0041/25** District/Borough: **West Devon**

Application Type: **Full Planning Permission** Parish: **Belstone**

Officer: **Sassie Williams**

Proposal: **Change of use, demolition and alterations to the barn to form two dwellings**

Location: **Town Living Farm, Belstone, Okehampton, Devon, EX20 1RA**

Applicant: **Mr Michael Reddaway**

Recommendation: **That Planning permission be APPROVED, subject to the appropriate conditions and the applicant entering into a S106 legal agreement to secure the provision of 1 unit of affordable housing.**

1 Introduction

- 1.1 The site is located in the centre of Belstone village and comprises two historic stone barns and an attached modern timber-framed barn. The site is closely surrounded by three residential properties and their associated amenity spaces and encircled by a lane which is public highway.
- 1.2 The application relates to two adjoining historic barns, with the larger barn to the south and the smaller barn to the north adjacent to the road. Both are orientated east-west. Town Living Cottage is attached to the eastern wall of the large barn, and Tor Cottage lies immediately to its north-west. The barns have stone rubble walls and corrugated metal roofs and occupy a prominent and central roadside location within the village.
- 1.3 To the south of the larger barn extends a modern dual-pitched agricultural storage building, partly built into an existing stone rubble wall which forms the boundary walls of this part of the site. It has walls of concrete block and metal cladding and a roof of corrugated metal. A further corrugated lean-to building adjoins the larger barn along the remainder of the south elevation. To the east of the large modern building is a vehicular access which joins the highway on the green. The residential property Town Living Farm lies south of this access.
- 1.4 The site is located around 20m from St Mary's Church (Grade II* listed), and is on the Dartmoor Historic Environment Record as an historic farmstead 1750 AD to 1900 AD.
- 1.5 The application is presented to the Committee as it is considered to represent a departure from Strategic Policy 3.5 of the adopted Dartmoor Local Plan and has been advertised as such.

2 Planning History

- 2.1 The following planning application for a scheme proposing a single open market dwelling on the same site in 2024 was withdrawn:

0035/24 – full planning permission – Change of use, demolition and alterations to the barn at Town Living Farm to form a new full market dwelling – withdrawn 4 April 2024

3 Consultations

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

3.2 Devon County Council Highways - No highways objection

- 3.2.1 The site is accessed off an unclassified County Route which is restricted to 60 MPH although observed traffic speeds are considerably lower.

- 3.2.2 The number of personal injury collisions which have been reported to the Police in this area between 01/01/2019 and 31/12/2023 is none.

- 3.2.3 The proposal shows parking for vehicles which meets the DNP Policy for parking with four parking spaces.

- 3.2.4 The number of trips this could create would not have a severe impact on the highway network.

- 3.2.5 Therefore, the County Highway Authority would have no objections to this application subject to appropriate conditions.

- 3.3 **Devon County Council Ecology** – The ecological Information provided is sufficient and subject to conditions no objection raised.

- 3.4 **Dartmoor National Park Archaeology** – Archaeological watching brief recommended.

- 3.4.1 Town Living Farm is situated in the centre of Belstone adjacent to St, Mary's, the parish church. Parts of this building date to the 15th century, but earlier incarnations of the church are likely and activity here is likely to have considerable longevity. Accordingly, there is an elevated potential for the presence of buried heritage assets on the site of the proposed development. Recommendations: Given the archaeological sensitivity of the proposed development site an archaeological watching brief (standard condition X03) is recommended on all groundworks in accordance with policy 2.7.

3.5 West Devon Borough Council – Affordable Housing Team

Initial comments 11 March 2025:

Response: SUPPORT

- 3.5.1 The Affordable Housing Team support this application.

3.5.2 The application includes provision of 1 x 2 bed discount market dwelling, with a 20% reduction on the open market value of the dwelling.

3.5.3 There are benefits to this proposed scheme in terms of the affordable housing and market housing offer. These need to be considered in light of the Housing Crisis that was declared by West Devon Borough Council members in February 2022.

3.5.4 Percentage of affordable housing –

The scheme seeks to deliver 50% affordable housing. It is agreed that this is compliant with Strategic Policy 3.4 of the Dartmoor Local Plan.

3.5.5 Tenure

The 1 x affordable dwelling is proposed as a 20% reduction on Open Market value, which is in accordance with the DNPA definition of affordable housing through discounted sale and is therefore supported by the Affordable Housing Team.

3.5.6 Size of the affordable units:

The proposed unit is for a 2-bed property, which is appropriate for local housing needs.

3.5.7 Space Standards

The internal floor area of the affordable unit complies with national space standards.

3.5.8 Housing Need

People are facing difficulties finding properties that are affordable to them as they are forced to move to other locations where property is more affordable for them, reinforced by the declared Housing Crisis. This property, should it be granted consent will assist local people in gaining access to housing that is affordable to them.

