

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: 26 August 2026

DARTMOOR NATIONAL PARK AUTHORITY DEVELOPMENT MANAGEMENT COMMITTEE

Friday 4 September 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 3 July 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/26/011) (Pg.18)

Application 1 – 0104/26 – Land at Roborough Lane Ashburton

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/26/012) (Pg.38)

7 Appointment of Site Inspection Panel and Arrangements for Site Visits

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

None

MEMBERS ARE REQUESTED TO SIGN THE ATTENDANCE REGISTER

Membership: W Dracup, M Fife Cook, G Hill, M Jeffery, R Keeling, 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

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 4 September 2026		Applications for Determination by Committee
Members		0104/26 – Land at Roborough Lane Ashburton
Mr Dracup		
Mr Fife Cook		C

Mrs Hill		
Mr Jeffery		
Mr Keeling		C
Mr Major		D
Mrs Morgan		C/D
Mrs Mott		
Mr Nutley		D
Mr Owen		
Mr Pannell		
Mr Renders		
Mr Rogers		C
Dr Seddon		
Mr Smerdon		
Mr Thomas		C
Mr Williams		
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 3 July 2026

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

Apologies: Richard Keeling, Julia Galbenu

Officers in attendance: Dean Kinsella (Director of Spatial Planning), Jo Rumble (Senior Planning Officer), Sassie Williams (Planning Officer), Anna Wych (Senior Planning Administration Officer – Minutes)

The Chair welcomed independent person, Catherine Shewan and members of the public.

1668 Declarations of Interest and Contact

Mr Dracup declared that he sits on Dartmoor commons council

Mr Williams is Dartmoor Forest Parish council but has nothing to do with planning

Mrs Morgan was not correctly included in the matrix.

1669 Minutes of the Meeting held on 1 May 2026

Minutes approved

1670 Items Requiring Urgent Attention

None.

1671 Applications to be Determined by the Committee

Considered: The Report of the Director of Spatial Planning

Application 0392/25 – Land At Greyhound Farm, Postbridge, PL20 6TH

Installation of 30m monopole supporting 3no. emergency services antennas and 2no. 600mm transmission dishes. Stone equipment cabinet, 1no. emergency backup generator, 1 no. 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

Speakers: Susan McMorrow (Agent representing Applicant)

Recommendation: 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 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, 1.2, 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.

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.

14. 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.

Amendments

Paragraph 747 should read 'well used public right of way'

Paragraph 750 needs the first sentence deleting as it wrongly refers to paragraph 118 of the NPPF. Second sentence that refers to paragraph 119 is correct.

Member Questions and Officer's Response

Members sought clarification as to why the proposal related to an emergency services telecommunications mast rather than a public 4G mast and asked whether the installation would also provide 4G coverage for the general public.

In response, the Officer confirmed that the mast would provide 4G coverage for EE customers in addition to supporting the emergency services network.

Members also queried the proposed external finish of the equipment building and whether the mast would require an aviation warning light.

The Officer advised that the equipment building would be finished in granite stone. It was further confirmed that the mast would not require a red aviation warning light, as it was not of sufficient height to warrant one.

Public Participation

Susan McMorow (Agent representing Applicant)

Ms McMorow spoke in support of the application and advised that the Officer's report had been thorough, noting that many of the issues raised during the application process, including the landscaping scheme, had already been addressed. She confirmed that the applicant was committed to working with the Authority to provide appropriate landscaping and screening to minimise the visual impact of the development.

Ms McMorow explained that, whilst the proposal formed part of the Emergency Services Network, the mast would also provide 4G coverage for EE customers. She further advised

that members of the public would be able to use the network to contact the emergency services by dialling 999 or 111.

It was stated that the external finish of the equipment building could be agreed with the Authority and that it would be constructed by local contractors using materials appropriate to the character of the area.

Ms McMorrow confirmed that no aviation warning light was proposed on the mast. She explained that lighting would only be installed if specifically required and, if this were ever necessary, an infrared light could be used instead of a visible red light.

In concluding, Ms McMorrow emphasised the importance of the proposal in improving emergency communications coverage, explaining that it would enable emergency service personnel to access the network reliably when attending incidents and would provide significant public safety benefits.

Further Member Question and Officer's Response

Members queried whether the permanent electricity supply could be secured before the mast was installed and suggested that this should be addressed by condition in future applications.

In response, the applicant confirmed that the site would be connected to the local electricity supply at the nearby farm. It was explained that the generator would only operate as a back-up in the event of a power outage and was not intended to provide the primary power source for the installation.

The Officer advised that an additional planning condition could be imposed to ensure that a permanent electricity supply was secured before the mast was brought into operation.

The recommendation was proposed and seconded.

Members Debate

Members acknowledged the clear need for improved mobile coverage in the area and recognised the importance of the proposal in supporting emergency service communications. It was noted that there was a significant lack of signal in the locality and that the provision of the mast would improve the ability of members of the public to make emergency calls.

Members also recognised the extensive work undertaken by the applicant in assessing alternative locations and considered that the site selection process had been thorough and well-reasoned.

Whilst acknowledging the visual impact of the development, Members considered that the public safety benefits of providing reliable emergency services coverage outweighed any adverse landscape impacts.

Members sought clarification as to whether there was a condition requiring the removal of the mast should it no longer be required. In response, the Officer confirmed that this was secured by Condition 3.

Resolved: That planning recommendation be Approved

1672 Report update to the Committee

Considered: The Report of the Director of Spatial Planning

Application 0041/25 – Town Living Farm, Belstone, Okehampton, Devon, EX20 1RA

Change of use, demolition and alterations to the barns to form two dwellings

Speakers: James Reddaway (Applicant)

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 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.

Member Questions and Officer's Response

Prior to consideration of the application, Mr Renders declared an interest and took no part in the discussion or vote.

Members raised questions regarding the proposed roofing materials, seeking clarification as to whether the existing metal roof would be replaced. Officers confirmed that a corrugated metal roof was proposed and that a planning condition required the use of the approved materials.

Clarification was sought regarding the additional area shown on the revised plan that was circulated before the meeting. Officers advised that the previously published plan had been incorrect and that the revised plan simply corrected that error.

