

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 June 2014

SITE INSPECTIONS

Report of the Director of Planning

1 Application No: **0012/14** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Bovey Tracey**
Grid Ref: **SX783792** Officer: **Louise Smith**

Proposal: **Provide access to disused Trendlebere Reservoir, 16 parking spaces, bird hide and associated works**

Location: **Trendlebere Reservoir, opposite car park on Lower Manaton Road, Bovey Tracey**

Applicant: **Natural England**

Recommendation: **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splay, turning area and access drainage have been provided, the development shall be maintained in accordance with the application drawings hereby approved and retained for that purpose at all times.
3. No development shall take place until an Ecological Management Plan, identifying actions for pre-construction, construction and post construction phases, has been submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved Ecological Management Plan, unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the plans hereby approved, the track and car park shall be constructed of permeable materials, a sample of which shall be submitted and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and maintained as such thereafter.
5. Full details of the proposed new gates and fences shall be submitted to the Local Planning Authority for approval prior to their installation. Thereafter the development shall be maintained in accordance with the approved details.

6. Notwithstanding the plans hereby approved, the roof of the bird hide hereby approved shall be covered in a dark grey coloured material. Prior to the commencement of any roofing works, a sample of the proposed external roofing material shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only the approved external roofing material shall be used in the development.
7. The external cladding on the bird hide hereby approved shall be constructed of tanalised timber left to weather naturally unless otherwise agreed in writing by the Local Planning Authority.
8. No development shall take place until a detailed method statement showing how the proposed new vehicular access track will be constructed without damaging the woodland either side of the access track shall be submitted to the Local Planning Authority for approval. The development shall be carried out strictly in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.
9. There shall be no external lighting on the development hereby approved unless otherwise previously agreed in writing by the Local Planning Authority

The site inspection panel met at the location of the proposed new vehicular access track and the case officer led Members through the site to talk through each element of the proposal.

Members walked the route of the proposed new access, which follows the existing unmade track which provided historic access to the reservoir. Members queried the number of trees to be removed and turning facilities for the proposed small coaches and large minibuses. The applicant explained that the proposed layby parking area would only be for use by invited school groups. He added that the access alignment was designed so that larger coaches would reverse into the access from the public highway and leave the site in a forward gear as there would be no capacity for on-site turning of larger coaches. Members queried whether the Highway Officer was aware of this proposed arrangement, how this would be signposted for coach drivers and raised a general query about signs at the highway access. The applicant agreed to provide details for Members and officer consideration.

Members walked the perimeter of the reservoir to view the site of the proposed bird hide and interpretation boards. The applicant expanded on some of the key objectives for the scheme, notably to improve water quality and therefore biodiversity, providing public access opportunities for the observation of wildlife and heritage interpretation of the Victorian reservoir. Members queried the provision of safety fencing around the reservoir and the applicant agreed to provide further detail on this.

The applicant clarified that Natural England propose to close off public access to the existing car park to the south east of the site. He explained that this existing car park is at capacity with use by 25-30 volunteers and 3 core staff and that the public are having to find alternative parking, notwithstanding the problems with poor access visibility when approaching from the Manaton direction and disturbance to dwellings along the existing car park access track.

The proposal to improve access to the reservoir, including interpretation provision and the car park, forms part of the 'Discovering the Nature of the Bovey Valley' project, which is part of the 'Moor than Meets the Eye Landscape Partnership Scheme'. It is an integrated project focussed on conservation and access and with a strong skills and training emphasis. It is

strategically located within the Bovey Valley to allow the public to explore and understand the whole of the National Nature Reserve and surrounding area. The proposed car park is a key component to assist recreation management and allow the existing car park at Yarner Wood to be used for increased volunteers and the proposed heritage skills and training base as part of the Moor than Meets the Eye scheme.

Members walked the route of the proposed disabled access footpaths around the perimeter of the reservoir compound, which are proposed to connect with existing footpaths leading to Yarner Wood offices and classroom. The applicant explained that this was one of the few level areas of the reserve where accessible footpaths could be incorporated.

Members appreciated the opportunity to visit the site which helped to bring key issues to the fore. Whilst Members supported the principle of enhancing wildlife and providing opportunities for education and heritage interpretation, they expressed a number of strong concerns with the details of the scheme; namely the loss of trees, the proposed 'reversing' access arrangements for large coaches, the capacity of the bird hide and viewing platform on the edge of the reservoir, the need to close the existing car park and justification for the proposed new car park, the need for new disabled footpaths to the north east of the reservoir when disabled parking could be made available at the existing car park.

These issues have been drawn to the attention of the applicant, at the request of Members, and the applicant will respond to these points at the full committee meeting.

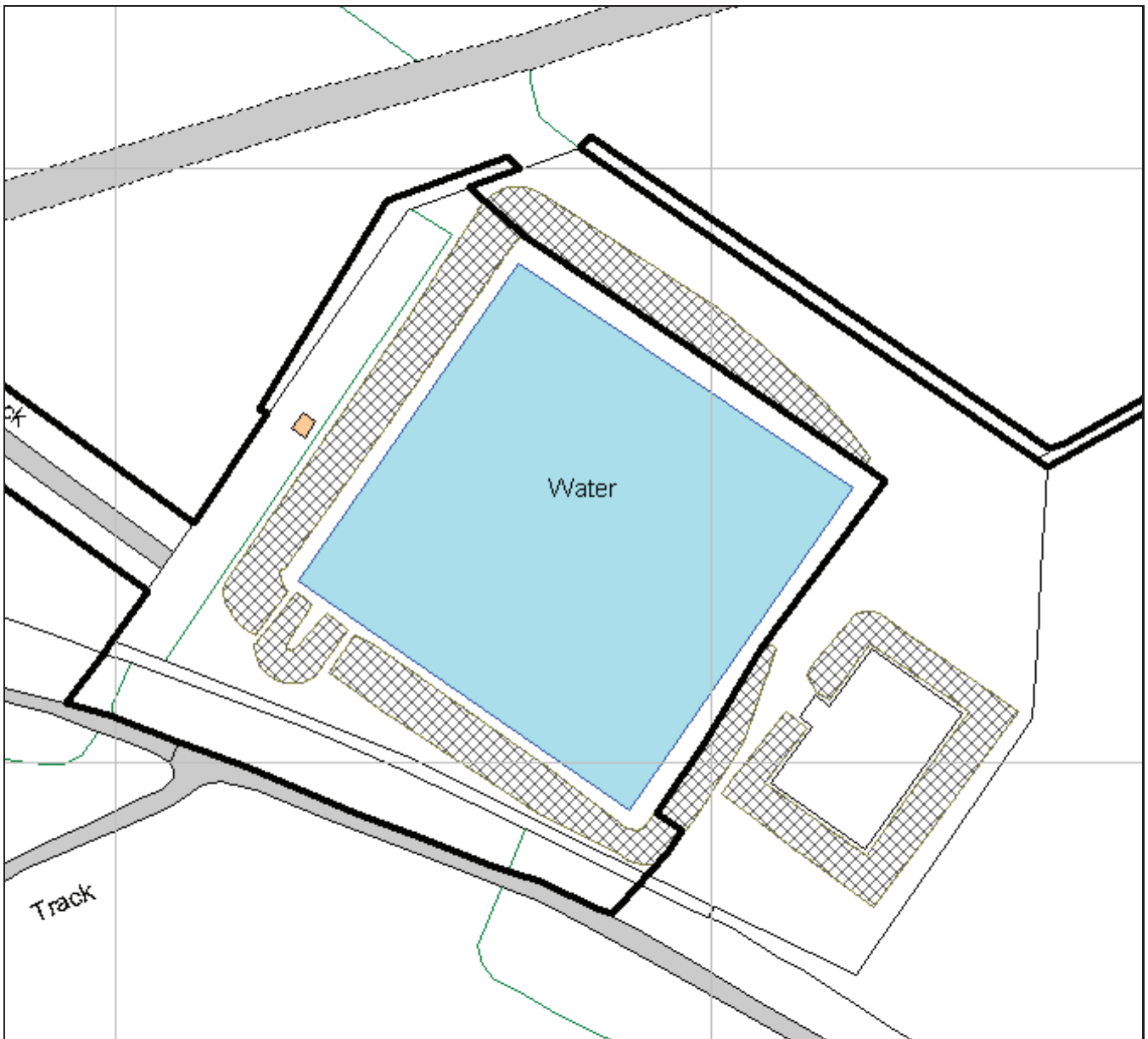
STEPHEN BELLI

9. Application No: **0012/14** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Bovey Tracey**
Grid Ref: **SX783792** Officer: **Louise Smith**

Proposal: **Provide access to disused Trendlebere Reservoir, 16 parking spaces, bird hide and associated works**

Location: **Trendlebere Reservoir, opposite car park on Lower Manaton Road, Bovey Tracey**

Applicant: **Natural England**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. Standard 3 Year Condition
2. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splay, turning area and access drainage have been provided, the development shall be maintained in accordance with the application drawings hereby approved and retained for that purpose at all times.
3. No development shall take place until an Ecological Management Plan, identifying actions for pre-construction, construction and post construction phases, has been submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved Ecological Management Plan, unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the plans hereby approved, the track and car park shall be constructed of permeable materials, a sample of which shall be submitted and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and maintained as such thereafter.
5. Full details of the proposed new gates shall be submitted to the Local Planning Authority for approval prior to their installation. Thereafter the development shall be maintained in accordance with the approved details.
6. Notwithstanding the plans hereby approved, the roof of the bird hide hereby approved shall be covered in a dark grey coloured material. Prior to the commencement of any roofing works, a sample of the proposed external roofing material shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only the approved external roofing material shall be used in the development.
7. The external cladding on the bird hide hereby approved shall be constructed of tanalised timber left to weather naturally unless otherwise agreed in writing by the Local Planning Authority.

Introduction

The application relates to a reservoir compound within Yarner Wood on the outskirts of Bovey Tracey. It is a National Nature Reserve comprising ancient mature upland oak woodland and moorland. Part of the site lies within the South Dartmoor Woods Special Area of Conservation (SAC) and the Trendlebere Down Site of Special Scientific Interest.

The application proposes to provide public access to the disused Trendlebere Reservoir, incorporating parking facilities, a bird hide and accessible footpaths.

The application is presented to the Development Management Committee at the discretion of the Director of Planning bearing in mind the number of objection letters received.

Planning History

0649/02	Install new fake tree mast and associated equipment to be part of the national Airwave system		
	Full Planning Permission	Refused	10 February 2003

05/08/2949/89	Circular 18/84 consultation to demolish delapidated building 60 sq metres and replace with an extension 54 sq metres to the existing building	Other	No objection	17 October 1989
05/08/0320/88	To replace existing 2.0 metres x 2.0 metres timber constructed hut with pitched roof (PL/APP7854/7917) with 2.5 metres x 3.0 metres timber constructed hut with pitched roof	Other	No objection	07 March 1988
05/08/3306/87	Circular 18/84 consultation to construct an observation hide	Other	No objection	22 December 1987
05/08/0286/86	Construction of wooden hut for the housing of air pollution monitoring equipment and the installation of rain collectors	Full Planning Permission	Grant Conditionally	25 April 1986

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area and access drainage have been provided and maintained in accordance the application drawings and retained for that purpose at all times
South West Water:	No objections
Environment Agency:	No objection - flood zone 1 standing advice only
DNP - Ecology & Wildlife Conservation:	No significant impact alone or in combination with surrounding developments on the interest features of the SAC. Ecological management plan requested by condition.
DNP - Archaeology:	No archaeological concerns
DNP - Trees & Landscape:	No objection subject to the track being a low key (under engineered) construction and the parking bay on the moor used intermittently or as a drop of point.
DNP - Recreation & Tourism:	The Dartmoor National Park Management Plan contains ambitions to enhance the understanding and enjoyment of the Park, offer diverse learning experiences available to everyone and offer a variety of access and recreational opportunities.
	The Recreation and Access Strategy states that DNPA will not significantly increase parking capacity in rural areas except in areas of opportunity where need is agreed. One of these areas of opportunity is identified as the Eastern Woods and Reservoirs, which includes Yarner Wood and Trendlebere Down. These areas offer scope for increased use if managed sustainably with improved recreation infrastructure.

The Haytor Hopper Bus service also stops at Yarner Wood.

Parish/Town Council Comments

Lustleigh PC:	The application site is close to Lustleigh Parish but falls outside the Parish boundaries. The Parish Council do not want to set a precedent of commenting on applications outside the Parish and will not be commenting on this application. The Parish Council has advised parishioners who wish to comment on the application to do so individually.
Bovey Tracey TC:	No objection - although some concerns were expressed about the removal of so many trees

Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR21 - Dealing with development and transport issues in a sustainable way
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR6 - Protecting Dartmoor's Archaeology
- COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
- COR8 - Meeting the challenge of climate change
- DMD14 - Biodiversity and geological conservation
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD31 - Provision of new recreational and leisure facilities
- DMD38 - Access onto the highway
- DMD39 - Provision of car parks
- DMD4 - Protecting local amenity
- DMD5 - National Park Landscape
- DMD6 - Dartmoor's moorland and woodland
- DMD7 - Dartmoor's built environment

Representations

15 letters of objection 2 other letters

The objection letters raise the following points;

Loss of trees, harm to wildlife, tranquillity and the character of the area.

The site is used regularly by amphibians, fish and birds and the ecological impact assessment is not comprehensive.

No assessment has been made of the effect of additional traffic

No justification is presented for a car park and DNPA. 'Guidelines for Coach Drivers in the National Park' stipulates a maximum size of 42 seater coaches on the Manaton Road.

Potential increase in dog attacks on ponies.

Observations

PRINCIPLE OF DEVELOPMENT

The proposal is adjacent to highway and footpath infrastructure and relates to a developed

fringe and enclosed part of this designated moorland, woodland and site of nature importance.

The principle of improving planting and water quality to enhance biodiversity and create a facility for wildlife observation and heritage interpretation is supported in principle by policies DMD1b, DMD6, DMD14, COR1 and COR7.

The improvement and maintenance of public access would not conflict with the principles set out in policies DMD1b(b), DMD6 and DMD31.

The car park is proposed directly in association with the proposed nature and recreation walks at the Reservoir. Policy DMD39 makes provision for the principle of new car parks where recreation benefits can be achieved, where there is good accessibility from an appropriate standard of road, sustainable drainage can be incorporated and where there is no material harm to the character and appearance of the area. The proposal is considered to comply with these objectives. The proposal is within an area identified within the DNPA Recreation Strategy as an area of recreation opportunity, offering scope for increased use if managed sustainably with improved recreation infrastructure.

LANDSCAPE IMPACT

The proposed car park is within the confines of the reservoir site and will not fundamentally change the character of the site. The pine trees are mostly hidden from view, are in fair to poor health and are viewed as part of a larger woodland; their removal will have minimal impact on the character of the area. The track will contrast the moorland and will require appropriate surfacing to conserve the special qualities of the area. The proposed associated infrastructure (bird hide and interpretation boards) are of a suitable scale and sited so as to minimise their impact on the surrounding environment.

The proposal will not have a detrimental impact on the character, appearance and tranquillity of this part of the moor and will not conflict with policies COR3, COR4, DMD1b and DMD5.

ECOLOGY

Further clarification was sought on the ecological appraisal of the scheme and the Ecologist recommends a condition for an ecological management plan as agreed by the applicant's ecologist. The proposal will not have a significant impact alone, or in combination with surrounding developments, on the special interest features of the Special Area of Conservation. The proposal will not conflict with the objectives of policies COR7 and DMD14.

ARCHAEOLOGY

The proposal will not affect archaeological interests and not conflict with the objectives of policies COR6 and DMD13.

HIGHWAY SAFETY

Reference made by the objectors to the recommended maximum 42 seater coaches on the Manaton Road is noted in the DNPA 'Guidelines for Coach Drivers in the National Park'.

The Highway Authority advise that the proposed access is entirely suitable for the nature of traffic and the number and types of vehicles attracted to the proposed development. The

proposal will not conflict the highway objectives of policies COR21 and DMD38.

LOCAL AMENITY

The proposed development will not compromise the residential amenities of nearby residents and will conform with the principles set out in policy DMD4.

CONCLUSION

The proposal aligns with policy objectives for enhancing public access, enjoyment and understanding in a location which is identified as an area of recreation opportunity. It will conserve the character and appearance of this part of the National Park, maintain biodiversity interests and will provide good access suitable for the number and type of traffic attracted to the proposed development from the County Primary Route.