3.5.9 S106 requirements –

The proposal outlines the local connection criteria and the 20% discount, which must be secured through a S106 agreement.

3.5.10 In Summary

This application addresses several of the motions detailed within the declared Housing Crisis and is supported by the Affordable Housing Team.

Additional comments 26 May 2026:

3.5.11 Many thanks for your email. I have attached the HNA that you've referenced, which as you've noted, uses the WDBC local connection criteria. As this is the case, I check the DHC register for households that have lived there for 5 or more years, and there were none. There is still 1 person (1 Bed Band D) which meets the WDBC local connection criteria.

3.5.12 I've had a quick look at the documents and obviously the viability appraisal is redacted, but I'm just interested to see what valuation the agent gave the Affordable Unit at 20% OMV in a location like Belstone. It would be interesting whether it is actually affordable. We sometimes get these, particularly in the South Hams, where they are not sold due to the cost!

Additional comments 17 June 2026:

3.5.13 Thank you for sharing this information with me. Being very aware of property prices in Belstone, the discounted value that you've shown is great and reflects a genuinely affordable route to home ownership for someone local.

3.6 West Devon Borough Council – Environmental Health

3.6.1 We have considered the proposal and do not anticipate any environmental health concerns.

4 Parish Council Comments

4.1 Belstone Parish Council – No objection

4.2 Neighbourly concerns were noted around a) the privacy implications from new rear windows and b) any increased height of the side boundary wall. It was recommended that individuals specifically noted such comments on the planning web site. The applicant's agent advised that DNPA previously suggested this revised request was for a minimum of 2 (or more) units, that the smaller or the two would be marketed at a 20% discount on market value (designated as affordable) albeit it was noted that the larger of the 2 units exceeded the recommended space standards size for a 3 bed.

5 Relevant Local Plan Policies

Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities

Strategic Policy 1.2 Sustainable development in Dartmoor National Park

Strategic Policy 1.3 Spatial Strategy

Strategic Policy 1.5 Delivering good design

Policy 1.7 Protecting local amenity in Dartmoor National Park

Strategic Policy 2.1 Protecting the character of Dartmoor's landscape

Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity

Strategic Policy 2.3 Biodiversity Net Gain

Strategic Policy 2.5 The Water Environment and Flood Risk

Strategic Policy 2.6 Protecting tranquillity and dark night skies

Strategic Policy 2.7 Conserving and enhancing heritage assets

Strategic Policy 3.1 Meeting Housing Need in Dartmoor National Park

Strategic Policy 3.2 Size and Accessibility of New Housing

Strategic Policy 3.5 Housing in Villages and Hamlets

Policy 4.4 Parking standards for new development

Policy 4.5 Electric Vehicle Charging Points (EVCPs)

Policy 6.6 Renewable Energy Development

6 Representations

6.1 Object – 2 comments

Summary of comments of objection:

- Concerns about impact of development on neighbour amenity in terms of loss of privacy, noise, drainage and parking.
- Concerns about noise impacts on immediately adjoining properties, particularly relating to Town Living Cottage
- Concerns about overlooking and loss of privacy, particularly relating to Chapel House located opposite the site on the other side of the road
- Concerns about smoke from flue being directed towards neighbouring properties
- Concerns that parking spaces proposed will be insufficient to cater for actual number of cars associated with proposed dwellings

6.2 Neutral – 1 comment

- Concerns about overlooking and loss of privacy, particularly relating to Belmonte located opposite the site on the other side of the road

6.3 Support – 0 comments

7 Observations

Principle of Development

- 7.1 The proposal is for the change of use and conversion of two traditional stone barns in the centre of Belstone to form one open market dwelling (3-bed) and one affordable dwelling (2-bed).
- 7.2 The existing modern agricultural storage building and lean-to building to the south of the barns are proposed to be removed. In place of the lean-to, a modest porch / veranda is proposed on the front (south) elevation of the affordable unit. The remaining area occupied by the larger modern storage building would be used to form modest front gardens, access and four parking spaces, this would sit within the existing walled area and would serve the two new dwellings.
- 7.3 The application site is located in Belstone which is designated as a Village and Hamlet, which comprise Dartmoor's smallest and most sensitive settlements, as set out in Strategic Policy 1.3.
- 7.4 Strategic Policy 3.5 sets out the scenarios in which new housing development will be supported in Dartmoor's Villages and Hamlets. Of relevance to this proposal, part 1 c makes clear that new housing development will be approved through the conversion, sub-division or change of use of existing buildings within the settlement. This proposal is considered to comply with this accepted route for new housing in Villages and Hamlets.