Members queried the small garage shown on the plans and whether it was proposed for conversion. Officers confirmed that the garage formed part of Tor Cottage and was not included within the application proposals.

Questions were raised regarding whether the development would be subject to an agricultural occupancy restriction. Officers confirmed that no such restriction was proposed.

Members queried whether the proposed metal roof could lead to overheating within the dwellings and sought reassurance that the affordable housing provision would be secured should the development become less financially viable during construction. Officers advised that compliance with the Building Regulations would ensure that the roof construction provided suitable living conditions and that planning considerations related principally to the design and appearance of the development. It was further confirmed that the affordable dwelling would be secured through a Section 106 Agreement and that any proposal to amend this requirement would require a separate planning application to be considered against the planning policies in force at that time.

Members expressed concerns regarding the number of proposed rooflights and their potential impact on the National Park's dark skies and bat roosts. Officers confirmed that an additional planning condition could be imposed requiring low light-transmitting glazing if Members considered this necessary.

Further clarification was sought regarding the affordable housing provisions to be secured through the Section 106 Agreement. Officers advised that the agreement would secure a 20% discount from the open market value of the affordable dwelling in perpetuity, together with a local occupancy restriction. The initial occupancy cascade would apply to Belstone Parish and, if no eligible purchaser came forward within 13 weeks, would then extend across Dartmoor National Park. Should the property subsequently be sold, the cascade would recommence with Belstone Parish.

A Member queried why the occupancy cascade moved directly from Belstone Parish to the wider National Park rather than neighbouring parishes. Officers advised that this was an unusual case due to the scale of the development and the provision of a single affordable dwelling. It was noted that the Officer believed the cascade arrangements were based on the Authority's standard approach but would confirm this.

Members also sought clarification on how demolition of the existing barns and roof removal would be managed to protect bats during construction, noting the presence of a number of bat species, including rare species. Officers advised that the submitted Ecological Impact Assessment had been reviewed by Devon County Council's ecologists and included appropriate mitigation measures, which would be secured through planning conditions. It was also confirmed that the relevant licensing requirements involving Natural England would need to be complied with.

Finally, Members asked whether the Section 106 Agreement would include a principal residence restriction. Officers confirmed that the agreement would secure occupation of the dwelling as a sole or main residence.

Public Participation

James Reddaway (Applicant)

Mr Reddaway spoke in support of the application and advised that the proposal was the result of a three-year application process. He explained that the buildings were redundant agricultural barns which had not been used for farming purposes for many years and were no longer considered viable for agricultural use due to their proximity to residential properties and the associated impacts of modern livestock operations.

Mr Reddaway stated that the applicants had worked closely with the Authority throughout the application process to develop the scheme and had engaged with local residents, many of whom were supportive of bringing the redundant barns back into beneficial residential use.

He confirmed the applicants were willing to demolish the newer agricultural building, enter into the proposed Section 106 Agreement and provide the affordable dwelling for local people in accordance with the Authority's requirements. Mr Reddaway concluded by stating that the applicants wished to maintain positive relationships with the local community and were committed to working constructively with parish residents throughout the development.

The recommendation, including an amendment to Condition 12 to require the installation of low light-transmitting rooflights, was proposed and seconded by Members.

Members Debate

Members expressed strong support for the application, commenting that it had been well considered and carefully developed. It was noted that the proposal would deliver a high-quality scheme, including an affordable dwelling for local people, whilst respecting the character of the site. Members also observed that the proposed corrugated metal roofing was an appropriate design choice in this context and could work successfully when used in the right setting.

Members welcomed the provision of 50% affordable housing on such a small-scale development, recognising it as a significant benefit of the proposal.

It was further noted that the Committee had previously encountered difficulties with barn conversion proposals where the buildings were isolated from existing farmsteads. Members considered that this proposal represented the opposite situation, involving buildings closely related to the existing settlement, and welcomed the opportunity to bring the redundant barns back into beneficial use.

Resolved: That planning permission be Granted.

1673 Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers

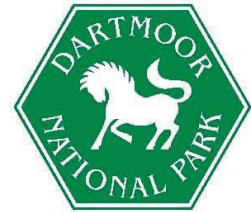
Considered: The Report of the Director of Spatial Planning

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

1674 Appointment of Site Inspection Panel and Arrangements for Site Visits

None to date but members need to keep an eye on emails.