The proposal is considered to comply with the Development Plan and is therefore recommended for approval.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 June 2014

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

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Item No. **Description**

1. 0203/14 - Temporary agricultural worker's dwelling (mobile home) (Full Planning Permission), land at Goodstone, Bickington
2. 0197/14 - Reconfiguration and remodelling of a detached chalet bungalow (Full Planning Permission - Householder), Hedgeways, South Zeal
3. 0225/14 - Two-storey rear extension (Full Planning Permission - Householder), 29 Balland Park, Ashburton
4. 0220/14 - Walls and roof added to existing dwarf wall to extend kitchen (Full Planning Permission - Householder), Long Barn, 4 Quarry Farm, South Tawton
5. 0178/14 - Demolition of two dwellings and shed and erection of new single dwelling (Full Planning Permission), Oakdene Farm, Hennock
6. 0120/14 - Timber stables and concrete hardstanding (retrospective) (Full Planning Permission), Langaford, North Bovey
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10. 0287/12 - Permanent access road (Full Planning Permission), Dolbeare Business Park, Eastern Road, Ashburton

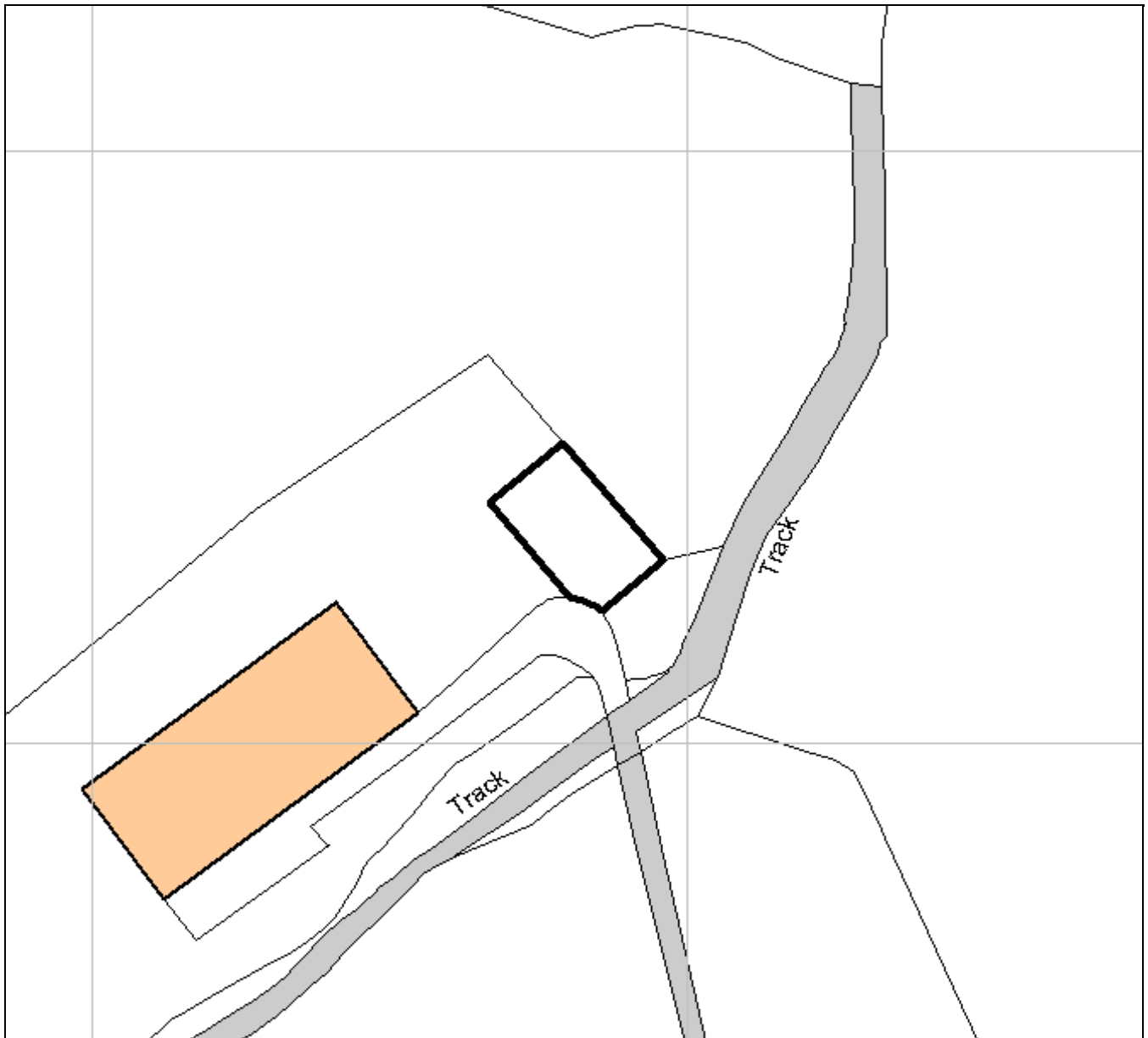
1. Application No: **0203/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX785723**

District/Borough: **Teignbridge District**
Parish: **Ashburton**
Officer: **Jo Burgess**

Proposal: **Temporary agricultural worker's dwelling (mobile home)**

Location: **land at Goodstone, Bickington**

Applicant: **Mr S Cock**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal is in an area where the Authority would only permit development which is necessary in the interests of agriculture or an established rural business. Having considered an assessment of the holding, the Authority is not satisfied that the agricultural need claimed for this development is such as to override the policy objection. The proposal is contrary therefore to the Dartmoor National Park Development Plan in particular policies COR1, COR2, COR15, DMD23 and DMD28 and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The land at Goodstone is located north of the Goodstone junction on the A38 and consists of fields and a hard surfaced yard cut into the surrounding hillside.

The site for the proposed temporary agricultural workers dwelling (mobile home) is within the yard area which also contains a large agricultural building.

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

Planning History

0508/01	Renewal of permission ref 5/31/175/96/03 for agricultural building for dairy cows and young stock (2,951sqm)	Full Planning Permission	Grant Conditionally	09 October 2001
5/31/057/96/03	Renewal of permission ref. 90/2330/31/3D for an agricultural building for young stock	Full Planning Permission	Grant Conditionally	16 April 1996
05/31/2330/90	Agricultural building for young stock, being steel framed loose housing and feed area	Full Planning Permission	Grant Conditionally	07 March 1991

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	Flood Risk Zone 1 - standing advice applies
NPS South West Ltd:	In terms of the functional need, it is noted that the theoretical total labour requirement of the enterprise stated in the design and access statement appears to be based on incorrect livestock numbers and or periods for which stock are kept. There are also arithmetical errors. Inaccuracy aside even if the theoretical labour requirement of the enterprise amounts to one full time person, the essential need for a dwelling can only be established if it is proven that one or more workers need to be readily

available at most times. This has not been proven, neither is there any evidence to suggest that the proposed enterprise has been planned on a sound financial basis. Notwithstanding this there are traditional buildings around the farmstead at Caton which may be suitable for conversion to a dwelling and a bungalow occupied by the applicants grandmother. If an essential functional need can be established it appears to be in the family's gift to make an existing dwelling available from within the local area.

Parish/Town Council Comments

Ashburton TC: Support - a strong case has been put forward for this dwelling. The site will be well screened from public view.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD28 - Residential caravans
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

The proposed mobile home is to accommodate a 22 year old third generation farmer on a holding known as Caton Farm. The farm has been owned and occupied by the applicants grandmother, mother and father until his father passed away recently. Caton Farm is a separate farm business operated by the applicant's mother and is equipped with a four bed traditional farmhouse, a two bed bungalow lived in by the grandmother, various modern farm buildings together with a number of traditional farm buildings.

The 98 acres at Goodstone has a large portal frame building and is farmed by the applicant as a sole trader on a 15 year Farm Business Tenancy from his mother. This commenced in February 2014 so there are no accounts available for inspection. The applicant works part time for Genus an artificial insemination business and until his father's death lived in an owned property with his partner in Ivybridge. Since then they have lived with his mother at Caton.

POLICY

Development Plan Policies COR2, COR15 and DMD23 state that outside settlements planning permission will only be granted for a dwelling under specific circumstances including where it is

required for an agricultural holding. A number of criteria have to be satisfied including that there should be a clearly established functional need for a worker to be available at all times, that the accommodation relates to a full time worker or one solely or mainly employed on the holding or enterprise, that the holding has been established for at least three years, that the need for permanent accommodation cannot be met by another suitable and available dwelling on the holding, that there is no satisfactory existing building that could be converted and that the building should be on a scale appropriate to the functional requirement of the holding.

In addition policy DMD28 allows for the provision of residential caravans where on site accommodation is essential to support a new farming business. Evidence should be provided of a functional need for the residential caravan and a firm intention to proceed with the new business.

AGRICULTURAL JUSTIFICATION

The livestock enterprises consist firstly of contract heifer rearing with a long standing neighbour but in the form of a gentleman's agreement rather than a secure contract. The heifers are in batches of 20-30 and reared between the ages of 12 months and calving at a target age of two years. The heifers are normally housed between October and March.

The second element is a flock of 120 ewes half of which lamb in February and half in May. They are brought indoors to lamb one month before lambing and turned out to grass shortly after.

The third element is a small calf rearing unit currently housing five week old calves which are housed at all times. In the last twelve months the applicant has purchased and sold 30 calves.

The fourth element is arable cropping in the form of twelve acres of spring barley grown this year.

The holding is quite heavily stocked with only a limited amount of grass available to be set aside for winter forage production.

The applicant has a foundation degree in agriculture and is employed part time by Genus.

The Authority's agricultural consultant has advised that the theoretical labour requirement is not the same as establishing an essential functional need for an agricultural dwelling. At present the applicant works part time off the holding and contractors are used for land management and cultivation operations. The needs of the heifer rearing contract, two relatively short lambing intervals with the breeding ewe flock and needs of five young calves do not make it essential for someone to be available at most times of the year and day and night. The functional need for a new dwelling is not therefore proven.

In addition there is no evidence of the enterprise being formed on a sound financial basis.

ALTERNATIVE LOCATIONS

There are barns adjacent to the main farmhouse that may be suitable for conversion and an existing agricultural workers bungalow which is occupied by a family member not engaged in farming activity. The policy requires these options to be explored before a new dwelling is considered. The land to which this application relates was originally served by the four bed farmhouse occupied now only the applicant's mother.

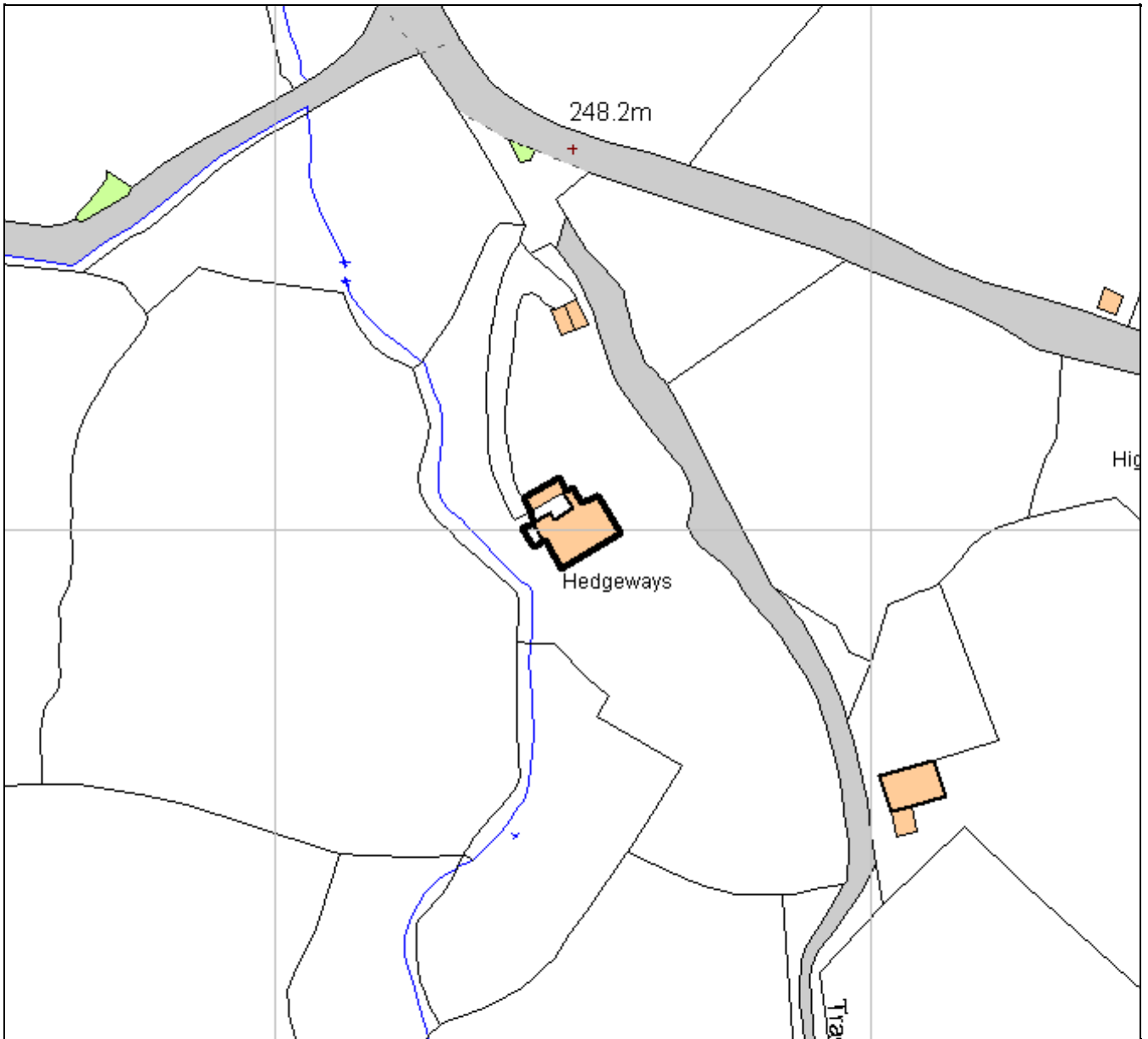
CONCLUSION

The proposed location for the mobile home is well screened due to its location in an area excavated into the hillside and screening provided by adjacent hedges. Whilst it could be argued that there is no impact on the character of the landscape, the evidence of a functional need has not been provided and although the applicant has entered into a Farm Business Tenancy there is no evidence of the new business being proposed on a sound financial basis.

It has also been noted that there are alternatives to providing accommodation in a caravan within the holding and these should be explored first if and when a functional need has been proven.

Although the Town Council has supported the application, there is insufficient evidence that there is a functional need for the proposed mobile home and the application cannot therefore be supported.

2. Application No: **0197/14** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **South Tawton**
Grid Ref: **SX654922** Officer: **Jo Burgess**
Proposal: **Reconfiguration and remodelling of a detached chalet bungalow**
Location: **Hedgeways, South Zeal**
Applicant: **Mr & Mrs Tucker**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. 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.
2. All new stonework including the chimneys shall be laid and pointed using traditional techniques and materials. A sample panel shall be prepared for inspection by the Local Planning Authority and no stonework shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
3. The roof of the extension hereby approved shall be covered in a grey coloured material. Prior to the commencement of any roofing works on the development hereby approved, samples of the proposed external roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved external roofing materials shall be used in the development.

Introduction

Hedgeways is a bungalow located in open countryside between South Zeal and Throwleigh. It is very visible from the public right of way which runs adjacent to the eastern boundary of the plot and elevated open ground to the west.

It is proposed to reconfigure and re-model the existing bungalow. This will include the removal of a single storey extension and a conservatory and a section of pitched roof being replaced with a mono pitch contemporary metal roof.

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

Planning History

0544/08	Conservatory and garage Full Planning Permission	Grant Conditionally	01 October 2008
0797/02	Single storey extension Full Planning Permission	Grant Conditionally	02 December 2002
03/26/1197/79	Extension to form kitchen, utility and storeroom Full Planning Permission	Grant Unconditionally	17 October 1979

Consultations

West Devon Borough Council:	Does not wish to comment
South West Water:	No objections
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies

Parish/Town Council Comments

South Tawton PC:	The Parish Council is not in support of this planning application
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

Hedgeways is a bungalow rebuilt after a fire some years ago. The reconfiguration and remodelling of the building will be achieved by improving the internal layout and external appearance, creating a better entrance arrangement and upgrading the thermal performance of the building. The footprint of the house will be maintained and as much of the house as possible will be utilised and re-used, however it will be re-orientated to make the most of the southerly aspect and views to Cosdon Hill to the west.

The major structural changes are the removal of the kitchen extension on the north side and removal of the conservatory on the west side. It is also proposed to re-configure the south east end of the property by removing a slack pitch tiled roof and replacing it with a standing seam zinc roof which is slightly sloping towards the centre of the building with a deep fascia detail. A stone wall will form the east elevation of the southern section of the building and screen a new deck area while new substantial stone chimneys will also be introduced.