- 7.5 Part 2 b of the same policy makes clear that development of up to 3 dwellings will be approved where it comes forward as local needs custom or self-build housing, or 100% affordable housing provided through the conversion, sub-division or change of use of an existing building. Unlike the housing policies for larger settlements, this policy does not explicitly provide for varying the percentage of affordable housing on viability grounds.
- 7.6 This scheme proposes 50% affordable housing, which is below the 100% affordable housing requirement set out in Strategic Policy 3.5. The proposed development is therefore considered to be contrary to Strategic Policy 3.5 and has been advertised as a departure from the Dartmoor Local Plan on this basis.
- 7.7 A viability report has been submitted with this application to justify the delivery of only 50% affordable housing on the site. This is a material consideration in the consideration of this application and is discussed in detail in the affordable housing section below.

DEVELOPMENT VIABILITY

- 7.8 The original viability report submitted set out that a policy-compliant scheme comprising 2 affordable dwellings would project a loss in the region of £170,000, while the proposed scheme comprising 50% affordable housing reduces the loss to approximately £55,000. On the basis of this information, officers raised concerns about the deliverability of the present scheme.
- 7.9 An updated viability report was provided in response to officers' concerns, focussing on the proposed scheme for 50% affordable housing, which shows that when the benchmark developer profit of £110,000 (15%) is removed, the actual amount of profit the scheme would make is £28,574 (4%).
- 7.10 This updated viability demonstrates that the scheme is still profitable, albeit well below the usual benchmark developer profit, and the applicants have indicated that they would proceed with the provision of 1 affordable unit on this basis. It is the opinion of the viability consultant that the scheme generates a positive developer return with the provision of 1 affordable unit and is capable of funding construction in full. This is sufficient to allay officers' concerns regarding deliverability of the scheme.
- 7.11 The viability information submitted makes clear that a policy-compliant conversion scheme delivering 100% affordable housing is not viable. The applicant has indicated that they would accept a reduced profit margin in order to convert the barns including provision of 1 unit of affordable housing.

AFFORDABLE HOUSING DELIVERY AND NEED

- 7.12 The Authority's housing strategy states that the focus of housing development on Dartmoor is the delivery of affordable, well-designed, efficient homes to meet the needs of local people.
- 7.13 The proposal is for two semi-detached dwellings; one 3-bedroom open market dwelling and one 2-bedroom intermediate affordable dwelling. The proposed open market dwelling would have a floor area of 120sqm, and the affordable dwelling's

floor area would be 71sqm, both of which would meet and not significantly exceed nationally described technical housing standards (102sqm and 70sqm respectively), in compliance with Strategic Policy 3.2.

- 7.14 In accordance with paragraph 3.4.4 of the Local Plan, the applicant has confirmed that he is willing to sign a Section 106 legal agreement to secure occupation of the affordable dwelling in perpetuity by a person(s) who:
- is a Local Person
 - is in housing need; and
 - is unable to afford market house prices in the area
- 7.15 Strategic Policy 3.5 requires the delivery of 100% affordable housing in villages and hamlets such as Belstone. While the policy does not explicitly provide for varying the percentage of affordable housing on the grounds of development viability, a viability report has been submitted with the application, the contents of which has been considered by officers (see section above).
- 7.16 The Authority must therefore consider the benefits that delivery of this affordable home would bring in the local context, and deliberate whether these benefits would outweigh the conflict with Strategic Policy 3.5 to such a degree that they would tip the planning balance in favour of granting permission contrary to the policies of the Local Plan. The benefits are discussed in more detail below.
- 7.17 The Local Plan is clear that affordable housing delivery in the National Park should respond to an identified need. Strategic Policy 3.1 part 2 makes clear that for schemes of less than 4 homes in Villages and Hamlets, affordable housing need may be evidenced using the housing register.
- 7.18 The West Devon Borough Council Housing Enabler has confirmed that there is 1 household registered with Devon Home Choice who meet the West Devon Borough Council local connection criteria through residence. There is potential for this household to meet the Dartmoor National Park Authority local connection criteria in the future, for example once the affordable dwelling has been delivered and is available for sale.
- 7.19 Strategic Policy 3.1 part 4 c provides for the parish to confirm additional adjoining rural parishes, residents of which may also qualify to occupy the affordable dwelling. At the time of writing this report, Belstone Parish Council has not yet confirmed if they would like residents of any adjoining rural parishes to qualify to occupy the affordable dwelling; this would be a matter for update at DM committee should this information be received. This may increase the scope of potential eligible households beyond that which has currently been explored.
- 7.20 In terms of existing affordable housing stock in Belstone, the Parish Profile published on the West Devon Borough Council website makes clear this is very limited, with only 3 affordable rented dwellings in the village, and no Affordable Housing units available through Devon Home Choice between January 2019 and October 2023.
- 7.21 In terms of current and future opportunities to deliver affordable housing need within Belstone Parish, there are no allocated sites in the village and no other known

opportunities for affordable housing delivery through infill sites, previously developed land or conversion opportunities within the village.