DRAFT



NPA/DM/26/011

Dartmoor National Park Authority
Development Management Committee

4 September 2026

Applications to be Determined by the Committee

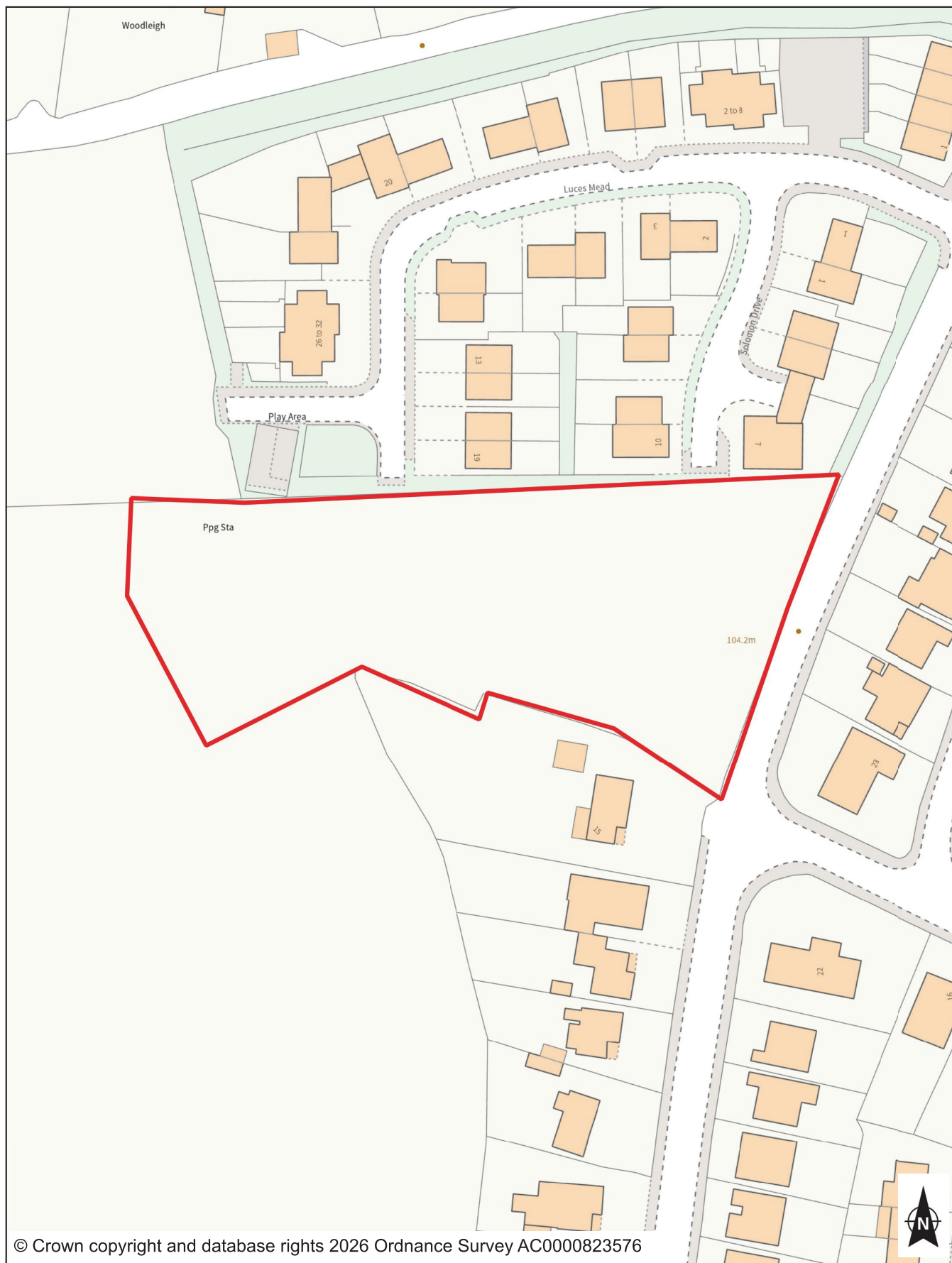
Report of the Director of Spatial Planning

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<u>Item No.</u>	<u>Description</u>	<u>Pg.</u>
1.	0104/26 Affordable residential development of 16 homes with a mix of one, two and three bed homes (comprising flats and houses) together with road infrastructure, landscaping, and associated works Land off Roborough Lane, Ashburton, Newton Abbot, TQ13 7FW	19

0104/26 - Land Off Roborough Lane, Ashburton, TQ13 7FW

Scale 1:1,000



Item 1

Application No: **0104/26** District/Borough: **Teignbridge**

Application Type: **Full planning permission** Parish: **Ashburton**

Grid ref: **276030, 70819** Officer: **Oliver Dorrell**

Proposal: **Affordable residential development of 16 homes with a mix of one, two and three bed homes (comprising flats and houses) together with road infrastructure, landscaping, and associated works**

Location: **Land off Roborough Lane, Ashburton, Newton Abbot, TQ13 7FW**

Applicant: **LiveWest Homes Limited**

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 provision of affordable housing.**

1 Introduction

- 1.1 This application relates to a parcel of land to the north-western edge of Ashburton.
- 1.2 The site is the southern portion of a wider site allocation (Proposal 7.3 – Land at Longstone Cross, Ashburton) for residential development to provide approximately 40 homes. The northern portion has already been developed with the creation of 39 affordable dwellings under decision ref: 0312/19 which has been built out and all dwellings occupied (Phase 1).
- 1.3 The application also includes an area of land to the west which is located outside of the site allocation and beyond the settlement boundary.
- 1.4 This application proposes an additional 16 affordable homes through a mix of one, two and three bedroom dwellings, comprising flats and houses. The homes will consist of a minimum 75% for social rent, with the remaining 25% to be delivered as shared ownership or social rent.
- 1.5 This application was submitted following pre-application engagement with planning officers in 2025.
- 1.6 This application is presented to Members at the request of the Director of Spatial Planning.

2 Consultations

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

- 2.2 **Devon County Council – Education** - It has been identified that the proposed 16 family type dwellings will generate an additional 4.00 primary pupils and 2.40 secondary pupils which would have a direct impact on Ashburton Primary School and South Dartmoor Community College. It has been forecast that the nearest primary and secondary school have capacity for the number of pupils likely to be generated by the proposed development. Therefore, Devon County Council will not seek an education infrastructure contribution.
- 2.3 **Devon County Council – Highways Authority** - Devon County Council's Highways consultation raises concerns about the proposed 16-home development at Roborough Lane. The site would be accessed via an unadopted highway with no Section 38 agreement, meaning there is currently no adequate connection to the public highway. Although anticipated traffic movements are considered acceptable for highway safety, further information is required about the proposed surface-water drainage diversion. The Council also requires a pedestrian connection to Roborough Lane, as previously requested during pre-application discussions. Without this additional information and satisfactory access/layout arrangements, the Highway Authority is likely to recommend refusal of planning permission.
- 2.4 **Devon County Council – Lead Local Flood Authority (LLFA)** - is unable to withdraw its objection.
- 2.4.1 The applicant shall double check their greenfield runoff rate calculations, as well as use the latest datasets available, namely FEH statistical (2025). The applicant must also submit a screenshot of the FEH web service to evidence the values used. The discharge rate shall be restricted to the greenfield runoff rate.
- 2.4.2 The applicant could assess the potential for the highways sewer to discharge into the proposed basin. The applicant shall provide evidence of approval in principle to connect into the existing sewer. Details of the connection and pipe work down to the watercourse should be provided.
- 2.5 **Devon and Cornwall Police Designing Out Crime Team** - Has no objection to the proposal and welcomes the inclusion of a 'Crime & Disorder Statement' within the Design and Access Statement and that designing out crime principles have been considered and embedded into the scheme. Recommendations of improvements to boundary definition to deter misuse and clear markings for allocated spaces are included in the response.
- 2.6 **DNPA Ecology & Wildlife** - The ecological assessment finds that the information submitted for the proposed 16-home development at Roborough Lane is sufficient, subject to conditions and a Section 106 agreement. The site lies within the South Hams Bat SAC connectivity zone, but proposed lighting controls, habitat creation and retained hedgerows should prevent harm to the SAC. A 10% Biodiversity Net Gain must be achieved, requiring approximately 3.13 off-site habitat units, with habitat management secured for 30 years. Measures are also required to protect bats, nesting birds, reptiles, dormice, badgers and hedgehogs. Natural England must be consulted on the Habitats Regulations Assessment.