POLICIES

Policies COR4, DMD7 and DMD24 apply. There is no net increase in floor area and there are no nearby neighbours so the principle issues are design and the impact on the character of the wider landscape.

DESIGN

The alterations will rationalise the building and have been designed to strengthen the connection between the building and the site and aspect. The contemporary design draws on the distinctiveness of Dartmoor's landscape and buildings and reinforces the sense of place by taking its cue from traditional materials. The new zinc mono pitch roof has been designed to trace the Cosdon Hill profile and will be visible from the elevated access land including Cosdon Hill to the west; from where it will appear subservient to the main pitched roof of the house and be broken up by the two stone chimneys. The fascia will be visible through the hedge from the adjoining public right of way to the south, from where it will appear to be floating above the largely glazed elevation below. From the public right of way adjacent to the boundary to the west, the new stone wall will dominate. This contemporary approach using traditional materials will sit comfortably and not only complement the existing building and landscape but improve it.

CONCLUSION

The proposal lessens the bulk of the building and although the Parish Council has not supported the application, it is considered that in all respects the proposal is in accordance with DMD7 and DMD24.

3. Application No: **0225/14**
Application Type: **Full Planning Permission -
Householder**
Grid Ref: **SX761708**
Proposal: **Two-storey rear extension**
Location: **29 Balland Park, Ashburton**
Applicant: **Ms C Tilley**

District/Borough: **Teignbridge District**
Parish: **Ashburton**
Officer: **Jo Burgess**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to the consideration of any comments from SWW, permission be REFUSED**

Reason(s) for Refusal

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

Introduction

29 Balland Park is a detached bungalow in an established residential estate on the edge of Ashburton. The site is visible from Roborough Lane to the east.

It is proposed to erect a two-storey pitch roof extension to the rear of the bungalow.

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

Planning History

0046/12	Resubmission of 0276/11 for extensions and alterations to main dwelling		
	Full Planning Permission - Householder	Refused	06 March 2012
	Appeal lodged: 18 May 12	Result: Dismissed	
0276/11	Extensions and alterations to existing dwelling		
	Full Planning Permission - Householder	Refused	09 August 2011
0605/05	Two-storey extension to rear of property and raise roof ridge by 1m		
	Full Planning Permission	Refused	26 September 2005
05/31/1743/88	Garage extension (access via Balland Park)		
	Full Planning Permission	Grant Unconditionally	06 July 1988

Consultations

Teignbridge District Council: Planning permission if granted should be subject to a planning condition in respect of unsuspected contamination.

County EEC Directorate: No highway implications

South West Water: Comments awaited
Environment Agency: Flood Risk Zone 1 - standing advice applies

Parish/Town Council Comments

Ashburton TC: The Town Council support the application because it seeks to minimise the impact by creating a lower room significantly below the ground level of the main bungalow. This means that the gable roof over the two-storey extension will be at a slightly lower level than the bungalow's existing roof.

Several of the bungalows in this row have been extended to the rear with a variety of styles including single-storey flat-roofed extensions, conservatories of varying sizes and large box-gables to the upper storeys, so there is ample precedent and no vernacular with which to comply.

Neither of the neighbours on either side have any objection.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

29 Balland Lane is a single storey bungalow. At the rear the property is very visible from the adjoining lane appearing as an elevated bungalow. A variety of single storey extensions and conservatories are visible on nearby properties.

PLANNING HISTORY

Previous applications have been refused and the most recent appeal against the refusal of a development for a very different form was dismissed.

DESIGN

The proposed extension takes advantage of the difference in levels to create a two-storey extension to the existing bungalow. In order to gain access to the first floor accommodation the first floor eaves are set 500mm above the eaves of the house and the roof is therefore

significantly cut into the existing roof with the ridge 300mm below the ridge of the existing roof. This creates an uncomfortable relationship between the extension and the roof of the main house.

The rear elevation will be prominent from Roborough Lane to the north and unlike extensions on nearby properties, despite the boundary fence offering some screening of the ground floor of the extension, it will clearly appear as a two-storey extension to the existing bungalow. This will be incongruous and discordant and it is considered that the extension will adversely affect the appearance of the dwelling and does not represent a design approach that reflects the principles of the Dartmoor Design Guide.

Development Plan policy DMD24 also states that the increase in habitable floor space should not be more than 30%. Although the length of the extension has been reduced following pre application advice, the increase in floorspace is 45%, well in excess of the permitted level.

IMPACT ON NEIGHBOURS

The side elevations will have a minimal impact on the neighbours as the ground floor window and door will be below the level of the fence and there are no windows on the side of the extension to the south. The relationship between the dwellings means that there is no direct impact on light or outlook from existing windows and the proposed extension is in accordance with policy DMD4.

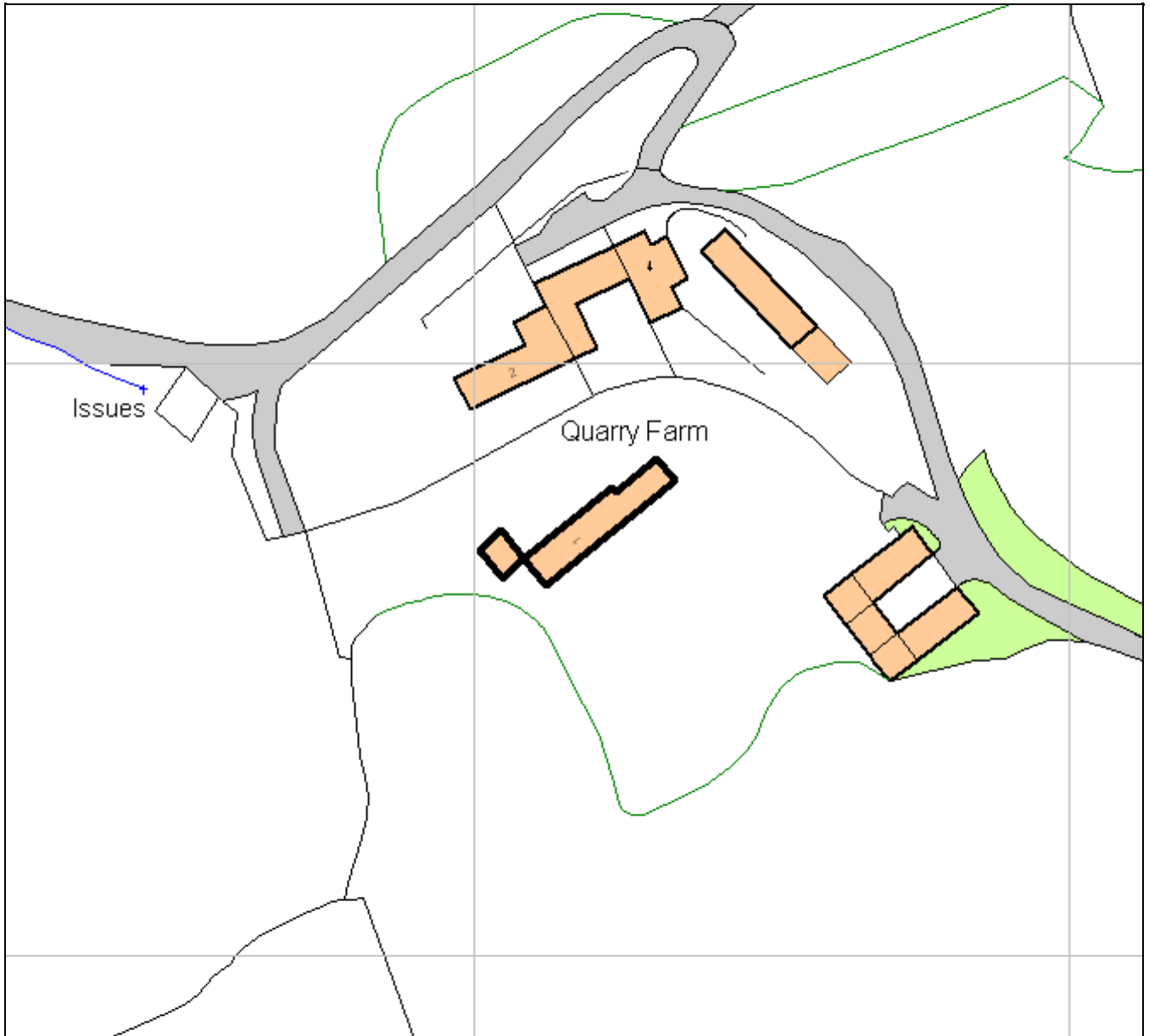
CONCLUSION

Although no neighbour representations have been received and the Town Council are supporting this application, there is planning history on this property and others within the estate that has established the Authority's concerns regarding first floor extension of bungalows. This has been supported on appeal. The one extension that has been allowed at No.35 was allowed in 1990 but being at the end of the row, it is not so intrusive in the streetscene of the lane as an extension of this form would be in the middle of the row.

Although there are a number of conservatories, two-storey extensions have a much greater impact and it is considered inappropriate to extend this property in this way as it would cause visual harm to this part of the National Park even though there is a difference in levels between the house and the garden.

In any case the extension is contrary to DMD Policy 24 in that it exceeds the 30% increase considered to be appropriate. It is therefore recommended that planning permission is refused,

4. Application No: **0220/14** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **South Tawton**
Grid Ref: **SX660946** Officer: **Jo Burgess**
Proposal: **Walls and roof added to existing dwarf wall to extend kitchen**
Location: **Long Barn, 4 Quarry Farm,
South Tawton**
Applicant: **Mr B More**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension to this heritage asset, by reason of its form, design and detailing would have an unacceptable impact on and cause significant harm to the character and appearance of this building and the character and appearance of this part of Dartmoor National Park contrary to the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1, COR3, COR4 and COR5, policies DMD7, DMD8 and DMD24 of the Dartmoor National Park Development Management and Delivery Development Plan Document and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Quarry Farm is a historic farmstead located north of South Tawton and immediately south of the A30. Long Barn is one of the barns converted following the permission given in 2003.

It is proposed to build walls and a roof off an existing dwarf wall in order to increase the size of the kitchen.

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

Planning History

0631/02	Amendment to permission ref 3.26/2116/89 (five dwellings) for conversion of redundant traditional buildings to four dwellings, drainage, access and car parking	Full Planning Permission	Grant Conditionally	08 January 2003
3.26.2116/89	Conversion of redundant farm buildings to five dwellings	Change of Use	Granted by WDBC	12 April 1989

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	Flood Risk Zone 1 - standing advice applies
Historic Buildings Officer:	The proposed extension may accord to the former pighthouse structure but will be dominant in the context of the farm buildings which are now converted. It is considered that the proposal will cause harm to the significance of the local heritage asset and is therefore not supported.
DNP - Ecology & Wildlife Conservation:	No ecological comments to make.

Parish/Town Council Comments

South Tawton PC:	South Tawton Parish Council supports this planning application. Unanimous decision.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

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

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Quarry Farm is located in a former quarry and the development is visible from South Tawton village to the west. Long barn is visible from other properties within the development. The conversion of the building included the conversion of the former pig pens to the north east and retention/rebuilding of the enclosing wall. Permitted development rights were removed when Long Barn was given permission in 2002.

PRE-APPLICATION ADVICE

The applicant was advised at the pre application stage that officers objected to the principle of extending the property to enclose the former pig pen enclosure.

POLICY

Development Plan Policies COR4, DMD7 and DMD24 apply to extensions. However the building forms part of a historic farmstead so is considered to be a Local Heritage asset and policy DMD8 is also applicable.

DESIGN

It is proposed to use the existing wall as the base for a new pitched roof extension to extend the existing kitchen. The footprint is such that the new roof will cut into the existing kitchen roof above the eaves giving an uncomfortable relationship between the two elements of the building.

The wall projects in front of the front elevation of the Long Barn. The Dartmoor Design Guide advises that extensions should not be sited on the front or main elevation of the building and by extending in this way, the extension will dominate the building and have an adverse impact on its character and appearance.

IMPACT ON THE HERITAGE ASSET

The wall formed the enclosure to the pig pens and was shown to be retained on the approved plans. Photos indicate that the original wall was removed and rebuilt with a concrete block core so the applicants argue that the impact on the historic structure is minimal. The Historic Buildings Officer has advised that although the extension may accord to the former pighouse structure it will be dominant in the context of the converted farm buildings and cause harm to the significance of the local heritage asset.

CONCLUSION

Although the Parish Council has supported the application and the addition is a small extension, it is considered unacceptable in terms of its design and detrimental impact on the character and appearance of the Local Heritage Asset.

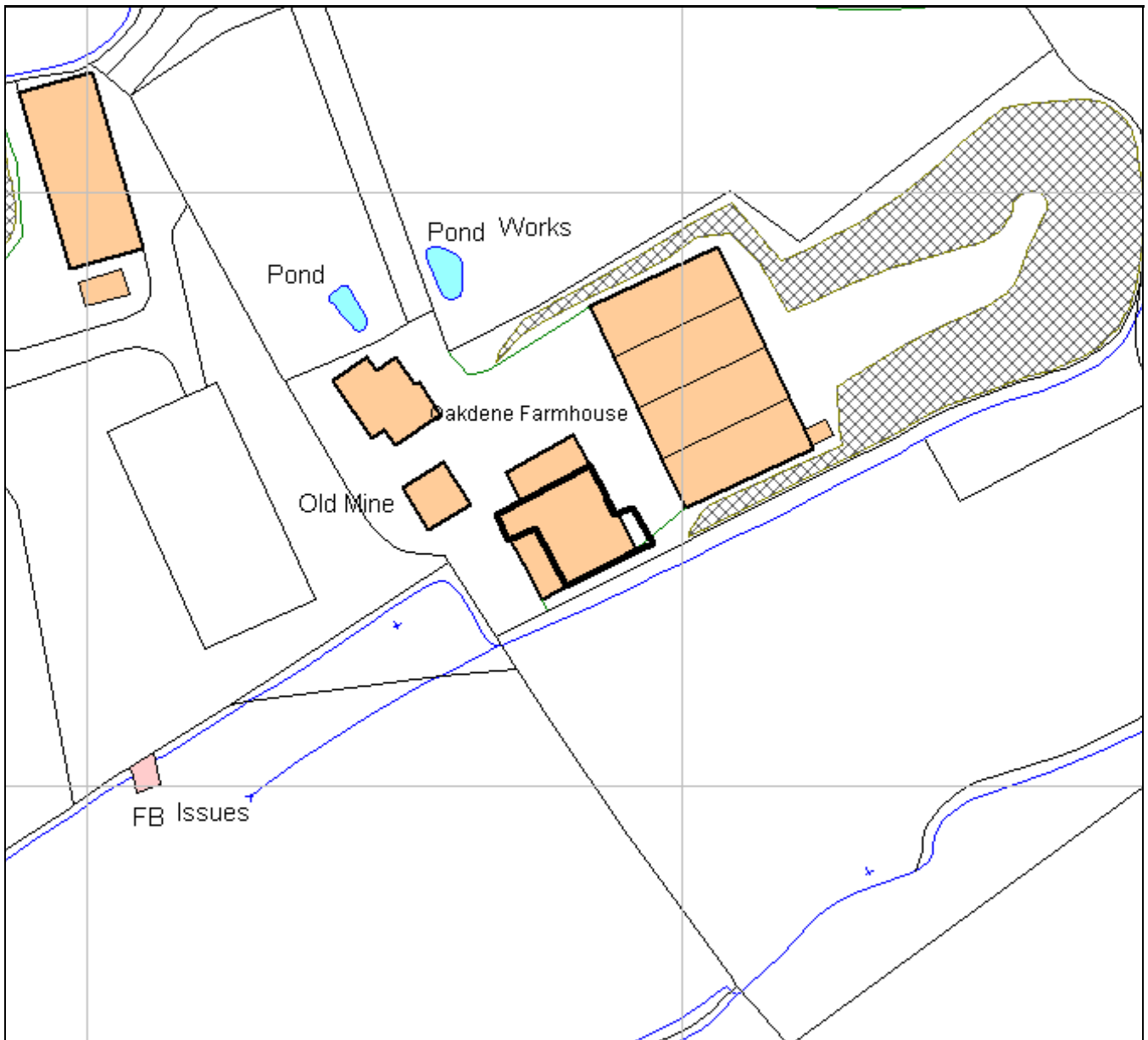
5. Application No: **0178/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX835807**

District/Borough: **Teignbridge District**
Parish: **Hennock**
Officer: **James Aven**

Proposal: **Demolition of two dwellings and shed and erection of new single dwelling**

Location: **Oakdene Farm, Hennock**

Applicant: **Mr M Boon**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. AO1 - Standard 3 Year Condition
2. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Bat, Nesting Bird and Barn Owl Survey report dated 15 January 2012.
3. TO1 - Contaminated Land
4. FO1 - Submit Samples (walls & roof)
5. GO3 - Conservation Rooflights
6. BO1 - Removal of Permitted Development Rights

Introduction

Oakdene Farm lies approximately 400m to the east of Hennock, on the Teign Village road. This application seeks permission to demolish a former agricultural building that contains two separate dwellings and an area of domestic storage and replace it with a single storey dwellinghouse.