- 7.22 The affordable dwelling would contribute positively to the mix of dwelling sizes and types within Belstone as there are very few small (1 or 2 bedroom) properties according to the West Devon Borough Council Parish Profile.
- 7.23 As set out in their comments, the West Devon Borough Council Affordable Housing Team support the application.
- 7.24 On the above basis, the conversion of part of this barn to an affordable dwelling presents a unique and sustainable opportunity to deliver a single bespoke unit of affordable housing in a parish where house prices are high and affordable housing stock is low. In terms of the planning balance, the delivery of this affordable dwelling is considered to give considerable weight in favour of the scheme, and this is discussed further in the planning balance section towards the end of this report.

HISTORIC ENVIRONMENT

- 7.25 Strategic Policy 2.7 states that all development must conserve and/or enhance heritage assets and their settings. It also makes clear that the change of use, extension or alteration of heritage assets will be permitted only where (for non-designated heritage assets such as this), any harm has been balanced against the significance of the asset and found to be reasonable and justified.
- 7.26 The site is located in a prominent roadside location in the village core. The historic barns front directly onto the road to the north and can also be glimpsed through the curtilage of neighbouring properties from other points along the road encircling the wider building cluster. They are of a traditional form and construction and are felt to contribute positively to the character and appearance of the centre of the village.
- 7.27 The existing modern agricultural storage structures are visually prominent due to their height and location, particularly when viewed from the village green / road to the east of the site. Their scale, modern materials and form of construction is at odds with the historic cluster of buildings immediately surrounding them and with the wider village centre, and their presence fails to conserve and enhance the character and appearance of the local area and the setting of the nearby Grade II* listed church. It is considered that the removal of these modern structures in this prominent location would lead to an enhancement of local character and appearance and would therefore represent a betterment in comparison with the existing arrangement. This betterment also gives a degree of weight in favour of the scheme, as discussed further in the planning balance section.
- 7.28 The proposals include limited external alterations, comprising:
- Two new external window openings in the affordable unit; one modest window on the north elevation looking onto the road and one full length door on the south elevation opening onto the proposed veranda
 - Two reinstated external window openings
 - New internal opening to allow passage from the larger to the smaller barn in the open market dwelling.

- Two rooflights on the south elevation; 2 rooflights and a section of flush patent glazing on the north elevation
- A row of 14 solar panels on the south elevation
- The modest new porch and veranda on the south elevation of the affordable dwelling with timber posts and timber cladding enclosing the porch, and a corrugated metal roof to match that of the main barn.

- 7.29 Internally, the open market dwelling would be predominantly open plan downstairs, with a utility, bathroom and hallway sub-divided off from the main space at opposite ends of the dwelling. A separate master bedroom, en-suite and bat loft would fill the smaller barn to the rear. Two further bedrooms would be placed at either end of the space at first floor level, accessed via two separate stairwells, leaving the majority of the first floor as a void above the main living space. A bat loft is proposed at first floor level in the smaller barn to the rear. The affordable dwelling would comprise a porch and open plan kitchen, dining and living space downstairs, together with two bedrooms and a bathroom upstairs.
- 7.30 The external and internal changes detailed above would largely respect the historic form of the barns and reinstate several original openings. The design has been informed by a detailed heritage appraisal which has been submitted with this application, and it is the view of the built heritage consultant that the overall heritage impact on the buildings and their setting would be positive. The new window openings are modest and well positioned, pose minimal intervention and harm to the historic appearance and fabric of the traditional barns and are therefore considered to be acceptable in terms of design and impact on the historic buildings. Rooflights are considered to strike an appropriate balance between conserving the rustic agricultural feel of the barns while allowing sufficient natural light into proposed living spaces. Solar panels are discreetly sited and considered to be a sustainable solution for the energy needs of future occupants, in compliance with renewable energy policy 6.6.
- 7.31 The proposed veranda and porch would be modest, rustic and lightweight, and would effectively replace the existing lean-to storage building with a considerably more modest and sympathetic addition. While it would alter the appearance of the south elevation, its design and materials are simple and sympathetic, and it would bring clear benefits to the occupants of the affordable dwelling. It would not be visible from the public realm, occupying a discreet location only visible from the private parking area. It is considered to be a considerable betterment when compared with the existing much larger lean-to storage shed. Weighing up all these points, the proposed addition is considered to have a neutral impact on the character and appearance of the historic building and is therefore considered to be acceptable in planning terms.
- 7.32 It is recognised that the residential use of the barns would represent a higher impact use than existing, together with an increase in associated visible domestic clutter. However, any domestic paraphernalia would be contained within the internal courtyard and would not be visible from the public realm. Furthermore, the prominent northern elevation fronting the road would remain largely unchanged. The proposal is therefore considered acceptable in this respect.
- 7.33 It is considered that the proposed change of use and conversion of the historic buildings would conserve their historic character and appearance, the character and

appearance of this part of the village, and the setting of the Grade II* listed church, while the removal of the existing modern structures would lead to an enhancement of the locality. All of the above would be in accordance with Strategic Policies 1.1, 1.5 and 2.7 of the Local Plan.