- 2.7 **Environment Agency** - Standing advice applies – Flood Zone 1.
- 2.8 **NHS Developer Engagement** - We have a threshold of 20 dwellings or more so this falls outside our criteria so we will not be providing a response to this application.
- 2.9 **Natural England** - No response received following consultation on 5 May 2026.
- 2.10 **Town Council Comments** - Ashburton Town Council will be supporting this application.
- 2.11 **South West Water** - No response received following consultation on 5 May 2026.
- 2.12 **Teignbridge District Council - Environmental Health** - In the absence of information submitted in respect of contaminated land, conditions recommended in respect of potential land contamination and remediation.
- 2.13 **Teignbridge District Council - Housing Enabling Officer** - Teignbridge Housing Enablers strongly support the site, welcoming its contribution to Ashburton's high affordable housing need. The development provides well-designed, smaller, accessible and energy-efficient homes, complementing Phase 1 at Luces Mead and potentially helping households downsize. The proposed tenure mix is 75% Social Rent and 25% Social Rent or Shared Ownership. Shared Ownership is supported due to the identified need for low-cost home ownership, although further discussion with Dartmoor Local Planning Authority is required regarding staircasing restrictions and consistency with Phase 1. Enablers would support consideration of an application for a waiver from Homes England for Shared Ownership on this site reflecting its location within a Local Centre, the strong demand for Shared Ownership.
- 2.14 **Teignbridge District Council - Open Space, Sport and Recreation (OSSR)** - No response received following consultation on 22 July 2026

3 Public representations

3.1 Summary of comment (1 Objection):

- Concern regarding whether there will be a sufficient bat corridor on the southern edge between the proposed new houses and the existing bungalow
- Concern regarding capacity of sewerage network

4 Relevant Local Plan Policies

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

Strategic Policy 1.2 Sustainable development in Dartmoor National Park

Strategic Policy 1.3 Spatial Strategy

Strategic Policy 1.4 Major Development

Strategic Policy 1.5 Delivering good design

Strategic Policy 1.6 Sustainable construction

Policy 1.7 Protecting local amenity in Dartmoor National Park

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 3.1 Meeting Housing Need in Dartmoor National Park
Strategic Policy 3.2 Size and accessibility of new housing
Strategic Policy 3.3 Housing in Local Centres
Strategic Policy 4.2 Supporting public open space and sports facilities
Policy 4.3 Enabling sustainable transport
Proposal 7.3 – Land at Longstone Cross

The Dartmoor Design Guide Supplementary Planning Document (2011)

The Dartmoor Housing Supplementary Planning Document (December 2023)

Dartmoor National Park Partnership Plan 2021 – 2026

The Dartmoor Design Guide (2011)

National Planning Policy Framework 2026

5 Site Description

- 5.1 The site is located on the north-eastern edge of Ashburton. It comprises an agricultural field roughly rectangular in shape. It is adjacent to residential development to the north, south and east. To the west is agricultural land.
- 5.2 The site slopes gently down to its southwestern corner, where the land continues to fall down to the River Ashburn.
- 5.3 The site is within a Critical Drainage Area and within the South Hams Special Area of Conservation (SAC) Consultation Zone.
- 5.4 The site is in Flood Zone 1, and not at risk of surface water flooding during a 1 in 100 event.

6 Proposal

- 6.1 This full planning application proposes 16 residential units, comprising of 2 x one bed flats, 6 x one, 5 x two and 3 x three bed houses, together with road infrastructure, landscaping, and associated works. All dwellings proposed would be affordable, with the tenure split between 75% social rent (12 dwellings) and 25% shared ownership (4 dwellings), to be secured through a S106 agreement.
- 6.2 The application site forms part of a wider site allocation under Proposal 7.3 for the delivery of around 40 affordable homes in response to an identified housing need. The site allocation also requires any planning applications to be supported by evidence to inform an appropriate assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.

- 6.3 The application also proposes development on land to the west which is both outside of the site allocation and beyond the settlement boundary for Ashburton. The land within this portion of the site is proposed to provide a mix of additional housing, parking, a drainage basin and a vehicular access to the adjacent field.
- 6.4 The dwellings and flats are all within two-storey buildings. Construction materials comprise natural slate roofing, painted rendered blockwork with slate and timber cladding, and painted timber windows and doors.
- 6.5 Vehicular access to the proposed housing would come from roads within the existing Phase 1 development to the north, Solomon Drive and Luces Mead. There would be a pedestrian link at the eastern end of the site onto Roborough Lane. Off street residents parking is proposed in the vicinity of the housing, with some tandem parking.
- 6.6 An attenuation drainage basin is proposed at the western edge of the site adjacent to field access.

MAJOR DEVELOPMENT

- 6.7 Paragraph N4(2) of the National Planning Policy Framework 2026 states that planning permission should be refused for major developments in Protected Landscapes except in exceptional circumstances and where it can be demonstrated they are in the public interest. This is reiterated in Strategic Policy 1.4 of the Dartmoor Local Plan.
- 6.8 The determination of whether a proposal amounts to 'major development' is a matter of planning judgement. It is not consistent with the definition of a 'major planning application', but rather whether the development could be construed as major development in the ordinary meaning of the word having regard to the character of the development in its local context. That would normally be interpreted as applications such as fracking, power line infrastructure, quarrying etc.
- 6.9 Having regard to the character, nature and scale of the proposed development which is on allocated land predominately within the settlement boundary of the Local Centre of Ashburton, and taking the local circumstances and context into account, it is not considered to be 'major development' under Paragraph N4(2) of the National Planning Policy Framework 2026.