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

Planning History

0257/12	Erection of four garages (relocation from permission 0230/09) Full Planning Permission - Householder	Grant Conditionally	16 August 2012
0620/11	Demolition of two dwellings and shed and erection of two dwellings Full Planning Permission	Refused	09 February 2012
0230/09	Change of use from agricultural to domestic involving demolition of existing polytunnels and erection of four garages at Oakdene Farmhouse and North Barn Full Planning Permission	Grant Conditionally	26 October 2009
0200/09	Change of use of part of barn from agricultural store to ancillary domestic storage Change of Use	Withdrawn	23 September 2009
0132/09	Use of West Barn as dwelling house (Use Class C3) Certificate of Lawfulness for an existing use	Certificate not issued	21 May 2009
0054/09	Raise ridge height of existing roof by 1m Full Planning Permission	Refused	17 April 2009
0311/08	Use of West Barn as a single dwellinghouse (Use Class C3) and use of Main Barn for domestic storage purposes Certificate of Lawfulness for an existing use	Certificate not issued	10 July 2008
	Appeal lodged: 03 December 08	Result: Part Dismissed Part Allowed	
0960/07	Use of North Barn as a single dwellinghouse (Use Class C3)		

	Certificate of Lawfulness for an existing use	Certificate issued	27 February 2008
05/21/2103/90	Managers dwelling		
	Full Planning Permission	Grant Conditionally	08 October 1990
05/21/0094/90	4 black polythene tunnels for mushroom growing total area 617sqm		
	Full Planning Permission	Grant Conditionally	20 April 1990

Consultations

Teignbridge District Council:	No additional comments received other than those of EHO
County EEC Directorate:	No objection
South West Water:	No objection
Environment Agency:	Flood Risk Zone 1 - Standing advice applies
Teignbridge District Council (EHO):	The Contaminated Land Assessment indicated that the site or nearby land may have been subject to a former use which may have resulted in soil and groundwater contamination. It may be appropriate to make any planning consent subject to planning conditions re. the submission and implementation of a Remediation Scheme and reporting of Unexpected Contamination.
DNP - Ecology & Wildlife Conservation:	The submitted protected species report is satisfactory. No evidence of bats or nesting birds was found; however the consultant makes recommendations regarding careful working practices and the provision of bat roosting features in the new dwelling – to be made condition of planning consent. Recommendations made in submitted protected species report to be followed and made condition of planning consent.

Parish/Town Council Comments

Hennock PC:	Objects as the parish would be losing one residential property in an area where there is unlikely to be future development. The original site of Oakdene Farm was an agricultural unit and the agricultural tie should remain in place.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD27 - Replacement dwellings in the countryside
- DMD3 - Sustaining the quality of places in Dartmoor National Park
- DMD5 - National Park Landscape

Representations

None to date.

Observations

INTRODUCTION

This application seeks permission to demolish and replace an existing 370 square metre modern agricultural building incorporating two open market dwellings and a domestic store with a new contemporary designed 167 square metre, 3 bed, single storey dwellinghouse, contained within the footprint of the existing barn.

The scheme offers an opportunity to replace a building of fairly poor design and detail with a carefully thought-out and more contemporary looking building, while also reducing the impact from potentially an intensive residential use of the property by decreasing the number of dwellings on the farm.

The barn at Oakdene was a single agricultural building and is currently divided into three units - North Barn, West Barn and the Main Barn. North Barn and West Barn both have certificates of lawfulness for use as dwellings (West Barn through an appeal) while the main body of the barn, Main Barn, was granted permission for ancillary domestic storage use following an enforcement appeal in 2009, subject to conditions limiting the stored items to ancillary domestic connected with the residential units at Oakdene.

PLANNING HISTORY

The building forms part of the Oakdene Farm complex where there has been a number of planning issues in previous years.

In February 2008, a Certificate of Lawfulness was issued for the use of 'North Barn' as a single dwellinghouse (0960/07).

In September 2009, an appeal against the Authority's refusal to issue a Certificate of Lawfulness for the use of 'West Barn' as a single dwellinghouse and the use of 'Main Barn' for domestic storage purposes (0311/08) was part dismissed and part allowed. The Inspector allowed the appeal insofar as it related to West Barn but dismissed the appeal in respect of the main barn. However, noting that the limited size of North and West Barns, the Inspector considered the use of the main barn for ancillary storage to be a sustainable option and granted permission for this use.

In October 2009, permission was granted for the demolition of three existing polytunnels and their replacement with four garages (0230/09), the location of which was amended through a further application in August 2012 (0257/12).

A previous application for the demolition of the two dwellings and storage area and its replacement with two new dwellings was refused in February 2012 as their design and location were considered to detract from the character and appearance of this part of the Dartmoor National Park (0620/11).

PROPOSAL

This application proposes the demolition of the former agricultural building, and the two open market dwellings and domestic storage area it contains, and its replacement with a single

storey dwellinghouse.

The existing building is of concrete block construction under a metal sheet roof with uPVC windows. It is proposed to cover the dual pitched roofs of the replacement building with natural slate while the walls are to be clad with a mixture of vertical timber boarding interspersed with areas of painted render. The main glazed areas have timber ledged and braced doors to act as shutters and help maintain the agricultural character of this contemporary building, while a granite plinth helps connect the building with the local vernacular.

The proposed dwelling has been designed to generally improve the appearance of the property with its size significantly smaller than the existing. The proposed ridge height of the main east-west parts of the building have been kept low with the north-south section lowered further to help break up the roof line.

The proposed dwelling would be located 18m from the boundary with the applicant's house and approximately 280m from the next nearest dwelling. Having regard to the distance to this neighbouring property, it is not considered that the proposal would undermine the residential amenities of the neighbouring occupants.

Parking facilities are provided by the permission granted in August 2012 for the demolition of three existing polytunnels and the construction of four garages.

POLICY

This application is for a replacement dwelling rather than a new dwelling. As such, the Development Plan policies in respect of the provision of affordable housing do not apply. The new dwelling would not be subject to a legal agreement restricting its occupancy as there is an existing use as open market housing.

A replacement dwelling can enable better quality housing to be provided but can also result in major changes to the character of the area. Whilst the existing structure is a modern farm building of no architectural or historic significance, it does have a simple form, sits quietly in this landscape setting, reflects the agricultural history of the property and is of an appropriate design in this rural location.

DMD27 states that replacement of the existing modern structure will be permitted where the development would lead to enhancement of the local environment, a major improvement in energy efficiency and where the proposed replacement is on a scale that is sympathetic to its location.

The design of the replacement dwelling has taken into consideration its rural location and design of the existing building and is the result of pre-application advice. The applicant's agent was advised to keep the design simple, reflecting the agricultural character of the area whilst introducing contemporary elements and traditional materials. What is now proposed is considered an enhancement and will no doubt be a huge improvement on the energy efficiency of the single skinned concrete block barn that currently exists.

The combined volume of the two existing dwellings in the barn is approximately 525 cubic metres. The proposed dwelling measures approximately 664 cubic metres which equates to a 21% increase. Development Plan policy DMD27 states that the volume of a replacement dwelling will not exceed the volume of the existing structure plus an additional 15%. As it is

proposed to replace two dwellings, it could be argued that the total increase in volume could have extended to 30%. The proposal is therefore considered to accord with this policy.

Local Plan policy COR1 requires all new development proposals to respect and enhance the character and quality of local landscapes and the wider countryside and to sustain local distinctiveness.

Policy COR3 requires development to conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities.

Policy COR4 requires new development proposals to demonstrate a scale, layout, and use of materials appropriate to the site and its surroundings, conserving the quality and distinctiveness of the built environment and local landscape character.

Policy DMD3 states that development proposals should help to sustain good quality places in the Dartmoor National Park by responding to and reinforcing locally distinctive patterns of development and landscape.

DMD5 seeks to conserve or enhance the landscape character and special qualities of the National Park by respecting the valued attributes of landscape character types, ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about the landscape and avoiding unsympathetic development that will harm the wider landscape.

PARISH COUNCIL COMMENTS

The Parish Council's comments are acknowledged but no permission has been granted for the two open market dwellings in the barn. Their construction in this location in the countryside would be contrary to policy, inappropriate and any application would have been recommended for refusal. The fact that these two open market dwellings were regularised through the Certificate of Lawfulness procedure is unfortunate. The current proposal to reduce the number of such dwellings to one is therefore considered an enhancement.

The original agricultural workers dwelling on the land is unaffected by this application and the occupancy conditions attached will remain extant.

LANDSCAPE IMPACT

The Development Plan policies require development proposals to demonstrate a scale and layout appropriate to the site, conserve or enhance the quality and local distinctiveness of the built environment and local landscape character.

There are views of the site from Hennock village and the surrounding high ground, as well as from the road to Teign Village, and although partly screened by vegetation, the roof of the existing barn and the impact it has on the landscape can be clearly seen. Although 0.9m higher at the ridge, at less than half the floor area of the existing building the proposed dwelling will be less intrusive in the landscape than the existing building.

The design of the proposed dwelling is considered to be sympathetic to vernacular buildings on Dartmoor and succeeds in conserving the character and appearance of this part of the National Park.

CONTAMINATED LAND

A Contaminated Land Assessment was submitted and forwarded to Teignbridge District Council for consideration as the site and nearby land has been subject to mining in the past which may have resulted in soil and groundwater contamination. The Environmental Health Officer has recommended a number of conditions concerning the submission of a remediation scheme and reporting of unexpected contamination which have been included in the list of recommended conditions.

SUMMARY

For the Authority to consider an application favourably for the construction of a new dwelling to replace the existing barn in this location in the countryside, there would have to be some significant planning gain. The development should not harm the landscape or rural character of the area and it would be necessary to demonstrate that the development would lead to an improvement in energy efficiency which could not be achieved by modification or adaptation of the existing building.

Whilst it is agreed that the existing building is not ideal for residential use, it's design does reflect its original agricultural/horticultural purpose and is not considered to be out of context in this location. The proposed replacement dwelling however has been sympathetically designed to reflect the character of the area and will certainly be more thermally efficient than the existing dwellings within the barn. With only one dwelling instead of two, sustainability and the impact upon the character and appearance of this part of the National Park is likely to be much improved.

It is therefore recommended that the application be approved.

6. Application No: **0120/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX704845**

District/Borough: **Teignbridge District**
Parish: **North Bovey**
Officer: **Andy West**

Proposal: **Timber stables and concrete hardstanding (retrospective)**

Location: **Langaford, North Bovey**

Applicant: **The Langaford Farm Charitable Trust**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The stable block and hardstanding hereby approved shall only be used for private or domestic equestrian purposes only and shall not be used for livery, commercial equine breeding or commercial equestrian use of any kind. Upon them becoming redundant for this purpose, the stables and hardstanding shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the land and facilities.
2. Within one month of the date of this permission, details of the boundary screening to be planted along the northern boundary of the application site shall be submitted to the Local Planning Authority for approval. The boundary screening shall be constructed/planted in accordance with the approved details within twelve months of the planting scheme having been agreed, or such longer period as the Local Planning Authority shall specify in writing. The boundary screening shall be maintained for a period of five years from the agreed date, such maintenance to include the replacement of any trees or shrubs that die or are removed.

Introduction

The application site is immediately to the north-east of a small group of buildings known as Langaford Farm. The site is approximately 0.5 kilometres to the north-east of the small settlement of Lettaford and approximately 3.6 kilometres to the north-west of the village of North Bovey.

The application is retrospective and seeks permission to retain a mono-pitch timber stable block and an area of concrete hardstanding (upon which the stable block is sited).

The building and hardstanding are closely associated with the existing nearby buildings and the residential curtilage of The House at Langaford and whilst screened from public view to the east, south and west, the development is currently a prominent feature in the landscape when viewed from the north.

The key issues are therefore the visual impact of the development and its impact upon the landscape character of this part of the National Park.

Planning History

5/05/225/98/03	Renew and extend existing wooden framed workshop, store, utility room and garden shed to provide better facilities for gardener	Full Planning Permission	Grant Unconditionally	16 October 1998
5/05/064/98/18	Extension to agricultural building for the storage of straw and fodder (4.6m x 7.3m)	Prior Notification	No objection	02 April 1998
5/05/183/96/18	Agricultural building for the storage of straw, fodder and agricultural machinery (9.2m x 7.3m)		No objection	18 September 1996
5/05/201/95/15	Certificate of lawfulness for the use of land for the siting of a mobile home			

	Certificate of Lawfulness for an existing use	Certificate issued	19 October 1995
5/05/202/95/03	Agricultural building for the housing of sheep and storage of fodder	Full Planning Permission	Grant Unconditionally 18 October 1995

Consultations

Teignbridge District Council:	Do not wish to comment
County EEC Directorate:	The details have been inspected and it is considered that there are no highways implications
South West Water:	There are no objections to this development
Environment Agency:	Flood Zone 1 - Standing Advice applies
DNP - Trees & Landscape:	No objection, subject to a condition requiring a native hedge or Devon Bank planted with a native hedge, planted along the northern boundary

Parish/Town Council Comments

North Bovey PC:	Object - There is no need for stables or concrete when stables are deemed to be portable. Stables can be moved around field (as was occurring). Concrete only put down once they had moved out of the field which suggests not portable but permanent. Such knowledge would be commonplace within equestrian circles
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR3 - Protection of Dartmoor's special environmental qualities
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD33 - Horse related development

Representations

None to date.

Observations

THE APPLICATION SITE

The application seeks permission to retain an area of concrete hardstanding, and a three bay stable block that has been sited on the hardstanding. Both the concrete pad and the stable block are sited to the north-east of The House at Langaford, which itself sits within a considerable area of land which is owned by the The Langaford Farm Charitable Trust.

The concrete hardstanding measures 18 metres in length by 6 metres in width and has been laid so that it does not protrude above the ground level of the surrounding field and in effect sits flush to the surrounding pasture land.

The stable block is constructed of timber, with a mono-pitched grey steel profile roof. It has a floor area of 39.24 square metres and at its highest point measures 2.4 metres.

BACKGROUND/PROPOSAL

This application has been made as a direct result of an enforcement investigation (reference: ENF/0070/13) that was begun when complaints were raised with the Authority regarding the creation of the hardstanding and the erection of the stable block. The application is therefore entirely retrospective.

The applicant's agent has stated that the stable block will be used in connection with a longstanding conservation project that is managed by the Charitable Trust. The Agent states that in 1993, Langaforde Farm was identified as a County Wildlife Site and that the land was managed jointly between the Charitable Trust and the National Park Authority in such a way as to provide a suitable habitat for the Marsh Fritillary butterfly. At this early stage this habitat was created by allowing sheep and cattle to graze the land in order to encourage the plant host (predominantly damp and heathy grassland) of the Marsh Fritillary to grow.

However, due to concerns that the holding's cattle were susceptible to infection with tuberculosis by virtue of the presence of a large badger sett in the immediate vicinity, the sheep and cattle were replaced by horses and moorland ponies. These horses and ponies are allowed to graze the land in much the same way as the previously used cattle and sheep, and thus help to create a suitable environment for the butterfly colony.

It is therefore argued that the presence of both the hardstanding and the stable block form part of the conservation management of the farm.

It was originally considered by the applicants and their agent that the area of land where the hardstanding has been laid was within the residential curtilage of The House at Langafords and therefore that the works were permitted development. Following a meeting with one of the Authority's Enforcement Planners it became clear that the application site is outside of the residential curtilage and that formal permission is required for the work.

IMPACT/POLICY CONSIDERATIONS

The stable block and hardstanding are to the immediate north east of the main house and are bordered on the southeast by an existing boundary hedgerow that separates the application site from the residential curtilage of The House. In essence the application site is immediately adjacent to the garden area of the main property and both areas of land must be seen in the same context.

The close proximity of the stable block to an existing hedgerow and a garden area mean that it is almost entirely shielded from view when viewed from the southeast. The presence of an existing high boundary hedge along the eastern, roadside boundary also ensures that the development is shielded from view from this aspect.

It is therefore considered that the hardstanding is a discrete feature within the landscape of this part of the National Park. Whilst at the present time the stable block is visible from the public highway to the north of the site, it is considered that with the addition of screening along the northern boundary, the impact of the development could be sufficiently remediated to an acceptable level that would mean that both elements of the development would be in accordance with policies COR1 and COR3 of the Development Plan. This view is shared by the Authority's Trees and Landscape Officer who states that although at the present time the stable block is highly visible in the landscape, this impact could be easily mitigated by the

planting of a hedgerow along the northern boundary of the application site.