- 7.34 The two historic barns are existing redundant buildings in a sustainable location and are in need of a new use which will ensure they are preserved into the future. The proposals include sympathetic works which would conserve the historic form and features of the barns and maintain their positive visual impact on the centre of Belstone village.

NEIGHBOUR AMENITY

- 7.35 Policy 1.7 seeks to protect local amenity. Of relevance to this proposal, it states that development proposals should not significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties; have an overbearing and dominant impact; introduce levels of noise, vibration, lighting, odours, fumes or dust that would adversely affect human health or quality of life.
- 7.36 The barns proposed for conversion lie in close proximity to Town Living Cottage, which immediately adjoins the eastern wall of the larger barn, and Tor View Cottage, whose house and detached garage sit immediately to the west of both barns. Concerns have been raised by the occupant of Town Living Cottage with regards to a number of matters, many of which fall outside of the remit of planning (routing of internal drainage pipes, internal sound insulation, possible damage to property during construction), however the agent has provided a response on these matters. A further concern raised is parking, which is covered in the section below. As the larger barn is attached to Town Living Cottage, there is potential for noise disturbance to the occupant during the construction phase, and it is considered reasonable to impose a condition requiring a Construction Management Plan to be submitted prior to the commencement of development including site operation times and measures to minimise disturbance in terms of noise and dust.
- 7.37 The smaller barn adjoins the road on its north and east elevations, as does a section of the larger barn. Residential properties Chapel House and Belmonte lie on the opposite side of the road, with Chapel House being around 14m from the small barn's north elevation and Belmonte around 40m. Residents of both properties have raised concerns regarding overlooking and loss of privacy arising from the new residential use and the creation of new openings and rooflights on the north elevation.
- 7.38 Chapel House is located 14m northwest of the barns and separated from them by the public highway and a section of front garden. Given the distance of separation, the public highway between the properties, and the density of and relationships between properties in the surrounding area which is characteristic of a village centre location, the proposed residential use of the barn and creation of new openings is not felt to significantly reduce the levels of privacy enjoyed by the occupiers. On this basis, the scheme is considered to comply with the requirements of Policy 1.7.
- 7.39 Belmonte lies considerably further to the north of the barns (40m distant), more or less opposite the adjacent Tor View Cottage, and is set a considerable distance

back from the road. A significant reduction in the privacy of the occupants is not considered to arise from the proposals on this basis.

ECOLOGY

- 7.40 An ecological impact assessment has been completed and confirms that a number of areas of the site are active day and night bat roosts for greater and lesser horseshoes, barbastelle, brown long eared and common pipistrelle bats in low numbers.
- 7.41 Demolition of the modern storage building and conversion of the traditional barns will result in the destruction of the bat roosts and risks killing or injuring bats. A licence will be required from Natural England, and the Authority must consider whether the three derogation tests are met.
- 7.42 In summary, proposed compensation for the loss of the existing bat roosts comprises:
- Creation of a dedicated upper-floor bat roost within the smaller barn with a louvred access point, providing suitable space for horseshoe and brown long eared bats, including installation of species-specific internal features, including separate roosting areas, ridge/crevice features, and a heated “hot box” to maintain stable conditions.
 - A ground-floor roost in the smaller barn, connected to the upper floor, offering cooler conditions, allowing bats to move between temperature zones via an internal opening.
 - Inclusion of two crevice roost features within the smaller barn’s building fabric and two in the larger barn, designed for pipistrelles, barbastelle, and other crevice-dwelling species.
 - Installation of three external bat boxes nearby to act as temporary receptors during construction and provide additional long-term roosting opportunities.
 - Any lighting must be located to avoid illuminating bat roost entrances or site boundaries and must be contained within the courtyard area. Best practice guidance on Bats and Artificial Lighting should be followed. This can be secured by condition.
- 7.43 The DCC ecologist has reviewed the scheme and confirms that the ecological information provided is sufficient and conditions are needed.
- 7.44 As the proposal would result in the destruction of the bat roosts, a NE licence is therefore required, and the Authority must consider the likelihood of the licence being granted and the three derogation tests met as set out in the Conservation of Habitats and Species Regulations 2017 (as amended). The three tests are set out below. Consideration of the tests must be proportional to the impact.
- i) The consented operation must be for ‘preserving public health or public safety or other imperative reasons for overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’**

The benefits presented by the proposal, namely the provision of an affordable dwelling, the conservation of the traditional historic barns, and the enhancement of the site and wider village centre are considered to be sufficient to pass this test.

ii) There must be ‘no satisfactory alternative’

As set out in the affordable housing section, this proposal presents a unique opportunity for the delivery of affordable housing, and there are no other known sites or opportunities for affordable housing delivery within the parish through infill sites, previously developed land or conversion opportunities within the village. On this basis, this test is considered to be met.

iii) The action authorised ‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range’.