HOUSING DELIVERY

- 6.10 The focus of housing development in Dartmoor National Park is the delivery of affordable, well-designed, efficient homes to meet the needs of local people. Market housing will support the delivery of affordable housing; it should also respond to the needs of local people in terms of size, mix and tenure.
- 6.11 The housing strategy in the Local Plan makes provision for at least 65 homes each year across the National Park. Housing can be delivered on allocated sites (such as in the case here), larger 'windfall' sites (sites which weren't planned for through the Local Plan's site allocations) and through a rural exception sites policy (which also applies in this case due to the extension beyond the settlement limits).

- 6.12 Ashburton is identified as a Local Centre the Dartmoor Local Plan. Strategic Policy 3.1 is clear that in the case of schemes of 6 homes or more within Local Centres, affordable housing need should be demonstrated by an up-to date Housing Needs Assessment (HNA). This is reinforced in the site allocation Proposal 7.3 which states that development on this site should be 100% affordable housing and come forward only in response to an identified affordable housing need.
- 6.13 The minimum standards for HNA's are set out in the Authority's Housing SPD. It states that HNA's should be informed by primary data and only use secondary data as a source of information or to augment data collected from households which is up to date and relevant to the survey geography.
- 6.14 The evidence of identified housing need in this case is provided by both Devon Home Choice data for rented affordable homes and a Housing Needs Survey in May 2024 for the Parish of Ashburton. The Housing Need Survey identified a need for 56 affordable homes, 38 for affordable rented tenure and 18 low-cost home ownership. The Housing Enabler has confirmed that the data meets the standards required by the Authority and that a new Housing Need Survey is not required.
- 6.15 The proposed affordable housing tenure mix is 75% social rent (the lower of the two affordable rent tenures) and 25% either social rent or shared ownership. The Housing Enabler reports that there is a high need for low-cost home ownership tenures such as shared ownership in Ashburton for households that do not qualify for rented affordable homes yet cannot afford high private rents and supports its inclusion in this case. The proposed tenure split would also be compliant with supporting text Strategic Policy 3.2 which suggests a split of 70:30 to be generally appropriate, subject to local housing needs.
- 6.16 With regards to the shared ownership properties, these would be subject to the usual staircasing restrictions which apply under the Designated Protected Area legislation and are set out in the Authority's Housing SPD, which ensure either that leaseholder's equity share is restricted to a maximum of 80%, or once the leaseholder has acquired a 100% share of the house, that when it becomes available for resale it is sold back to the landlord. This is to ensure the retention of shared ownership homes in perpetuity.
- 6.17 The amount of affordable housing (100%), along with the tenure and dwelling size mix for the majority of the site (i.e. land that is wholly within the site allocation and settlement boundary) is considered to be in accordance with relevant strategic housing policies SP3.1, SP3.2, SP3.3 and site allocation Proposal 7.3. The tenure split detailed above will be secured by the S106 agreement to ensure that the development adequately responds to the specific housing need identified in the HNA.
- 6.18 The western area of the site extends beyond the site allocation and settlement limit, therefore effectively being classed as a rural exception site. In such circumstances, Part 4 of the Strategic Policy 3.3 applies which states that exceptionally, where there is an identified need for affordable housing which cannot be met within the settlement boundary, new housing development will be approved on suitable sites which are adjoining the settlement boundary. Development on these sites must comprise 100% affordable housing.

- 6.19 In this case, the extended part of the site is adjoining the settlement boundary and the housing element of the development within this portion would comprise 100% affordable housing, in compliance with exception site criteria.

QUANTUM OF DEVELOPMENT

- 6.20 Proposal 7.3 sets out that the wider site allocation could accommodate around 40 dwellings. 39 dwellings have already been delivered in Phase 1 on the northern site. This application proposes a further 16 dwellings on the southern site.
- 6.21 Strategic Policy 1.2 requires development proposals to make efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings.
- 6.22 The supporting text to Strategic Policy 1.5 highlights the importance of ensuring that what little suitable development land is available is used to best effect within the National Park by maximising density whilst maintaining an urban grain, scale and massing which complements adjacent development.
- 6.23 The proposed site density is comparable with the phase 1 housing development to the north and the layout incorporates SuDS as well as highway and parking provision. The proposal for 16 homes on this site is considered to be an efficient use of building land, in accordance with Strategic Policies 1.2 and 1.5.

LAYOUT AND DESIGN

- 6.24 Strategic Policy 1.5 states that all development will create a strong sense of place with a clear and distinctive character by reinforcing local character, respecting Dartmoor's vernacular, and maintaining and enhancing townscapes, street patterns and frontages and their relationship with the landscape. Planning applications exhibiting anything less than good design will be refused. It also sets out the following design features which will be scrutinised to assess the design quality of 29 new development: a) urban grain and the arrangement of streets, plots and buildings relative to the texture and density of existing settlements; b) the development's scale and massing, relative to views, skylines, townscapes, buildings and spaces; c) the development's character and appearance, and the relationship between buildings, surfaces, open space, boundary features and the landscape; d) the density and mix of land uses; e) the texture, colour, pattern and durability of materials, construction techniques and detailing elements; and f) the development's accessibility and security.
- 6.25 The proposed development would comprise a mix of two storey blocks of housing, arranged either as semi-detached houses or terraces of three. The design of the dwellings has been influenced by the existing modern development to the north against which the proposed development will be principally viewed. They display a simple palette of materials, predominately rendered walls with elements of natural slate hanging and slate roofs. There are simple front porches and dark grey windows frames. The design and materials are considered suitable for this edge of settlement location and of a form and scale which will integrate with Phase 1 development.