It is also considered that if the stable block were to remain in its current position (and was to be screened) then its visual impact would be much less than if it were to be sited elsewhere on the holding, away from the existing group of buildings.

HORSE RELATED DEVELOPMENT

Policy DMD33 of the Development Plan relates specifically to equine and/or horse related development and states that amongst other things development related to the recreational or commercial keeping of horses should not harm the local landscape character and that where new buildings are to be erected, they should be well-related to existing buildings and other local features.

It is considered that the development is well related to the buildings that exist in its immediate vicinity. Furthermore, if the development were to be screened from view by way of planting along the northern boundary it is felt that the visual impact of the stable building in particular would be reduced to such a negligible level that it would be considered that it did not harm the local landscape character.

CONCLUSION

The application seeks to retain a modestly sized stable block and an area of concrete hardstanding. By virtue of the fact that the hardstanding has been laid in such a way that it is level with the surrounding land, it has little or no immediate visual impact. Furthermore, this portion of the development does not cause any form of impact on the landscape character of the area.

The stable block is sited in close proximity to a group of existing buildings and is screened from view from a number of aspects. However, at the present time is highly visible from the public highway to the north. That having been said, it is considered that if this boundary were to be screened with a natural hedgebank, the visual impact of the development would be significantly reduced and the development would be assimilated in the landscape to such an extent that there would be no objections to the development.

With this in mind, it is recommended that the application is approved with appropriate conditions to limit the use of the building and to ensure the planting of screening along the northern boundary of the application site.

7. Application No: **0219/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX645936**

District/Borough: **West Devon Borough**
Parish: **South Tawton**
Officer: **Louise Smith**

Proposal: **Erection of building for agricultural use and the stabling of horses**

Location: **Great Down, South Zeal**

Applicant: **Mr & Miss Lawrence**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Unless otherwise agreed in writing by the Local Planning Authority, anthracite grey corrugated fibre cement roof sheets shall be used in the finishing of the external roof of the building.
3. LO1 - Submit Landscaping Scheme
4. The agricultural and equestrian building hereby permitted shall only be used for agricultural and equestrian purposes reasonably necessary on the holding to which it relates. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
5. Within 1 month of the agricultural and equestrian building hereby approved being brought into use, existing buildings A & B shown on approved drawing 1138/A/B shall be removed from the site and the land reinstated to its former condition.

Introduction

The application relates to a 1.5ha/3.7 acre field to the north of Ford Cross behind residential properties and accessed through the domestic curtilage of Great Down (the applicant's house).

The field is located to the north west edge of the village and the western boundary of the site flanks the main road leading from Whiddon Down to Sticklepath. The site is elevated above the public highway and there are distant views to the high moor. There is an existing arrangement of small stables, agricultural buildings and yard on the site, immediately to the rear of the dwellings.

The application proposes a small mixed use building for agricultural and equestrian use, measuring 13.5m by 6m.

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

Planning History

0659/13	Erection of agricultural livestock building (18m x 6m)		
	Full Planning Permission	Withdrawn	04 February 2014

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

South West Water: No objection

Environment Agency: No objection - flood zone 1 standing advice

DNP - Trees & Landscape: No objection, subject to an appropriate landscaping scheme being agreed with the Authority to help assimilate the building into the landscape

Parish/Town Council Comments

South Tawton PC: The Parish Council is not in support of the planning applications because (i) it is in a residential area, and (ii) by one of the entrance roads to South Zeal

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

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

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

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

DMD33 - Horse related development

DMD34 - Agricultural and forestry

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

Representations

None to date.

Observations

PLANNING HISTORY & THE PROPOSED DEVELOPMENT

The application follows withdrawn application 0659/13. This application has been worked up in discussion with the previous case officer and seeks to address the concerns raised by officers and the Parish Council.

The proposed building is to be used for the stabling of two horses, lambing, storage of livestock trailer, hay and bedding. The applicant owns the 3.7 acres of land where the building is proposed and rents a further 8 acres nearby. He has a flock of 21 sheep plus lambs and 2 horses. In the interests of sustainability and good animal husbandry the proposed building is located in close proximity to the applicant's house.

In contrast to the recently withdrawn application, this proposal reduces the length of the proposed building by omitting the lower end bay. The height of the proposed building has been reduced by 0.5m. The siting is as the previous application, at the northern edge of the existing concrete yard, and a simple timber open-fronted building is proposed with anthracite grey corrugated roof sheeting

POLICY CONSIDERATIONS

Development Plan policies COR1, DMD1b, COR3 and DMD5 set out the objectives for the conservation and enhancement of local landscape character, visual amenity and the special qualities of the Dartmoor National Park.

Policy DMD33 sets out the principles for equestrian development proposals giving

consideration to the capacity of the land, relationship to existing buildings, design and impact on local landscape character.

Policy DMD34 supports agricultural developments where there is a need proportionate to the use of the land, they demonstrate a scale and form well related to their function, relate well to topography, local landscape features and building groups.

Policy DMD4 establishes the principles for the protection of residential amenity.

LANDSCAPE IMPACT

The trees to the west of the site, along the highway boundary, would screen the proposed development from the highway for the most part. Whilst the existing buildings on site and housing developments are visible from high ground to the south west, the proposal is well related to existing building groups and would enclose the existing yard along its northern boundary. It would also be seen against a backdrop of rising ground when viewed from the high moor. Given the scale of the proposed development, relationship with existing developments and topography, scope for landscaping around the building to minimise impact, it is considered on balance that the proposal will conserve the character and appearance of this part of the National Park landscape, on the fringe of the village of South Zeal adjacent to 20th Century developments.

RESIDENTIAL AMENITY

No objections have been received by neighbouring residents although the Parish Council in their objection to the development proposal state that the site is in a residential area.

The proposed building would be separated from neighbouring dwellings by existing agricultural and equestrian buildings. Given the scale and nature of development proposed and the relationship presented with surrounding developments, it is not considered that the proposal would harm the residential amenities of neighbouring occupiers. The applicant already keeps the livestock in this field and the building would only be used to stable horses and seasonally for lambing. These activities are understood to already take place on site. It is small operation, which is limited by the access arrangement into the field which is through the applicant's domestic curtilage.

CONCLUSION

The proposed development would be viewed against the backdrop of rising land and in close association with existing buildings on the edge of the settlement of South Zeal. A landscaping scheme is proposed to integrate the building into this setting.

The proposal reflects the agricultural and equestrian activities already taking place within the field and the scale and nature of the proposed development, is such that no adverse impact is considered for the residential amenities of neighbouring occupiers.

The application is therefore recommended for approval.

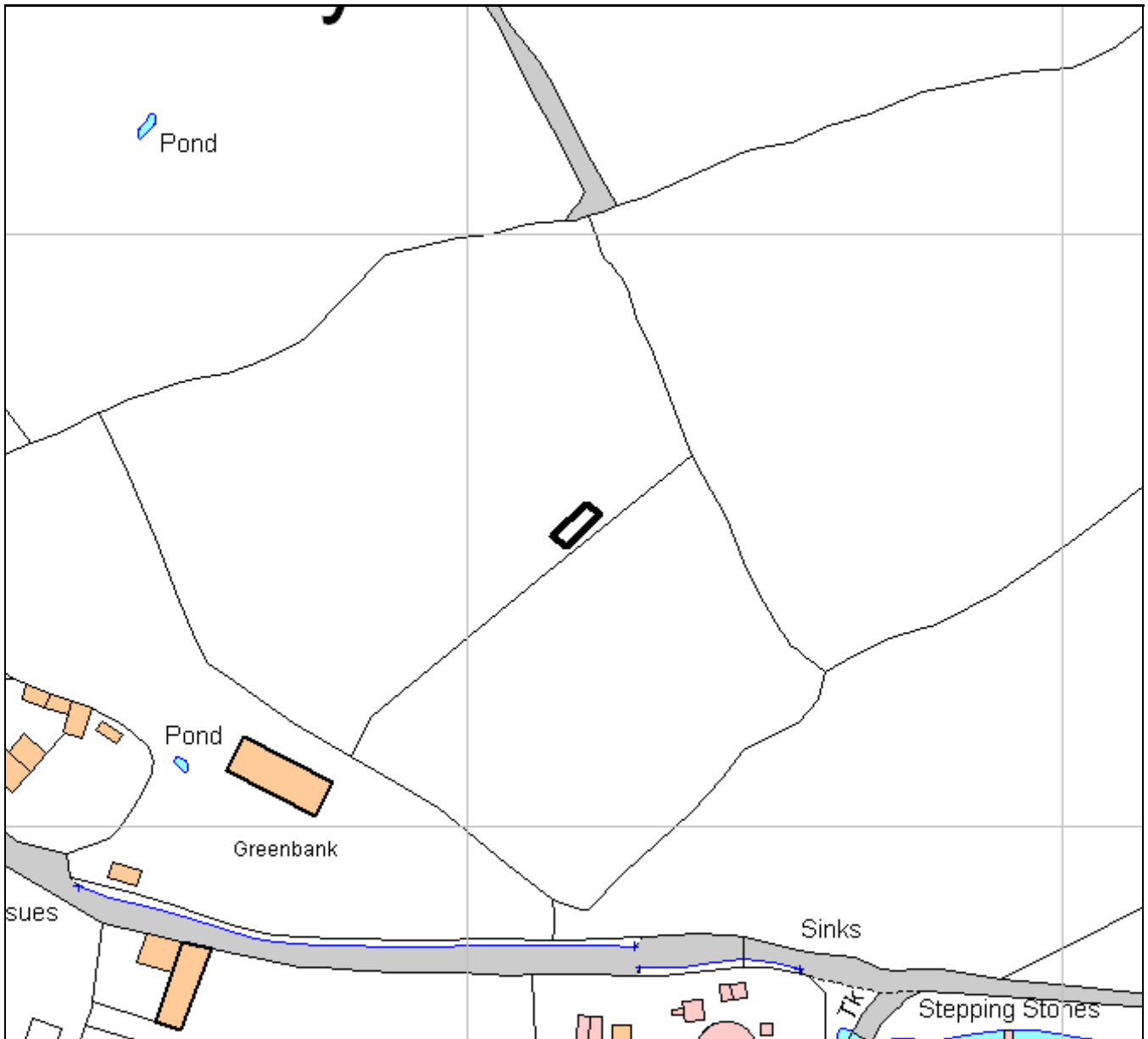
8. Application No: **0193/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX742838**

District/Borough: **Teignbridge District**
Parish: **North Bovey**
Officer: **Oliver Dorrell**

Proposal: **Change of use of land from agricultural to site observatory and storage shed**

Location: **land adjacent to Greenbank,
The Village, North Bovey**

Applicant: **Mr L Shorthouse**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by reason of its siting and design, would constitute a unjustified intrusion into the open countryside, to the detriment of local landscape character and harmful to the visual amenities of this part of the National Park. The development would therefore be contrary to policies COR1, COR3 and COR4 of the Dartmoor National Park Authority Core Strategy Document, policies DMD1b and DMD5 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document and statements of Government advice contained in English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The application seeks permission to erect an observatory and storage shed on land to the rear of Greenbank, North Bovey.

The proposal is for a circular building measuring 2.6m in diameter with a domed roof at 2.7m high. The observatory would be to accommodate a telescope for the applicant's personal use.

A further building consisting of timber shed is proposed immediately to the south-west of the observatory which would house additional equipment relating to the astronomical use, including computers and a second telescope.

Both buildings would be enclosed by mixed species hedge.

This is a re-submission of 0071/14 which was withdrawn on the advice of Officers following concern over visual and landscape impact.

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

Planning History

0071/14	Change of use of land from agricultural to site observatory and storage shed		
	Full Planning Permission	Withdrawn	07 March 2014

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	Standing advice - flood zone 1
DNP - Trees & Landscape:	Recommend refusal. The proposal will have a detrimental visual and landscape character impact

Parish/Town Council Comments

North Bovey PC:	Support, subject to trees for hedgerows planted at the same time building commences
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection

Concerns raised regarding siting of the buildings, scale of development and lack of substantial planting scheme

Observations

PROPOSAL

The proposed observatory and ancillary storage building are intended to accommodate a telescope and associated equipment.

The observatory itself would be formed of a fibreglass shell with colour to be agreed while the shed would be stained timber with a dark grey profile metal roof.

It understood that the buildings will be for the applicant's personal use although it was indicated during a site visit that there may be opportunities for interested parties from the village to visit periodically.

SITING

The buildings would be located in the field to the north-east of Greenbank on the southern edge of the village. The field is enclosed with Devon banks with native hedgerows growing on top.

The land rises up from the house in a north-easterly direction and the buildings would be broadly centrally positioned within the field some 60m from the dwelling. Contrary to indications on the location plan there is no hedge running through field so the proposed development would be seen in isolation of any existing landscape features.

LANDSCAPE IMPACT

Development Plan policy DMD5 requires development proposals to conserve and/or enhance the character and special character of the Dartmoor landscape by respecting the valued attributes of the established landscape character types and avoiding development that will harm the wider landscape.

The site and field fall within Landscape Character Type 2D (Moorland Edge Slopes), identified in part by a strong pattern of medieval fields, mainly pastoral in character with prominent Devon hedgebanks.

It is considered that the proposed development, consisting of two isolated buildings in a field, would be inconsistent with the local landscape character. It would fail to conserve or enhance the special qualities of the local landscape type and would introduce a harmful urbanising element which would be at odds with the pastoral character of the medieval field system.

Moreover the mitigation proposed in the form of the hedge would neither respect the traditional field pattern nor adequately assimilate the proposed development into the landscape, and may even result in being as intrusive as the buildings themselves.

VISUAL IMPACT

The proposed development would be visible from the public footpath to the south-west of the Greenbank, on the opposite side of the lane. There would also be glimpses from the road towards Fairbrook Bridge.

From both these locations the proposed buildings would be seen very much as isolated structures bearing no relationship to existing landscape features or buildings.

The buildings themselves would not reflect the local vernacular character of other buildings nearby.

Through its siting and form the proposed development would therefore be detrimental to the appearance of this part of the National Park, contrary to policies COR1 and COR4.

ALTERNATIVE LOCATIONS

A number of alternative locations have been considered for the observatory and shed, including the far northern corner of the field and land within the domestic curtilage of the house, however none have been accepted by the applicant as viable options, the principal reason being that the development by its nature requires an open aspect on all sides to provide uninterrupted views of the night sky and there are a number of trees present in all but the central field location.

That said there are no allowances in policy terms to site buildings and development clearly associated with a hobby or pastime away from the house to which it relates. Whilst the development in itself is small scale an approval will set a precedent for other sporadic forms of development on agricultural land to the detriment of the character and beauty of the National Park. Building on agricultural land is restricted to that essential to serve the land or as allowed for in other adopted policies in the Development Management and Delivery Plan.

CONCLUSION

The proposed development would constitute an unwarranted domestic intrusion into the open countryside. It would fail to respect valued local landscape character attributes and would have a harmful visual impact, to the detriment of the appearance of this part of the National Park.

9. Application No: **0243/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX643595**

District/Borough: **South Hams District**
Parish: **Ivybridge**
Officer: **Oliver Dorrell**

Proposal: **Erect wooden interpretation board**

Location: **Harford Moor Gate Car Park,
Ivybridge**

Applicant: **Dartmoor National Park
Authority**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

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

Introduction

The application seeks full planning permission for the erection of an interpretation board at the car park at Harford Moor Gate, near Ivybridge.

The colour printed foamex board would be A0 size (1180mm x 840mm) and would be mounted on a timber frame and inserted into the ground at the entrance to the car parking area.

This is a re-submission of 0611/13 which was reported to the Planning Committee in January and was subsequently withdrawn.

This application is reported to Committee as the Authority is the applicant.

Planning History

0611/13	Erect wooden interpretation board on legs		
	Full Planning Permission	Withdrawn	07 April 2014

Consultations

South Hams District Council:	Comments awaited
South West Water:	Comments awaited
County EEC Directorate:	No highway implications
Environment Agency:	Standing advice - flood zone 1

Parish/Town Council Comments

Harford PC: At a recent meeting of the Executive Committee of Harford Parish Meeting the application received unanimous approval. It is considered that the board is necessary and will be an asset within the Parish.

The Committee also asked that content on the board should remind visitors of the need to maintain good behaviour in the area, and in particular to draw their attention to by-laws (particularly regarding camping) relating to the vicinity of the Butterbrook stream, which provides water to a number of homes within the Parish

Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR4 - Design and sustainable development principles
- DMD1a - Presumption in favour of sustainable development

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

DMD6 - Dartmoor's moorland and woodland

Representations

None to date.

Observations

PROPOSAL

The proposed board would be located at the entrance to the car park on the moorland fringe. It is intended to provide information on Harford Moor and the wider area.