- 7.45 Given the mitigation measures included within the Ecological Impact Assessment, it is the opinion of the DCC ecologist that this test is satisfied.
- 7.46 On the basis of the three tests above being considered to be met, it is reasonable to conclude that Natural England would grant an EPS licence for this development.
- 7.47 In terms of Biodiversity Net Gain (BNG), Policy 2.3 requires development of 2 homes to deliver BNG. However, because the proposed development involves the conversion of existing buildings, additional areas such as gardens/parking are proposed over existing hard-surfaced areas and that the proposals will not impact a priority habitat, the development falls below the national ‘de minimis’ threshold and statutory BNG is not required.
- 7.48 In terms of biodiversity enhancements, the development proposes a number of enhancement measures which will bring further environmental benefits including:
- 3 x integrated sparrow terraces
 - 8 x integrated bat boxes (in addition to the four boxes proposed for compensation)
 - 3 x rainwater butts

OTHER MATTERS

- 7.49 Policy 1.7 advises that development proposals should not have an adverse effect on highway safety. The current vehicular access to the site is directly onto an unclassified road which runs through the centre of the village, and DCC Highways have confirmed no objection to the scheme on highway grounds.
- 7.50 Policy 4.4 requires 2 parking spaces to be provided for all new dwellings with 2-3 bedrooms. The scheme proposes four parking spaces to serve the two dwellings (1 x 2-bed and 1 x 3-bed) and is therefore policy compliant.
- 7.51 Policy 4.5 requires electric vehicle charging points to be provided for all development involving off-street parking, and in the case of communal car parking such as this it requires that 5% of spaces have active charge points and the remaining 50% of spaces have passive connection. In this case it would mean

delivery of 1 active charge point and 2 passive, these are not shown on the drawings, but the applicant has agreed to secure the provision of these spaces by condition.

- 7.52 The National Park Archaeologist has confirmed that there is an elevated potential for the presence of buried heritage assets on the site of the proposed development and therefore recommends an archaeological watching brief which will be secured by condition in accordance with policy 2.7.
- 7.53 In terms of drainage, a surface water drainage plan has been submitted which proposes a system of channel drains and gullies draining into a soakaway in the yard, however no percolation tests have been submitted to confirm that a soakaway would be viable in this instance. Given that the scheme involves existing buildings and hard-surfaced areas, it is considered pragmatic to include a condition requiring submission of percolation tests and an amended surface water drainage plan which responds adequately to the results of these tests.

PLANNING BALANCE AND CONCLUSIONS

- 7.54 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.55 In this case, the proposed scheme is not policy compliant due to only delivering 50% affordable housing which equates to one new affordable dwelling, and the policy conflict must therefore be weighed against the benefits of the scheme.
- 7.56 Viability evidence by a qualified assessor has been submitted to show that a policy compliant scheme is not viable, and even the proposed scheme would allow significantly less than the benchmark developer profit. However, the scheme is deliverable in viability terms.
- 7.57 The information presented in this report also makes clear that the delivery of this single unit of affordable housing has the potential to deliver considerable benefit to the local community, given the registered need for an affordable home in the parish, the lack of current affordable housing stock in the village, and the absence of allocated sites or other windfall sites which would otherwise meet this need.
- 7.58 The conversion of part of this barn to an affordable dwelling presents a unique and sustainable opportunity to deliver a single bespoke unit of affordable housing in a parish where house prices are high and affordable housing stock is low and provide a new use for these redundant traditional buildings.
- 7.59 The proposal is also considered to align with the broad focus of housing development within Dartmoor National Park which seeks to deliver affordable, well-designed, efficient homes to meet the needs of local people.
- 7.60 On this basis considerable weight in favour of the scheme is attached to the provision of this affordable dwelling.