- 6.26 The application housing will be accessed off two existing roads from Phase 1, Luces Mead and Solomon Drive. Both internal carriageways will terminate with a turning head suitable for large vehicles, including refuse and fire appliances. The scheme has been designed to prevent roads dominating the streetscape, instead with the primary focus being the dwellings. Buildings have been sited to provide active frontages to the public realm. The central footpath is a positive feature that will encourage movement through the development. Each dwelling will have a private garden providing amenity space.
- 6.27 An important consideration in any new housing development is design and quality of the landscaping. It is positive to see a good degree of natural landscaping both in the form of garden hedges to define domestic boundaries and individual tree planting throughout between gardens, both of which are a highlight of the Phase 1 development. Hard enclosures within the site consist of a mix of fences and walls, both stone faced and rendered. The existing trees on the eastern boundary with Roborough Lane are an important feature and are proposed to be retained in their entirety, with appropriate protection detailed within a Tree Retention Plan submitted with the application and to be confirmed through a Tree Protection Plan to be secured through condition. Additional tree planting is also proposed in the eastern amenity area at the top of the site. On the western aspect of the site a new hedgebank is proposed provide a robust yet sympathetic barrier between the development site and the agricultural field beyond and will help to assimilate the development into the wider landscape.
- 6.28 There has been some discussion regarding the additional land to the west of the site which has been included in the development proposals, despite falling beyond the boundary of the site allocation and settlement boundary for Ashburton. The need for the additional land appears to be led by a desire to retain a vehicular access to the adjacent field. Concerns were raised by officers are pre-application stage regarding the visual and landscape impact, particularly in views from the public footpaths in the vicinity of the site. The proposed new boundary line extends beyond both the established settlement field boundary to the south to the rear of Roborough Lane and the newly formed settlement boundary to the north around the Phase 1 development, creating an awkward and visually discordant projection into the field. While it is agreed that the proposed hedgebank and other planting would provide an appropriate enclosure to the western boundary, it is disappointing that an alternative layout could not be found which would enable the whole of the development to be accommodated within the settlement boundary.
- 6.29 Notwithstanding the comments in respect of the additional land, overall, it is considered that the layout, design and materials proposed would represent a good quality development which responds positively to existing development. In this regard, the proposals have support from Strategic Policies 1.2, 1.5 and Part 1 of Proposal 7.23.

HIGHWAYS

- 6.30 Policy 4.4 requires all new residential development should provide on-site car parking in line with the standards within the Local Plan. The scheme proposes that 1- bedroom dwellings have 1 parking space, whilst 2- and 3 bedroom dwellings have 2 parking spaces, alongside 2 off street visitor bays being provided.

- 6.31 Electric vehicle charging points will be provided for each dwelling in accordance with Policy 4.5. Secure and covered cycle storage will also be provided for all dwellings, in accordance with Policy 4.3
- 6.32 The Highways Authority has confirmed that nature of the movements associated with the proposal does not raise any concerns in relation to highway safety and that the expected vehicle numbers and patterns of use can be accommodated without creating congestion, obstruction, or risk to other road users.
- 6.33 As stated above, the vehicular access to the proposed development would be via two existing roads from the Phase 1 development. The Highways Authority has raised concerns that there is no connection to the existing public highway given that these roads are unadopted highway. The agent has confirmed that it is the applicant's intention that the Phase 1 roads be adopted and matters are progressing in this regard. This is a matter for the Highways Authority and developer to resolve through a Section 38 Agreement which can be achieved subsequent to any grant planning permission. Likewise, the footpath link to Roborough Lane to ensure this is accessible for pedestrians is resolvable through the same mechanism.

RESIDENTIAL AMENITY

- 6.34 Policy 1.7 serves to protect residential amenity in Dartmoor National Park. Amongst other criteria, development proposals should not significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties or have an overbearing and dominant impact.
- 6.35 The proposed layout is sensitive to the presence of existing dwellings and their residents. No objections have been received from the occupiers of existing nearby properties. As with any infill development of this type there will inevitably be an impact on amenity, however officers are satisfied that amenity levels currently enjoyed would be significantly reduced.

ECOLOGY

- 6.36 Strategic Policy 2.2 requires all development to conserve and enhance all Dartmoor's biodiversity and geodiversity. Development proposals, either alone or in combination with other development, having adverse impacts on: a) Internationally, nationally or locally designated biodiversity and geodiversity sites; and/or b) Dartmoor's priority habitats and species identified in Table 2.1 on page 37 of the Local Plan, will only be permitted in exceptional circumstances.
- 6.37 Site allocation Proposal 7.3 states that applications should be supported by evidence to inform an appropriate assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.
- 6.38 The application site falls within the South Hams bat SAC Landscape Connectivity Zone. The South Hams Special Area of Conservation (which was designated on 01/04/2005) is based upon the 5 component SSSI's of Berry Head to Sharkham Point SSSI, Chudleigh Caves and Woods SSSI, Buckfastleigh Caves SSSI, Haytor and Smallacombe Iron Mines SSSI and 2.4 km from Bulkamore Iron Mine SSSI.

- 6.39 The application site is located approximately 4.2km from the Buckfastleigh Caves SSSI. Over 2500 Greater Horseshoe Bats (GHB) are found in South Devon (a significant proportion of the British population) and the Buckfastleigh maternity roost is thought to be the largest in Europe.
- 6.40 This application is accompanied by an Ecological Impact Assessment, Lighting Impact Assessment and Shadow Habitat Regulations Assessment. Automated static bat detector surveys were undertaken in 2024. The results suggest the site is not a key commuting route to a nearby greater horseshoe bat (GHB) roost. Commuting activity levels were highest along the southern boundary, although this was the only location surveyed. Suitable habitat for GHB foraging is present, but the survey found the site was not important for foraging. Dedicated dark corridors along the southern and western boundaries of the Site have been designed into the proposals. To mitigate for the reduction in foraging habitat from the loss of grassland habitats, new hedgerow planting, mixed scrub and other neutral grassland managed to increase invertebrate composition, will be created in the west of the site. This will enhance the western boundary of the site as a commuting route for bats. The site has been designed to mitigate the lighting spill along the retained southern boundary hedgerow.
- 6.41 The Authority's ecologist has appraised the submitted ecological information and considers that the survey effort is considered acceptable in view of the small size of the site, noting that a precautionary approach should be taken to the conclusions that can be drawn on GHB activity locations across the whole site. Authority's ecologist has undertaken an Appropriate Assessment as directed by the Habitats Regulations 2017, taking into account all mitigation proposed. The Assessment concludes that the proposed development, subject to mitigation secured by conditions, will not result in adverse effects on the integrity of the South Hams Special Area of Conservation (SAC). This Appropriate Assessment has been sent to Natural England whose response was still awaited at the time of this report.
- 6.42 Strategic Policy 2.3 sets out a requirement that development should contribute towards biodiversity enhancement. Such enhancement should support the network of wildlife sites and maximise the potential for other environmental gains.
- 6.43 The proposal would result in a loss in habitat units (a -32% net loss), and a gain of hedgerow units (a +39.79% net gain); these gains would be delivered on-site and secured by condition. In order to secure a 10% net gain in habitat units, as required by statutory legislation, it is requirement that 3.13 habitat units should be purchased from a registered habitat bank; these gains would be delivered off-site and secured through s106 legal agreement.
- 6.44 No trees with roosting potential were identified on-site or immediately adjacent to the Site. Identified bat registrations during the surveys were identified as being towards the tail-end of expected emergence times or after, indicating that the site is not a key commuting pathway for any nearby roosts.
- 6.45 The southern and eastern hedgerows have limited potential to support dormice however as all hedgerows and trees will be protected and buffered no adverse effects on dormice are predicted.