JUSTIFICATION

The application is accompanied by a supporting statement which sets out the reasons for the application. The proposal follows discussions with the National Park Authority and local stakeholders, including the local MP, Ivybridge Town Council and the owner of Harford Moor. A request was submitted to the Authority for a new interpretation board in the car park to promote responsible enjoyment of the Harford Moor and the wider National Park landscape.

A copy of the supporting statement and a visual representation of the board are appended to this report.

VISUAL IMPACT

The board would be attached to a timber frame and positioned on a small area of grass verge adjacent to the cattle grid. The car park is enclosed by steep grassed banks to the south and to the east. The board would sit below the height of the stone wall which extends along the northern boundary of the site. The proposal would not affect long distance views from the open moorland.

It is considered that the siting, design and materials proposed for the construction of the board and framing are appropriate for use in this location and that there would be no significant impact on the character and appearance of this part of the National Park.

The proposed development is therefore considered to be in accordance with relevant policies concerning the protection of the special character of the National Park, namely COR1, COR4, DMD1b and DMD5.

CONCLUSION

The proposed board will help to promote understanding of the special qualities the National Park whilst preserving the character of the landscape.

0243/14

Interpretation board at Harford Moorgate

In June 2013 Alison Kohler and I attended a meeting held in Harford. Present were MP Gary Streeter, Lesley Hughes (Ivybridge Town Council), Steve Kent (DCC) John Howell (owner of Harford Moor) and David, a local farmer.

We were there to talk about concerns raised by the local commoners and farmers regarding Harford Moor and its use by visitors. A number of incidents had arisen over the past couple of years including fly tipping, unauthorised long term camping, dog attacks on sheep, vehicles driving across the moor and general anti-social behaviour.

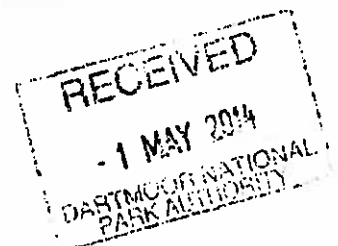
The area is used extensively particularly by Ivybridge residents and the narrow 2 mile lane running up from Ivybridge to Harford Moor gate is often blocked and congested. It was agreed that work would be done to try and encourage more Ivybridge residents to access the Moors from Ivybridge by foot. There was talk that a board may be erected in the Park and Ride encouraging people to park in Ivybridge and not at Harford Moor Gate. Alison K agreed that DNPA would ask the OS map's to remove the blue "P" from all future maps as the Moorgate car park is not really big enough to be advertised.

The local landowner and commoners have at their own expense removed the Moorgate (which was often left open or vandalised) and replaced with a cattle grid.

Finally it was asked by the land Owner and local farmers if we, DNPA, could erect an interpretation board in the car park at the Moorgate giving positive messages about the area to include the fantastic archaeology, the history and importance of farming on Dartmoor, and the recreational pursuits that could be undertaken. It would also include information about the wider area of the park in conformity with other boards already in use. Hopefully this would encourage people to act more responsibly in the area, have a greater appreciation for Harford Moor and the Park as a whole and to have a better understanding about how Dartmoor has evolved through farming practices to become the fantastic place we all now enjoy. This was agreed by Alison K as a great idea, backed up by Gary Streeter and Lesley Hughes.

The siting of the board is planned to be just inside the cattle grid in the car park, which is the site of a small quarry. Because it is a small quarry the car park cannot be seen from the higher moor, which means that the sign will only be viewed from the car park area and not from the surrounding moor.

Andrea Roberts
Sector Ranger



0243/14

Harford Moor

Dartmoor National Park



explore further
 Dartmoor National Park is a vast area of open country in the south of England. It is a beautiful area with a rich history and a wide range of outdoor activities. The park is a natural beauty and a cultural heritage. It is a place where you can enjoy the outdoors and the history of the region.

What to see
 Dartmoor National Park is a vast area of open country in the south of England. It is a beautiful area with a rich history and a wide range of outdoor activities. The park is a natural beauty and a cultural heritage. It is a place where you can enjoy the outdoors and the history of the region.

What to do
 Dartmoor National Park is a vast area of open country in the south of England. It is a beautiful area with a rich history and a wide range of outdoor activities. The park is a natural beauty and a cultural heritage. It is a place where you can enjoy the outdoors and the history of the region.

What to eat
 Dartmoor National Park is a vast area of open country in the south of England. It is a beautiful area with a rich history and a wide range of outdoor activities. The park is a natural beauty and a cultural heritage. It is a place where you can enjoy the outdoors and the history of the region.

What to drink
 Dartmoor National Park is a vast area of open country in the south of England. It is a beautiful area with a rich history and a wide range of outdoor activities. The park is a natural beauty and a cultural heritage. It is a place where you can enjoy the outdoors and the history of the region.

Get active on Dartmoor
 Dartmoor is a beautiful area with a rich history and a wide range of outdoor activities. The park is a natural beauty and a cultural heritage. It is a place where you can enjoy the outdoors and the history of the region.

Dartmoor covers an area of 368 square miles (954 sq km) and contains the largest area of open country in the south of England. Dartmoor was designated a National Park in 1951, not least because of its outstanding natural beauty and cultural heritage.

The Dartmoor National Park Authority is a statutory body established to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

The Authority is responsible for the management and development of the National Park for the public. The Authority also has a duty to look to the economic and social well-being of the local community.

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WALKERS IMAGE

LANDSCAPE IMAGE

LIVESTOCK LANDSCAPE IMAGE

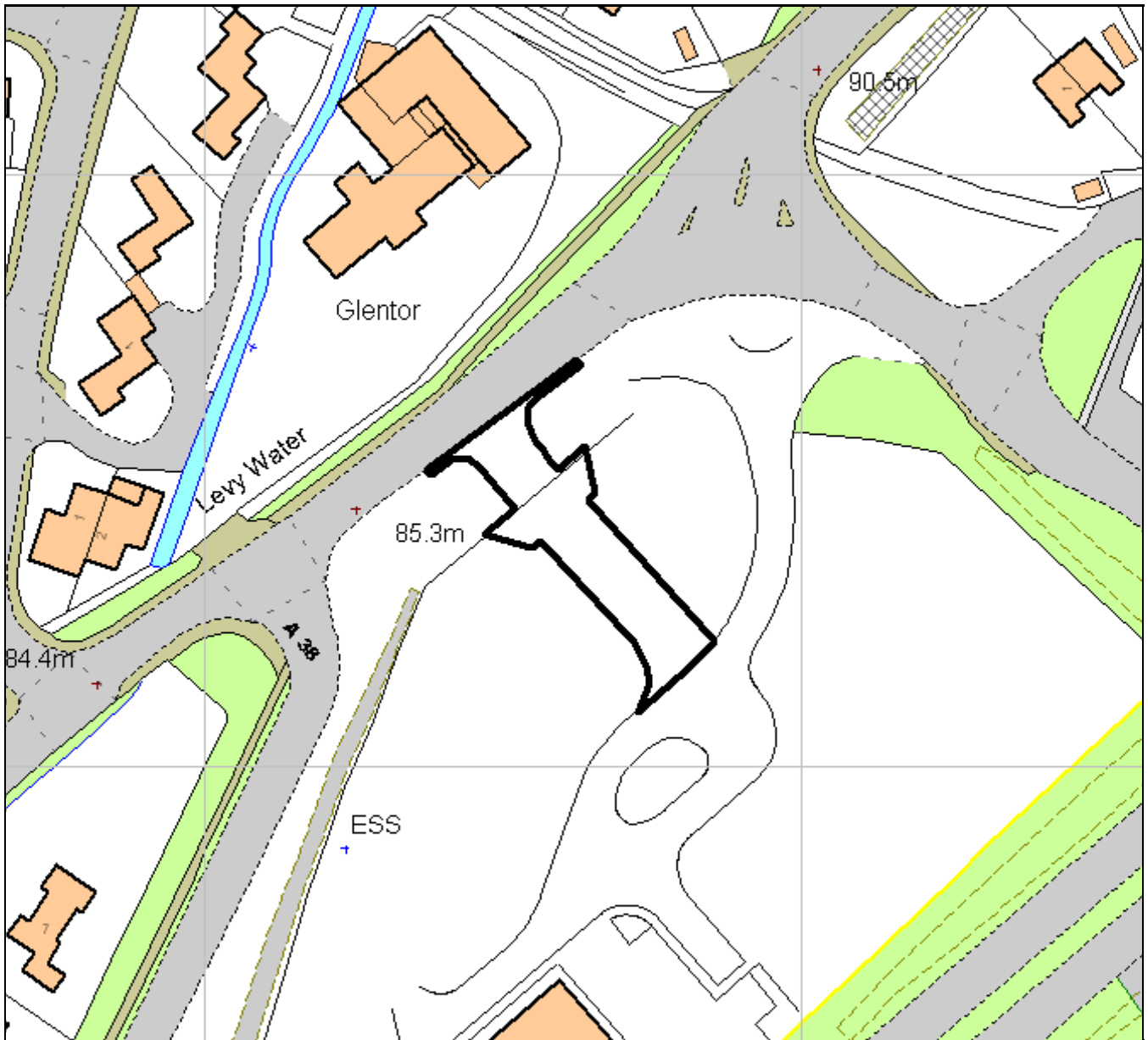


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10. Application No: **0287/12**
Application Type: **Full Planning Permission**
Grid Ref: **SX763704**
Proposal: **Permanent access road**
Location: **Dolbeare Business Park,
Eastern Road, Ashburton**
Applicant: **Poppy Properties Ltd**

District/Borough: **Teignbridge District**
Parish: **Ashburton**
Officer: **Christopher Hart**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. In the absence of the necessary legal agreement in respect of off-site highway works, the proposed access would be likely to lead to conditions that would be prejudicial to public highway safety, contrary to policy DMD38 of the Dartmoor Development Plan and the advice contained in the National Planning Policy Framework and the English National Parks and The Broads UK Government Vision and Circular 2010.

Introduction

Dolbeare Business Park is located at the eastern entrance to the town adjacent to the B3352 and close to the Linhay junction of the A38 Devon Expressway. The site is currently partly developed following the initial planning permission granted in 2003 and a permission for the detailed approval of buildings. An extant permission for seven industrial/office units has been implemented by the construction of the new police station building. This building is the currently the only building on the site. The proposal is for a permanent access road to replace the temporary planning permission granted in early 2012.

The application is re-presented to Committee in view of the inability to resolve the required legal agreement.

Planning History

0523/11	Temporary access road for a period of three years (retrospective application)		
	Full Planning Permission	Grant Conditionally	09 January 2012
0243/11	Erection of supermarket		
	Full Planning Permission	Withdrawn	04 August 2011
0906/07	Erection of seven business units with associated access road, car parking and landscaping		
	Approval of Details	Approve Conditionally	14 April 2009
0278/07	Erection of five business units with associated access road, car parking and landscaping		
	Approval of Details	Withdrawn	29 June 2007
0286/06	Variation of Condition 1 of outline permission ref 0043/02 to allow period for submission of reserved matters to be extended from three years to five		
	Full Planning Permission	Grant Unconditionally	16 June 2006
0043/02	Employment use, Class B1 only		
	Outline Planning Permission	Grant Outline Conditionally	07 July 2003
0419/01	Employment uses B1, B2 and B8		
	Outline Planning Permission	Refused	10 September 2001
5/31/028/95/03	Renewal of permission ref 88/0388/31/3D for the construction of an office building with associated car parking and access works		
	Full Planning Permission	Grant Conditionally	11 April 1995
05/31/0388/88	Headquarters for Greymatter Ltd: Business use classes B1, B2 and B8		

	Approval of Details	Approve Conditionally	07 March 1990
05/31/0825/86	Workshop units		
	Outline Planning Permission	Refused	05 September 1986
	Appeal lodged: 05 October 86 Result: Allowed		

Consultations

Teignbridge District Council:	No objection
South West Water:	No objection
Environment Agency:	No objection - Standing advice Flood Zone 1
Highways Agency:	The Agency is maintaining a holding objection pending the outcome of revisions to the drawings relating to the slip road and in relation to confirmation that the vehicle tracking information is appropriate. It is anticipated that the recent revisions and ongoing discussions will address these concerns
County EEC Directorate:	The application is described as a permanent access road. Its construction will also require off site highway improvements to be agreed with the Highway Authority. Based on the technical information submitted, the right turn facility is considered adequate. There will be a requirement to submit further details to allow an engineering audit to be undertaken including drainage arrangements, lighting and signage requirements. Vehicle tracking/swept paths need to be prepared to ensure articulated vehicles can be accommodated. A pedestrian link to the existing bus stop should be required
DNP - Trees & Landscape:	<p>In respect of the revised plans no objection in principle however still awaiting final drawings and vehicle tracking information to inform the necessary safety audit.</p> <p>The revised plans move the position of the access road slightly to the east. The pavement between the road and the tree has also been removed</p> <p>If the road is constructed in this way part of the tree's root system may be damaged. While the tree would be expected to survive, it's long term health may be compromised. Four extra heavy standard trees are proposed as compensatory planting. These will have little initial impact but will soften the impact of the development when established.</p> <p>The access road will be close to the tree's canopy and will require the canopy to be lifted to provide vehicle clearance. This work will unbalance the crown and, aesthetically, it will not be as attractive as it is now.</p> <p>On balance, no objection to the proposal subject to the consideration of conditions requiring the submission of an</p>

arboricultural method statement setting out how the tree will be protected during construction.

Parish/Town Council Comments

Ashburton TC: Object to the latest revisions to this proposal. The Council is of the opinion that the roundabout approved under the previous planning permission should be installed.

The revised information appears to be ambiguous. While it proposes to retain the Sycamore tree it is considered that this will be affected by the works. The amendment to retain two slip lanes off the A38 is welcome however, the Council remain unconvinced that the location of the access, within 10m of a sharp right hand bend, is safe. There is also concern about the loss of highway verge necessary to allow for the re-alignment of the highway and construction of crossing islands

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR4 - Design and sustainable development principles

DMD38 - Access onto the highway

Representations

1 letter of objection 1 other letter

The objector considers that the site has been an eyesore for a long time. In respect of the traffic survey he questions whether the cheaper option of pursuing the access road as opposed to the roundabout will compromise pedestrian and road safety. There is also a question as to whether employees on the site will actually walk/cycle to the town centre as stated. The provision of the new bus shelter is also considered inadequate.

The other letter raises similar concerns and questions the impact this undeveloped site is having on this important entrance to the town.

Observations

UPDATE

Members will recall that they were minded to approve this application in December 2012 subject to the compilation of a legal agreement to ensure the necessary off-site highway works were undertaken to improve road safety issues in this part of Ashburton. Despite protracted negotiations the Authority is no nearer to resolving this matter as the landowner is unable to sign the agreement which would release the planning permission. It leaves Officers with no option but to refer this matter back to Members with a recommendation to refuse planning permission. This is an unfortunate situation, particularly where this was seen as a practical solution to the ongoing issues with regard to access to this development site. However, highway advice is clear that this proposal cannot be supported without the necessary safety works in place.

It follows that the Authority will need to look afresh at the currently unauthorised access to the

one building that currently occupies the site. Negotiations with the Police Authority are underway to ensure there is an understanding concerning potential legal action in respect of that access. A further enforcement report will be tabled before Members in due course.

Members are referred to the previous report set out below for information. An extract of the minutes of that meeting are appended to this report.

PLANNING HISTORY

The current planning permission relating to the development of Dolbeare Business Park dates back to 2003 when outline permission was granted for B1 class industrial use of the land. A subsequent detailed application, granted in 2009, gave permission for the erection of seven business units for office and light industrial uses. Access to the site was proposed byway of newly constructed roundabout onto Eastern Road (B3352).

The first of these units was constructed and is now occupied by the Devon & Cornwall Constabulary. Construction of the corresponding units halted when the development company went into receivership. Whilst partly constructed the proposed roundabout access remains incomplete.

In January of this year a temporary planning permission was granted to regularise an unauthorised access road which had been constructed to serve the building now occupied by the Constabulary. That permission was limited in time and expired on 31 December 2012. The temporary permission limited its use to that of the existing building only.

THE APPLICATION

The application presents a revised access, designed to be appropriate to serve the development site as a whole. It replaces the need for the roundabout which is now considered unviable to construct.

The section of new roadway is approximately 25m in length, with a width of 6m linking with the internal site access road which is already in existence. A footway is proposed to link with the existing bus shelter on Eastern Road. Further carriageway improvements, including junction realignment works and crossing islands are proposed as part of the scheme.

POLICY

The Core Strategy policy COR21 and emerging Development Management and Delivery Development Plan Document policy DMD38 are specific to this application. They both seek to ensure that highway related development respects the need for safe accesses and that associated development does not compromise the standard, function and use of the adjoining road network. Particular attention should be given to the need to retain (amongst other landscape features) roadside trees.