- 7.61 The two historic barns are existing redundant buildings in a sustainable location and are in need of a new use which will ensure they are preserved into the future. The proposals include sympathetic works which would conserve the historic form and features of the barns and maintain their positive visual impact on the centre of Belstone village.
- 7.62 Proposals also involve the removal of the modern agricultural storage structures on the site, which is considered to be a betterment and further enhance the character and appearance of the site and village centre.
- 7.63 These two points add further limited weight in favour of the scheme.
- 7.64 Taken together, the benefits set out above in terms of the provision of an affordable dwelling, conservation of the traditional historic barns, and enhancement of the site and wider village centre are considered to outweigh the identified conflict with Strategic Policy 3.5 of the Dartmoor Local Plan.
- 7.65 However, it is clear that the affordable dwelling contributes significantly to tipping the balance in favour of the scheme, while the conservation and enhancement alone would not be sufficient to warrant grant of the permission contrary to the policies of the Local Plan.
- 7.66 Taking all of these matters into consideration, officers consider that material considerations exist in this particular case to suggest that the planning permission should be granted not in accordance with Strategic Policy 3.5.

8. Conditions

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

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

2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):
 - Proposed section C-C - numbered 116A-3-112 received 14-01-2025
 - Proposed section A-A - numbered 116A-3-110 received 14-01-2025
 - Proposed SW elevation - numbered 116A-3-109 received 14-01-2025
 - Proposed NE elevation - numbered 116A-3-106 received 14-01-2025
 - Proposed first floor plan - numbered 116A-3-104 received 14-01-2025
 - Proposed ground floor plan - numbered 116A-103 received 14-01-2025
 - Proposed NW elevation - numbered 116A-3-107 received 14-01-2025
 - Proposed SE elevation - numbered 116A-3-108 received 28-01-2025
 - Proposed section B-B - numbered 116A-3-111 received 14-01-2025
 - Proposed Block plan - numbered 116A- 3 - 102 received 14-01-2025
 - Location Plan - numbered PP-13654967 v1 received 28-05-2026

Reason: In the interests of clarity.

3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full

archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The watching brief shall include all associated ground works, both internal and external, the laying of services and landscaping. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development.

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

4. No development shall commence until a Construction Management Plan (CMP), to include details of:
 - (a) the timetable of the works;
 - (b) daily hours of construction;
 - (c) any road closure;
 - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
 - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
 - (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
 - (h) hours during which no construction traffic will be present at the site;
 - (i) the means of enclosure of the site during construction works; and
 - (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
 - (k) details of wheel washing facilities and obligations
 - (l) The proposed route of all construction traffic exceeding 7.5 tonnes.
 - (m) Details of the amount and location of construction worker parking.
 - (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work has been submitted to and approved in writing by the Local Planning Authority in consultation with Devon County Council Highways. The development hereby approved shall be implemented and completed strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of highway safety and to protect local amenity in accordance with Policy 1.7 of the Dartmoor Local Plan.

5. Prior to the commencement of the development hereby approved, a detailed permanent surface water drainage management plan for the development hereby

approved, to include percolation test results and details of maintenance in perpetuity, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Devon County Council as Lead Local Flood Authority. Thereafter the surface water drainage scheme shall be implemented strictly in accordance with the approved details.

Reason: To ensure the satisfactory disposal of surface water in accordance with Strategic Policy 2.5 of the Dartmoor Local Plan.

6. The development hereby permitted shall be limited to the conversion of the existing building and shall not authorise any works amounting to the demolition or rebuilding of the existing building or any part of it.

Reason: To protect the character and appearance of the building in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

7. All gutters and downpipes on the development hereby approved shall be of metal construction, round or half-round in section, and shall be painted black not later than 30 days after the substantial completion of the development.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

8. The chimney flue pipe hereby approved shall be painted black not later than 30 days after the substantial completion of the development.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

9. Notwithstanding the details hereby approved, prior to their installation, details of all proposed external facing and roofing materials shall be submitted to the Local Planning Authority for approval. Thereafter, only approved external facing and roofing materials shall be used in the development.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

10. All external windows and doors in the development hereby permitted shall be of timber construction and shall at all times thereafter be retained as timber framed windows and doors. Prior to their installation, details of the windows and doors to be installed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved windows shall be used in the extension hereby permitted.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

11. The frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

12. The rooflights on the development hereby permitted shall be of the 'conservation type' with a frame flush with the outer face of the roof slope.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

13. Any repointing of the buildings to be converted shall be completed using techniques and materials to match the pointing on the existing building. If large areas of repointing are necessary, a sample panel shall be prepared for inspection by the Local Planning Authority, and no further repointing shall be carried out until the sample panel has been inspected and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

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

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with Strategic Policies 1.5 and 2.7 of the Dartmoor Local Plan.

15. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements stated in sections 7, 8 and 9 of the Ecological Impact Assessment by Lakeway Ecology, dated 20 December 2024, subject to any variation required by Natural England under any license it may issue.

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

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

Reason: To protect the character, appearance and tranquillity of this part of the Dartmoor National Park and to safeguard nocturnal biodiversity in accordance with policies SP2.1, SP2.2, SP2.6 and SP2.7 of the Dartmoor Local Plan.