- 6.46 The site is within a Devon Great Crested Newts consultation zone however there are no suitable breeding ponds within 500m of the site. No evidence of badgers was found during the site surveys.
- 6.47 The EclA contains mitigation and enhancement measures to avoid any significant impacts on protected species, including sensitive lighting for bats, sensitive timing of works for nesting birds, installation of escape routes from excavations for wildlife, hedgehog holes in garden fences and the provision of integrated bat and bird boxes.
- 6.48 Devon County Council Ecologist supports the planning application, subject to the conditions suggested are included on any grant of planning permission to ensure adequate mitigation, compensation, and biodiversity enhancements/net gain.

DRAINAGE

- 6.49 Strategic Policy 2.5 which requires developments to dispose of surface water in accordance with sustainable methods that minimise the risk of flooding of property and land or the pollution of watercourses.
- 6.50 The application site is located in Flood Zone 1 which means it is at low risk of fluvial and tidal flooding (>0.1 annual probability).
- 6.51 The application is submitted with a Flood Risk Statement which advises that foul flows from the development will gravitate towards the north-west of the site and connect into the existing foul network, which has confirmed capacity within the adoptable pumping station located in the southwest corner of Phase 1.
- 6.52 Following investigation of soil condition and groundwater levels during the Phase 1 development, it has been concluded that drainage through infiltration is unlikely to be feasible on this site so surface water arising from development is proposed to be discharged to an attenuation pond to the western end of the site. The outfall to Phase 1 discharges to the River Ashburn at a controlled rate; as the outfall pipe crosses the north-west boundary of the application site there is suitable point of connection to enable the proposed development to mimic the approach incorporated into Phase 1.
- 6.53 The drainage strategies have been appraised by the Lead Local Flood Authority who have issued a holding objection while seeking clarification on matters relating to greenfield run-off rate, evidence of approval in principle from South West Water regarding connection to the existing sewer and the potential for the highways sewer to drain into the attenuation pond. The applicant's drainage engineers have submitted a Drainage Technical Note in response to the LLFA comments. At the time of the report the LLFA further response had not been received by the Authority. Any comments received will be verbally updated to Members at the Development Management Committee meeting, along with any additional conditions which might be considered necessary on drainage matters.

S106 CONTRIBUTIONS

6.54 Affordable Housing

The S106 will secure 16 affordable dwellings (100%) of the following tenure mix:

- 12 social rent dwellings
- 4 intermediate sale dwellings

CONCLUSION

- 6.55 The application proposes 100% affordable housing in response to an identified need, supported by the Local Housing Authority, secured with grant funding from Homes England, and provides associated social and economic benefits through the construction phase and in meeting a need for local affordable housing.
- 6.56 The proposal includes the provision of suitable and safe vehicular and pedestrian access.
- 6.57 The application is supported by evidence to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation. It has also been demonstrated that it will conserve and enhance biodiversity interests on site.
- 6.58 The design and layout of the proposed development, including proposed landscaping and above ground drainage features, will lead to positive integration with the Phase 1 development to the north.
- 6.59 Officers maintain that the extension beyond the allocation and settlement boundary to the west of the site could be avoided through modification to the internal site layout, however the provision of affordable homes carries significant social benefits, through meeting an established and increasing housing need, and this must be taken into the planning balance and weighed up against any harm when concluding whether the scheme as a whole is appropriate or not.
- 6.60 Having regard for all matters, following a detailed assessment of the proposal against the Local Plan as a whole and any material planning considerations, the application is recommended for approval, subject to conditions and the applicant entering into a s106 agreement to secure the provision of affordable housing on site.

7 Conditions

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

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

2. The development hereby permitted shall be carried out strictly in accordance with the following approved drawings and documents:

- Location plan - numbered BD2220 01 received 18-03-2026
- Proposed site plan - numbered BD2220 05 received 18-03-2026
- Proposed Plots 1-2 Plans and Elevations - numbered BD2220 10 received 18-03-2026
- Proposed Plots 3-5 Plans - numbered BD2220 12 received 18-03-2026
- Plot 3-4 elevations - numbered PD2220-11-Rev-A received 31-03-2026
- Proposed Plots 6-7 Plans and Elevations - numbered BD2220 13 received 18-03-2026
- Proposed Plots 8-10 Plans and Elevations - numbered BD2220 15 received 18-03-2026
- Proposed Plots 8-10 Elevations - numbered BD2220 14 received 18-03-2026
- Proposed Plots 11-12 Plans and Elevations - numbered BD2220 16 received 18-03-2026
- Proposed Plots 13-14 Plans and Elevations - numbered BD2220 17 received 18-03-2026
- Proposed Plots 15-16 Plans and Elevations - numbered BD2220 18 received 18-03-2026
- Boundary Treatments 1 - numbered BD2220 19 received 18-03-2026
- Boundary Treatments 2 - numbered BD2220 20 received 18-03-2026
- Boundary Treatments 3 - numbered BD2220 21 received 18-03-2026
- Highway Layout Plan - numbered 352 2101 P01 received 18-03-2026
- Proposed Existing Materials - numbered BD2220 08 received 18-03-2026
- Proposed Ground Floor Aspect - numbered BD2220 07 received 18-03-2026
- Arboricultural Impact Assessment - numbered 2243-AIA-MU received 18-03-2026
- Landscape Plan - numbered 2601-01- P1 received 18-03-2026
- Planting Plan - numbered 2601-02 P1 received 18-03-2026
- Lighting Impact Assessment received 18-03-2026
- Ecological Impact Assessment received 18-03-2026
- Amended External Levels Plan - numbered 352 2401 Rev P01 received 02-07-2026
- Amended Overland Exceedance Flow Route Plan - numbered 352 2511 Rev P02 received 02-07-2026
- Modelled Impermeable Areas Plan - numbered 352 2510 P01 received 18-03-2026
- Amended Drainage Layout Plan - numbered 352-2501 Rev P03 received 12-08-2026

Reason: In the interest of clarity

3. Notwithstanding the drawings hereby approved, no development shall take place on the land until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems. No part of the development hereby approved shall be occupied until the surface water management system serving the development has been provided in accordance with the approved details. Thereafter, the drainage infrastructure shall be retained and maintained as approved for the lifetime of the development.