The Core Strategy general policies COR1 and COR4 emphasise the need for high quality design solutions appropriate to their setting.

HIGHWAY SAFETY

An important element of this scheme is to ensure that the proposed access meets current highway safety standards. The applicant has commissioned a detailed traffic assessment to

project the expected traffic types and flows associated with the development site and the vicinity. This has involved tracking existing and potential vehicle movements resulting in a revised junction configuration outside the site. The alignment and marking out of the A38 sliproad junction adjacent to the site has been included in this assessment.

The Highway Authority (Devon County Council) and the Highways Agency have been extensively consulted on the detailed scheme. The latest revisions are expected to meet their respective requirements and it is hoped will pass the necessary safety audit. It should be noted the applicant will be required to enter into an agreement, under section 278 of the Highways Act, to carry out the necessary site works within the public highway.

TREE PROTECTION & LANDSCAPING

A mature Sycamore tree is positioned on the northern boundary of the site adjacent to the position of the new access. This has significant amenity value in this location. Detailed plans have been sought to ensure that this tree is retained and protected during the proposed works. While its longer term health may well be affected by the construction of the access, further compensatory planting in the form of four extra heavy standard Oak trees is proposed. A boundary hedgebank, planted with indigenous species is proposed along the northern roadside boundary. The existing verge is proposed to be reinstated.

CONCLUSION

The detailed planning permission granted in 2009 envisaged that the site would be served by an access off a newly constructed roundabout. Part of this structure, within the site boundary was implemented however, due to financial difficulties the development company halted construction. While it is legally possible for a subsequent developer to pursue this option, the permission having been enacted by the construction of the first unit, the cost of its completion, at around £700,000, is likely to remain prohibitively expensive in the current economic climate.

The alternative option proposed by this application seeks to overcome the obstacle to further development of this site by providing a safe alternative access to the site, designed to meet the requirements of the fully developed site as the planning permission currently permits. While it also caters for projected future traffic flows it does not, in itself, mean that alternative classes of industrial/retail development would be allowed on the site. That would require the consideration of a further planning application should a future developer wish to propose it.

In conclusion, the access road as proposed offers a solution which would allow the continued development of this important employment site. Byway of the conditions relating to timing of works, offsite highway works and landscaping it would also provide the means to ensure the visual aspect of the site is improved within a specified timescale.

STEPHEN BELLI

**Extract from Development Management Committee meeting held on
7 December 2012**

Minute No. 1345

Item 5 – 0287/12 – permanent access road – Dolbeare Business Park, Eastern Road, Ashburton

The Case Officer reminded Members that, in 2011, Committee had granted temporary access to the site; permanent access was now sought in the form of a revised access, designed to be appropriate to serve the development site as a whole and replace the need for the roundabout which was considered unviable to construct. In addition, further carriageway improvements were proposed, including junction realignment, crossing islands and a footpath.

The application has been with the Authority since June 2012 and has been the subject of a Highways safety audit and an engineering audit. The proposed scheme has been considered a good and acceptable replacement for the originally proposed roundabout.

It was proposed to amend condition 3 to state "*the works hereby approved shall be commenced within 12 months of the date of this permission*".

No permission would be granted prior to the signing of the 278 Highways Agreement regarding offsite works.

Mr Nutley advised that, in his opinion, the diagram on page 29 of the committee papers was not to scale and that the right turn facility would prove inadequate. He was of the view that heavy vehicle wanting to turn right would encounter problems; the turn would also be extremely close to a bend.

Mr Barker asked Mr Gubby, Highways Officer, to advise the Committee whether there were any outstanding highways issues, as he also had concerns regarding visibility.

Mr Gubby advised that the application had been subjected to a lengthy, technical process, which, amongst other things, considers levels of traffic. Three scenarios were considered: the development as is stands, the development plus a convenience store, and the development plus a convenience store and a hotel. The safety audit identified no issues. With regard to the engineering audit, the application passed all three scenarios; it would not just provide access to the development site but would also take into account the traffic for the local school and Glendennings heavy vehicles. He added that the pedestrian island may need to be moved.

With regard to the s.278 agreement, this could address issues regarding signage, lighting etc. Highways would expect a full engineering plan which would be banded. On completion of works, a Stage 3 safety audit would be undertaken – any issues

arising from the audit would be required to be put right by the developers prior to moving on another stage.

The Head of Legal and Democratic Services advised Members that the s.278 agreement, whilst being a Devon County Council document, would also be in his control with regard to Authority requirements.

In response to Mr Vogel's query, Mr Gubby advised that the mature tree which would be retained was set well back and would not interfere with visibility. In addition, he advised that the largest vehicle that would potentially use the revised highway had been taken into account during the safety audit. Traffic speeds have been recorded as between 20 – 25 mph. He added that the proposal before Members was assessed as a safe option.

Mr Retallick commented that the original proposal had been for a roundabout with a large layby to facilitate school buses. He felt that the right turn and new access as proposed would be unsuitable.

Mr Harper, in view of the discussions and advice received by the Committee, and in addition the fact that a further two safety audits would be carried out, proposed the recommendation, which was seconded by Mr Hoskin.

In response to Member queries, the Head of Legal and Democratic Services advised that planning permission would not be granted until the requirements of the s.278 Highways Agreement had been settled.

RESOLVED:

That, subject to a satisfactory s.278 Agreement and the conditions as stated within the report, and the amendment to condition 3 as detailed above, permission be GRANTED.

Mr Sanders requested that his abstention be recorded. Mr Nutley requested that his vote against the recommendation be recorded.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 June 2014

REQUEST FOR APPROVAL OF NON MATERIAL AMENDMENTS

Report of the Director of Planning

Recommendation: **That the non material amendment be approved**

Application Ref	0018/10	District:	Teignbridge
Grid Ref:	SX 784 770	Parish:	Illsington
Officer:	Jo Burgess	Proposal:	Alteration and Extension
Location	Greenacre, Green Lane, Illsington		

PLANNING HISTORY

Planning permission was granted in March 2010 for alterations and extensions to Greenacre. The approved plans included an extension to the side of the house and a detached wood store between the house and the eastern boundary of the site.

PROPOSED AMENDMENT

The applicant wishes to revise the location of the wood store by bringing it forward from the approved location towards the rear of the side elevation of the house to be located mid-way between the front elevation and the rear elevation of the house.

It is also proposed to lengthen the wood store by one metre to allow for the supporting structure for the granite facing to be used on the external facing of the building.

CONSULTATIONS

Parish Council : Comments awaited

No letters have been received from the neighbouring residents

OBSERVATIONS

The amended position and small enlargement to the building will not have a detrimental impact on the appearance of the building as the wood store remains set back from the front elevation. The eastern boundary is well screened from the neighbour who has raised no objections.

CONCLUSION

The position of the applicant as Chief Executive of the Authority means that this non material amendment has to be considered by Members under the approved Scheme of Delegation. The amendment is acceptable in all respects and it is therefore recommended that it is approved.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 June 2014

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Director of Planning

Recommendation: **That the Committee notes the response made under delegated powers.**

1 Grid Ref: **276429 70277** District/Borough: **Teignbridge**
 Officer: **Jim Blackwell** Parish: **Ashburton**
 Proposal: **Change of use and extension of agricultural building to use as a farm shop (Class A1) with access, café and car parking**
 Location: **Land at NGR 276429 70277 Dolbeare, Dolbeare Road, Ashburton**
 Response: **OBJECTION**

The proposal is for a farm shop on land at Dolbeare Road to the south of Ashburton and the A38, on the south easterly edge of the Dartmoor National Park Boundary.

The application is for a farm shop with associated works including access arrangements, car parking and a cafe.

The National Planning Policy Framework requires particular care to be taken to ensure that no development is permitted outside the Dartmoor National Park which would damage its natural beauty, character and special qualities.

The distance of approximately 40m of the proposed farm shop from the National Park boundary will mean it has an impact on the setting of Dartmoor and particularly Ashburton.

Planning policy supports proposals for farm shops in the countryside where they are part of a farm diversification scheme that maintains the core agricultural business and does not supplant it, providing it does not conflict with any other planning considerations (for example, access, residential amenity, design etc.) The farm enterprise would need to have been up and running and well established before this venture was considered and careful consideration would need to be given to the scale of the farm shop in relation to the core agricultural enterprise.

It is not clear from the supporting information what the scale of the proposal will be and its subsequent impact on the vibrancy and vitality of Ashburton. A farm shop in this location, adjacent the National Park, could lead to excessive traffic generation and vehicle

movement. The proposal could also have a negative impact on local businesses in and around Ashburton.

Consequently, Dartmoor National Park Authority **OBJECTS** to this proposal.

2	Grid Ref:	SX550921	District/Borough:	West Devon
	Officer:	Jo Burgess	Parish:	Sourton
	Proposal	Change of Use of land to equestrian and erection of stables, feed/tack store and animal shelters		
	Location	Land at Evergreen Holding, Okehampton EX20 4LX		
	Response:	OBJECTION		

This development is north east of Sourton Down on land immediately adjacent to the A30 where it forms the boundary of the National Park.

It is considered that it will not conserve or enhance the character and special qualities of the Dartmoor landscape and will be unsympathetic development that will harm the wider landscape and setting of Dartmoor and consequently an OBJECTION is raised to this proposal.

In terms of the first purpose, the site is visible from open country and public rights of way to the south and west within the National Park from where the buildings would appear as isolated buildings in the open countryside, unrelated to any farm or established dwelling. The site is adjacent to Landscape Character Type (LCT) 2D Moorland Edge Slopes. One of the valued attributes of this LCT identified in the Landscape Character Assessment for Dartmoor National Park is 'the spectacular views to the moorland core of Dartmoor as well as the surrounding countryside outside the National Park'. Equine land uses are recognised to dilute the predominantly pastoral character of the landscape and will therefore impact on the valued attribute of spectacular views to the countryside outside the National Park. Although there is clutter on the land immediately to the north and west, it appears that the proposed buildings would be the first permanent buildings on the land and it is therefore considered that the development will have a detrimental impact on views from the National Park to the surrounding countryside and the character of the landscape and is therefore unacceptable.

In terms of the second purpose, the development will also impact on those seeking to enjoy the special qualities of the National Park in particular the views to the surrounding countryside. The site is visible from open access land at a distance of 1.5km within Landscape Character Type (LCT) 1L Upland Moorland with Tors and 1K Unsettled High Upland Moorland which are popular areas for recreation and from public rights of way 0.8km to the south. Although movement on the A30 is visible from these areas this is an established element of the landscape and in any case the A30 is in a cutting immediately adjacent to the site. It is clear that this development by virtue of its impact on the

character of the landscape identified above will have an impact on views and thus public enjoyment of the National Park.

In the response by Officers the requirements of Section 62 of the Environment Act 1995 making it a duty for all relevant authorities to have regard to National Park purposes when coming to their decisions has been highlighted and those purposes set out.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 June 2014

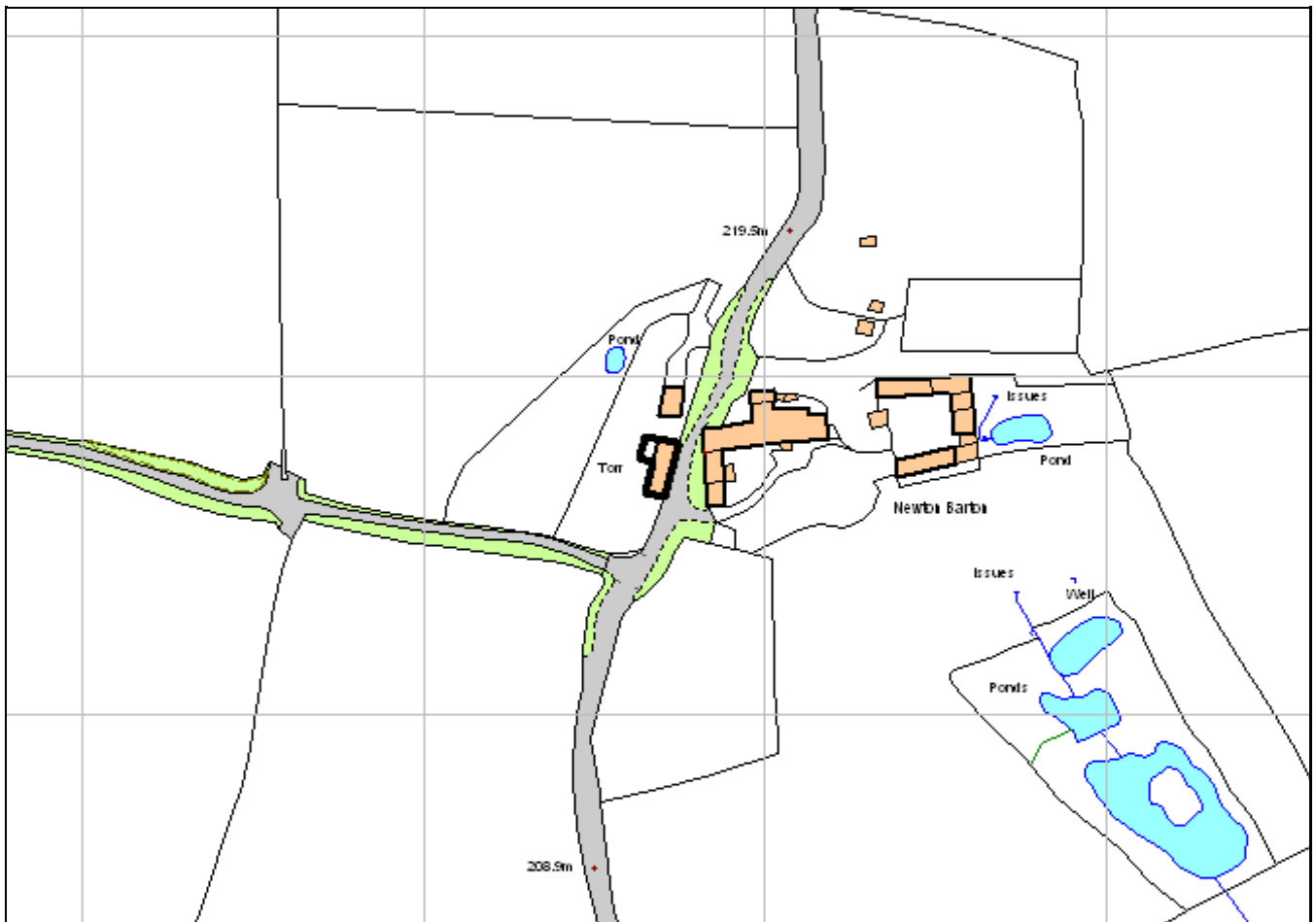
APPEALS

Report of the Director of Planning

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

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

- | | | | |
|-------------------|--|-------------------|--------------------|
| 1 Application No: | D/14/2216094 | District/Borough: | West Devon Borough |
| Appeal Type: | Refusal of Full Planning
Permission - Householder | Parish: | Drewsteignton |
| Proposal: | Single storey extension to rear of property | | |
| Location: | Torr, Drewsteignton | | |
| Appellant: | Mrs H Hunt | | |
| Decision: | ALLOWED | | |



Members will recall that this application was presented to the March 2014 Committee with a recommendation of refusal on the basis of the impact on the character and appearance of the building causing harm to the significance of the heritage asset.

The Inspector considered that the main issue was the effect of the development on the character and appearance of the host building and the area.

The Inspector considered that due to the position on the rear elevation, the visual impact of the extension would be unlikely to be felt beyond the property's garden. The single storey extension would be subservient to the main dwelling and hidden from public views by it. The Inspector found that it would protect the special qualities of the National Park.

The Inspector highlighted the test in respect of non-designated heritage assets in Paragraph 135 of the National Planning Policy Framework : reflected in Development Plan policy DMD8, that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the non-designated heritage asset. The Inspector judged that the barn has aesthetic value and some historic value but does not have great significance.

On balance the Inspector concluded that the proposal would result in an appropriate extension that would not cause harm to the building in accordance with Development Plan policies DMD8, DMD9, DMD3 and DMD24. Planning permission was granted subject to a number of conditions.