17. No demolition or building works shall take place during the bird nesting season (1 March to 31 August inclusive) unless a suitably qualified ecologist has checked for the presence of nesting birds no more than 24 hours prior to the commencement of works.

Reason: To ensure that any nesting wild birds are protected in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

18. Prior to occupation of the dwelling/s hereby permitted, the following shall be installed within the designated parking area:

- (a) one active electric vehicle charge point shall be installed and connected for use
- (b) two passive electric vehicle charge points shall be installed

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the development hereby permitted.

Reason: To protect the character and appearance of the building, its setting and the amenity of this part of the Dartmoor National Park in accordance with Strategic Policies, 1.5, 2.1, 2.7 and Policy 1.7 of the Dartmoor Local Plan.

DEAN KINSELLA



NPA/DM/26/010

Dartmoor National Park Authority

3 July 2026

Tree Preservation Orders and Section 211 Notifications Determined Under Delegated Powers

Report of the Director of Spatial Planning

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

Tree Preservation Orders Determined Under Delegated Powers - Decisions Issued 1/04/26-30/04/26			
Application Reference	Location	Proposal	Decision
26/0029	10 Ottor Road, Yelverton, Devon, PL20 6FL	T1 Lime, 2.5m vertical height reduction and T2 Beech, 1-1.5m vertical height reduction	Tree Grant
26/0028	52 Miners Close, Ashburton, Newton Abbot, Devon, TQ13 7FE	T1 - Prunus spp. (Cherry) - crown reduction of up to 3m	Tree Grant

26/0027	THORNHILL Tavistock Road, Yelverton, Devon, PL20 6EF	Copper Beech - Reduce the crown of the upper canopy and the north western aspect of the tree by up to 3-4 metres and carry out a crown thin of up to 15% of the remaining crown structure	Tree Grant
26/0025	SCHOOL HOUSE, Shaugh Prior, Plymouth, Devon, PL7 5HA	T1 Sycamore - Trim 3 to 4 meters all round	Tree Grant
26/0023	14 Fullaford Park, Buckfastleigh, Devon, TQ11 0NJ	T1 - Yew (Taxus Baccata) - Reduce lower canopy on Southern aspect of the crown by 3 metres	Tree Grant
26/0019	ENTHURST, Didworthy, South Brent, Devon, TQ10 9EF	Fell T874 (Beech) and carry out tree work to T875 (Beech)	Tree Grant
26/0017	THE OLD RECTORY, Ilsington, Newton Abbot, Devon, TQ13 9RW	T1 Oak - Fell T2 Sycamore - Fell T3 Lime - Pollard T4 Sycamore - Remove Dead Wood T5 Holly - Reduce Dead Wood	Tree Grant

**Section 211 Notifications (Works to Trees in Conservation Areas)
Determined Under Delegated Powers - Decisions Issued 1/04/26-31/05/26**

Application Reference	Location	Proposal	Decision
26/0042	THE DOUGALRY Green Lane, Ilsington, Devon, TQ13 9RB	Beech - Heavy reduction, monolith or fell completely	TPO Exempt
26/0036	Old Rectory, Drewsteignton, Exeter, Devon, EX6 6QT	T1 Beech - Fell T2 Poplar - Fell G2 - Cypress - Fell	Tree Grant
26/0035	Glazebrook House Hotel, South Brent , TQ10 9JE	Ash - Fell	TPO Exempt
26/0034	THE OLD RECTORY, 71 Station Road, Horrabridge, Yelverton, Devon, PL20 7RF	T1 Alder - Remove lower branches and raise crown	Tree Grant
26/0033	INGLEDENE, 67 New Street, Chagford, Newton Abbot, Devon, TQ13 8BD	T1 Copper Beech - Crown lift to 5 metres	Tree Grant
26/0031	7 Marchants Way, Meavy, Yelverton, Devon, PL20 6PW	T1 Cypress - Fell (Tree 87)	Tree Grant

26/0030	MOGADOR, Didworthy, South Brent, Devon, TQ10 9EF	T1 Beech -Reduce via thinning (drop crotch) two lowest branches arising from main trunk on western and north western aspect. Remove dominant sections from both branches approx. 3 metres in length	TPO Exempt
26/0026	KENTON Stapledon Lane, Ashburton, Newton Abbot, Devon, TQ13 7AE	T1 - Holly: Fell to near ground level. To be replaced with a silver birch	Tree Grant
26/0022	48 New Street, Chagford, Newton Abbot, Devon, TQ13 8BB	T1- Oak, pollard at union just above old wound	Tree Grant
26/0020	LONGACRE, Sticklepath, Okehampton, Devon, EX20 2NQ	T1 - Rowan - Fell G2 - 5 stems of Alder on west side of multistem coppice stool - fell to ground level T2 - Birch - Fell	Tree Grant

DEAN KINSELLA