Reason: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems, in accordance with Policy 2.5 of the Dartmoor Local Plan.

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

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

5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report 1 demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SP1.2, P1.7, P1.8 and SP2.5 of the Dartmoor Local Plan

6. No development shall take place on the land until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, to include details of:
 - A) parking for vehicles of site personnel, operatives and visitors;
 - B) hours of operation to include site clearance, preparation and construction work and vehicle movements to, from and on site
 - C) loading and unloading of plant and materials;
 - D) storage of plant and materials;
 - E) programme of works (including measures for traffic management);
 - F) provision of boundary hoarding behind any visibility zones;
 - G) measures to control dust; and
 - H) measures to prevent mud and other deleterious materials from entering the public highway.

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

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

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

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

8. No development shall take place on the land until a Landscape and Ecological Management Plan (LEMP) which will include details relating to habitat creation, species specification, management and monitoring has been 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 secure biodiversity enhancement and to protect wildlife and habitat in accordance with policies SP2.2 and SP2.3 of the Dartmoor Local Plan.

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

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

10. The development hereby approved shall be carried out in strictly in accordance with the actions set out in the Lighting Impact Assessment, The Lighting Bee, dated 11 March 2026.

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

11. Development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Impact Assessment, GE Consulting, dated 13 March 2026.

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

12. The occupation of any dwelling in the development hereby permitted shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:

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

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

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

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

14. A detailed schedule of the materials and finishes to be used on the approved dwellings shall be submitted and approved in writing by the Local Planning Authority prior to their installation. This shall include samples, as necessary, of the roof slate, walling stone, details of render finishes, window/exterior door units, verge/soffit details, positions of meter boxes, bin stores, driveway surface materials, kerbs, any proposed exterior lighting units and solar panels.

Reason: To protect the character and appearance of the building and 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.

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

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

16. The development hereby approved shall be carried out in accordance with the landscaping and planting scheme set out in approved drawings 2601-01- P1 and 2601-02 P1 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.

17. No tree or hedge on the land (other than any permitted to be felled or removed as shown on the approved plans and approved Arboricultural Impact Assessment, GE Consulting, 12 March 2026) shall be felled, lopped, topped, cut down or grubbed out.

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

18. Prior to commencement of any works on site (including demolition), tree protection details, to include the protection of hedges and shrubs, 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 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, in accordance with Policy 1.7 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 dwellings shall be carried out, and no extension, building, enclosure or structure shall be constructed or erected in or around the curtilage of the dwellings hereby permitted without the prior written authorisation of the Local Planning Authority.

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

DEAN KINSELLA



NPA/DM/26/012

Dartmoor National Park Authority

04 September 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 1/06/26-30/06/26			
Application Reference	Location	Proposal	Decision
26/0032	Brent Island Brent Island , South Brent , TQ10 9AQ	Sycamore - Remedial works T1607 - Tree Condition Assessment page 25.	Tree Grant

Section 211 Notifications (Works to Trees in Conservation Areas)			
Determined Under Delegated Powers - Decisions Issued 1/06/26-30/06/26			
Application Reference	Location	Proposal	Decision
26/0050	EAST GRANGE, Lydford, Okehampton, Devon, EX20 4AR	T1 Ash - Fell	Tree S211 Exempt

26/0045	5 Orchard Terrace, Buckfastleigh, Devon, TQ11 0AH	T1 Rowan - Fell and remove roots T2 Conifer - Fell and remove roots T3 Sycamore - Fell and remove roots T4 Sycamore - Fell and remove roots	Tree Grant
26/0044	1 Plymouth Hill, Princetown, Yelverton, Devon, PL20 6QG	T1 - Beech - Prune back west side branches and smaller secondary limbs	Tree Grant
26/0043	GRANDYS HOUSE, 4 Orchard Terrace, Chagford, Newton Abbot, Devon, TQ13 8AU	T430 Douglas Fir - fell T1 Douglas Fir - remove rubbing limb at 5m from adjacent Beech tree.	Tree Grant
26/0041	THE HUT Blogishay Lane, Ashburton, Newton Abbot, Devon, TQ13 7DE	Sycamore - Trim by approximately 1 metre	Tree Grant
26/0040	61 East Street, Ashburton, Newton Abbot, Devon, TQ13 7AQ	T1 Bay tree - Dismantle to near ground level and poison stump. T2 Cherry - Remove low limb growing to the south. Remove the lowest limb over trampoline. Reduce the crown by approximately 2m in height and shape. T3 Pear - Reduce in height by approx 3m.	Tree Grant
26/0039	MOORVIEW VILLAS Tavistock Road, Princetown, Yelverton, Devon, PL20 6RE	T1 - Removal of 1 x Scots pine (Pinus sylvestris)	Tree Grant
26/0038	The Coach House, Lydford, Okehampton, Devon, EX20 4BH	T1 Yew - New pruning all around the back 1.5 - 2m reduction T2 Yew - Prune all around the back to previous points 1.5 - 2m reduction T3 & T4 Yew - Topped by half and shaped with hedge trimmer T5 Yew - Topped by half and reshaped T6 Yew - Reshaped into a ball	Tree Grant
26/0037	Tilford Cottage, 1, Stonelands, Crockernwell, Exeter, Devon, EX6 6NB	T1 Holly - Remove the branches close to our house/roof, some branches have broken and are hanging over our property	Tree Grant

DEAN KINSELLA