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

1 Application No:	A/14/2217320	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission	Parish:	Lydford
Proposal:	Erection of a ground mounted 4 KW solar photovoltaic array for domestic use		
Location:	Land adjacent to Bridge House Lodge, Lydford		
Appellant:	Miss J Gannon		

2 Application No:	A/14/2218452	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission	Parish:	Throwleigh
Proposal:	Erection of implement shed (56sqm)		
Location:	Higher Burrows, Shilstone Lane, Throwleigh		
Appellant:	Mr A Webber		

3 Application No:	D/14/2216499	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Bridford
Proposal:	Erection of two- storey extension and alterations to existing dwelling		
Location:	Pound Cottage, Bridford		
Appellant:	Mr A Hawksworth		

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 June 2014

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

Report of the Director of Planning

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

(For further information please contact Stephen Belli)

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

1	Application No: 0168/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bovey Tracey
	Proposal: Extensions and detached garage	
	Location: Lingham, Haytor Road, Bovey Tracey	
	Decision: Withdrawn	
2	Application No: 0172/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Holne
	Proposal: Installation of oil and septic tanks	
	Location: Long Barn, Michelcombe, Holne	
	Decision: Grant Conditionally	
3	Application No: 0133/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Whitchurch
	Proposal: Cover to existing slurry pit (410sqm)	
	Location: Moortown Farm, Moortown, Tavistock	
	Decision: Grant Conditionally	
4	Application No: 0134/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Whitchurch
	Proposal: Cover to existing manure store and existing silage store (396sqm)	
	Location: Moortown Farm, Moortown, Tavistock	
	Decision: Grant Conditionally	

5 **Application No:** 0153/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Restoration/alterations to Coach House and change of use of first floor to holiday accommodation
Location: Uphill, Mapstone Hill, Lustleigh
Decision: Grant Conditionally

6 **Application No:** 0154/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Lustleigh
Proposal: Restoration/alterations to Coach House and change of use of first floor to holiday accommodation
Location: Uphill, Mapstone Hill, Lustleigh
Decision: Grant Conditionally

7 **Application No:** 0129/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Christow
Proposal: Install photo voltaic panel to roof to existing classroom
Location: Christow Community Primary School, Dry Lane, Christow
Decision: Grant Conditionally

8 **Application No:** 0125/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Belstone
Proposal: Single storey side extension
Location: Heathermoor, Belstone
Decision: Grant Unconditionally

9 **Application No:** 0152/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Horrabridge
Proposal: Front extension to garage and porch
Location: 9 Youldon Way, Horrabridge
Decision: Grant Conditionally

10 **Application No:** 0171/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Drewsteignton
Proposal: Replacement dwelling and pitched roof to garage to create studio/storage space
Location: Hollydown, Drewsteignton
Decision: Grant Conditionally

11 **Application No:** 0124/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Erection of building for additional storage and office accommodation
Location: Willow House (formerly Leaze Court), South Brent
Decision: Grant Conditionally

12 **Application No:** 0174/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Construction of bridge for pedestrians and cyclists
Location: Peek Hill Farm, Dousland
Decision: Grant Conditionally

13 **Application No:** 0173/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Dunsford
Proposal: Erection of workshop/garage in garden (re-submission of 0037/14)
Location: Orchard Barn, Dunsford
Decision: Withdrawn

14 **Application No:** 0182/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Drewsteignton
Proposal: Erection of polytunnel 12.8m x 4m (retrospective)
Location: New Bungalow, Venton Farm, Drewsteignton
Decision: Grant Conditionally

15 **Application No:** 0155/14 **District/Borough:** Teignbridge District
Application Type: Prior Approval **Parish:** Bridford
Proposal: Construction of agricultural storage barn (22.9m x 9.2m)
Location: Rock Valley Farm, Doccombe
Decision: Withdrawn

16 **Application No:** 0118/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Widen existing driveway entrance
Location: 15 Bossell Road, Buckfastleigh
Decision: Grant Conditionally

17 **Application No:** 0135/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Demolition of a section of boundary wall to improve access onto highway
Location: The Coach House, Bossell Road, Buckfastleigh
Decision: Grant Conditionally

-
- 18 **Application No:** 0089/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** Moretonhampstead
Proposal: Certificate of Lawfulness for the existing use of building as a separate dwelling unit (C3)
Location: The Linhay, Great Howton, Moretonhampstead
Decision: Certificate issued
-
- 19 **Application No:** 0113/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Moretonhampstead
Proposal: Partial re-build and extension of dry stone wall to drive including timber gate
Location: Great Howton, Moretonhampstead
Decision: Grant Conditionally
-
- 20 **Application No:** 0119/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Moretonhampstead
Proposal: Partial re-build and extension of dry stone wall to drive including timber gate
Location: Great Howton, Moretonhampstead
Decision: Grant Conditionally
-
- 21 **Application No:** 0121/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Temporary single storey administration building for a period of three years
Location: Ashburton Cookery School, Old Exeter Road, Ashburton
Decision: Grant Conditionally
-
- 22 **Application No:** 0099/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Hennock
Proposal: Extension to rear of house above existing ground floor extension
Location: 17 Teign Village, Hennock, Newton Abbot
Decision: Grant Conditionally
-
- 23 **Application No:** 0131/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Lydford
Proposal: Replacement dwelling and associated works
Location: Skitt Woods (formerly The Sanctuary), Lydford
Decision: Grant Conditionally
-

- 24 **Application No:** 0130/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Lydford
Proposal: Remove derelict timber outbuildings, convert and refurbish stone outbuildings and construct new garage
Location: Skitt Woods (formerly The Sanctuary), Lydford
Decision: Grant Conditionally
-
- 25 **Application No:** 0106/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Single storey side extension to form lounge
Location: 29 Eastern Road, Ashburton
Decision: Grant Conditionally
-
- 26 **Application No:** 0122/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Whitchurch
Proposal: Removal of condition 2 of permission ref 0253/08 to allow change of use from holiday let to ancillary accommodation
Location: Lower Collaton Farm, Moorshop, Tavistock
Decision: Grant Conditionally
-
- 27 **Application No:** 0112/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Create two new tarmaced pathways in churchyard
Location: St Petrocs Church, South Brent
Decision: Grant Conditionally
-
- 28 **Application No:** 0104/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Single storey extension to house and garage
Location: 10 Manor Drive, Chagford
Decision: Grant Conditionally
-
- 29 **Application No:** 0095/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Partial demolition works and erection of single storey rear extension
Location: Moorland Cottage, Green Lane, Ilsington
Decision: Grant Conditionally
-

30	Application No: 0107/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Ugborough
	Proposal: Erection of field shelter/stable on solid floor and extension of concrete hard standing	
	Location: Oakmoor Stables, Folly Cross, Wrangaton	
	Decision: Refused	
<hr/>		
31	Application No: 0105/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Chagford
	Proposal: Variation of conditions 2 and 3 (planning permission ref 0109/11) to allow phasing of the submission of material samples, joinery and patent glazing details prior to the relevant works taking place	
	Location: 7 Rivervale Close, Chagford	
	Decision: Grant Conditionally	
<hr/>		
32	Application No: 0116/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: South Tawton
	Proposal: Alterations and side extension to existing dwelling	
	Location: Harlyn, South Tawton	
	Decision: Grant Conditionally	
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33	Application No: 0100/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Mary Tavy
	Proposal: Provision of porch to link existing kitchen and garage plus verandah	
	Location: 3 The Paddocks, Brentor Road, Mary Tavy	
	Decision: Grant Conditionally	
<hr/>		
34	Application No: 0098/14	District/Borough: West Devon Borough
	Application Type: Listed Building Consent	Parish: Whitchurch
	Proposal: Alterations to ancillary accommodation including replacement roof and conversion of adjoining barn; replacement garage, new stone boundary wall and slate hanging to house	
	Location: Old Venn Farm, Caseytown, Whitchurch	
	Decision: Grant Conditionally	
<hr/>		
35	Application No: 0170/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Mary Tavy
	Proposal: Change of use of one barn to holiday unit	
	Location: Furzemans Farm, Horndon, Mary Tavy	
	Decision: Grant Conditionally	
<hr/>		

36 **Application No:** 0150/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Belstone
Proposal: Internal alterations to house with window changes, plus extension to form garden room
Location: Andrews Cottage, Belstone
Decision: Withdrawn

37 **Application No:** 0151/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Belstone
Proposal: Internal alterations to house with window changes, plus extension to form garden room
Location: Andrews Cottage, Belstone
Decision: Withdrawn

38 **Application No:** 0163/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Dartmoor Forest
Proposal: Removal of conditions 5 & 6 of permission ref 0551/08 to keep the existing entrance to the village hall car park
Location: Postbridge Village Hall, Yelverton
Decision: Grant Conditionally

39 **Application No:** 0157/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Alterations to roof and fenestration of garage outbuilding
Location: Barnlee Lodge, Ilsington
Decision: Refused

40 **Application No:** 0128/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Brentor
Proposal: Single storey extension to dwelling
Location: Broadmead Cottage, Brentor
Decision: Grant Conditionally

41 **Application No:** 0132/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Demolition of existing detached garage and erection of new double garage with loft accommodation for housekeeper
Location: Great Weeke House, Chagford
Decision: Grant Conditionally

-
- 42 **Application No:** 0158/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Hennock
Proposal: The use of land for the stationing of two caravans for holiday purposes and the temporary use of one of those caravans as a self-contained annexe
Location: Great Rock Farm, Hennock
Decision: Refused
-
- 43 **Application No:** 0149/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Installation of four site orientation boards and three historic information panels at key points around Burrator Reservoir
Location: Burrator Lodge, Sheepstor
Decision: Grant Conditionally
-
- 44 **Application No:** 0126/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Drewsteignton
Proposal: Variation of condition 2 (planning permission ref 0398/13) to allow slate on the roof instead of zinc sheet
Location: Hillside House, Drewsteignton
Decision: Grant Conditionally
-
- 45 **Application No:** 0127/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Drewsteignton
Proposal: Variation of condition 2 (planning permission ref 0398/13) to allow slate on the roof instead of zinc sheet
Location: Hillside, Drewsteignton
Decision: Grant Conditionally
-
- 46 **Application No:** 0142/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Demolish existing outbuildings and replace with garden room/studio and garden store
Location: 23 Nattadon Road, Chagford
Decision: Withdrawn
-
- 47 **Application No:** 0145/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Mary Tavy
Proposal: Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking
Location: Wringworthy Farm, Mary Tavy
Decision: Grant Conditionally
-

48	Application No: 0169/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Dartmoor Forest
	Proposal: Single and two storey side extensions with rear terrace	
	Location: Dartlands, Hexworthy, Princetown	
	Decision: Grant Conditionally	
<hr/>		
49	Application No: 0179/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Lydford
	Proposal: Replace fence with gate to create vehicular access (part retrospective)	
	Location: Hartwood, Lydford	
	Decision: Grant Conditionally	
<hr/>		
50	Application No: 0159/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Moretonhampstead
	Proposal: Rendering of exposed party wall	
	Location: 8 Ford Street, Moretonhampstead	
	Decision: Grant Conditionally	
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51	Application No: 0186/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bridford
	Proposal: Raise height of existing chimney above thatch	
	Location: Bridford Barton, Bridford	
	Decision: Grant Unconditionally	
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52	Application No: 0185/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Replacement single storey side extension	
	Location: 33 Manor Park, Dousland	
	Decision: Grant Conditionally	
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53	Application No: 0156/14	District/Borough: Mid Devon District
	Application Type: Full Planning Permission - Householder	Parish: Cheriton Bishop
	Proposal: Single storey rear extension and two-storey side extension	
	Location: Mardon Cottage, Cheriton Bishop	
	Decision: Grant Conditionally	
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54 **Application No:** 0162/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Change of use of part of land to domestic curtilage and erection of building for parking and storage
Location: Three Barns, Aish Lane, South Brent
Decision: Grant Conditionally

55 **Application No:** 0147/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Cornwood
Proposal: Change of use of land from agricultural to equestrian to construct manege (40m x 20m)
Location: land at Waterleat, Bridge Mill Lane, Cornwood
Decision: Withdrawn

56 **Application No:** 0175/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ilsington
Proposal: Creation of outdoor seating area
Location: Ilsington Village Hall & Shop, Ilsington
Decision: Grant Unconditionally

57 **Application No:** 0176/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Holne
Proposal: Erection of agricultural building to cover existing feeding/handling yard
Location: Mill Leat Farm, Holne
Decision: Grant Conditionally

58 **Application No:** 0103/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Buckfastleigh
Proposal: Single storey extension and new decking to rear of house
Location: 17 Kingcombe Court, Fore Street, Buckfastleigh
Decision: Grant Conditionally

59 **Application No:** 0111/14 **District/Borough:** South Hams District
Application Type: Listed Building Consent **Parish:** Holne
Proposal: Replacement of existing roof covering to the Well House and installation of electrical generator
Location: Combestone Farm, Hexworthy
Decision: Grant Conditionally

60	Application No: 0101/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Peter Tavy
	Proposal: Alterations to existing timber shed and replacement of chicken coop (retrospective application)	
	Location: Midhurst, Peter Tavy	
	Decision: Grant Conditionally	
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61	Application No: 0177/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Holne
	Proposal: Erection of lean-to on existing agricultural building for the accommodation of livestock	
	Location: Mill Leat Farm, Holne	
	Decision: Grant Conditionally	
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62	Application No: 0282/13	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ilsington
	Proposal: Replace existing outbuilding with ancillary annex	
	Location: The Round House, Lounston, Bickington	
	Decision: Grant Conditionally. That subject to a legal agreement in respect of the annex accommodation, permission be GRANTED	
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63	Application No: 0143/14	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: Shaugh Prior
	Proposal: Single storey extension to side of property	
	Location: Shaugh Cottage, Shaugh Prior	
	Decision: Grant Conditionally	
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64	Application No: 0164/14	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: South Brent
	Proposal: Erection of lean-to and agricultural building to cover existing yard	
	Location: Lutton Farm, Lutton, South Brent	
	Decision: Grant Conditionally	
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65	Application No: 0110/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Peter Tavy
	Proposal: Change of use of part of field to domestic curtilage and the erection of a shed	
	Location: Shula, Peter Tavy	
	Decision: Grant Conditionally	
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66	Application No: 0096/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Bridford
	Proposal: Demolish existing bungalow and construct replacement house on existing footprint	
	Location: Little Heltor Farm, Docombe, Moretonhampstead	
	Decision: Grant Conditionally	
67	Application No: 0161/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: North Bovey
	Proposal: Detached garage	
	Location: Bowden House, North Bovey	
	Decision: Refused	
68	Application No: 0581/13	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Dartmoor Forest
	Proposal: Conversion of redundant former Methodist chapel to form three open market dwellings, incorporating new access onto highway	
	Location: Wesley House, Two Bridges Road, Princetown	
	Decision: Grant Conditionally	
69	Application No: 0166/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Tavistock
	Proposal: Provision of hay and machinery storage building	
	Location: Harford Bridge stables, Harford Bridge, Tavistock	
	Decision: Grant Conditionally	
70	Application No: 0167/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Chagford
	Proposal: Erection of timber framed storage building and associated works	
	Location: land at Whiddon Park Farm, Chagford	
	Decision: Withdrawn	
71	Application No: 0146/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Brentor
	Proposal: Alteration to existing permission 0295/10 with additional extension and conservatory	
	Location: Brinsabach Bungalow, Brentor	
	Decision: Grant Conditionally	

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

06 June 2014

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Director of Planning

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

(For further information please contact James Aven)

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

1	Enforcement Code: ENF/0010/13	District/Borough: Teignbridge District
	Grid Ref : SX776772	Parish : Ilington
	Breach : Unauthorised building	
	Location : The Cottage, Violet House, Haytor	
	Action taken / Notice served	Breach of Condition Notice
	.	

2	Enforcement Code: ENF/0032/14	District/Borough: Teignbridge District
	Grid Ref : SX837809	Parish : Hennock
	Breach : Unauthorised cladding	
	Location : 2 Teign Village, Bovey Tracey	
	Action taken / Notice served	No further action taken
	.	

3	Enforcement Code: ENF/0033/14	District/Borough: Teignbridge District
	Grid Ref : SX837809	Parish : Bovey Tracey
	Breach : Unauthorised cladding	
	Location : 8 Teign Village, Bovey Tracey	
	Action taken / Notice served	No further action taken
	.	

4 Enforcement Code: **ENF/0034/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838810** Parish : **Bovey Tracey**
Breach : **Unauthorised cladding**
Location : **35 Teign Village, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

5 Enforcement Code: **ENF/0035/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838810** Parish : **Bovey Tracey**
Breach : **Unauthorised cladding**
Location : **41 Teign Village, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

6 Enforcement Code: **ENF/0036/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838810** Parish : **Bovey Tracey**
Breach : **Unauthorised cladding**
Location : **43 Teign Village, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

7 Enforcement Code: **ENF/0037/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838809** Parish : **Hennock**
Breach : **Unauthorised cladding**
Location : **18 Teign Village, Hennock**
Action taken /
Notice served **No further action taken**
.

8 Enforcement Code: **ENF/0038/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838809** Parish : **Hennock**
Breach : **Unauthorised cladding**
Location : **20 Teign Village, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

9 Enforcement Code: **ENF/0039/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838809** Parish : **Hennock**
Breach : **Unauthorised cladding**
Location : **22 Teign Village, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

10 Enforcement Code: **ENF/0040/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838809** Parish : **Hennock**
Breach : **Unauthorised cladding**
Location : **24 Teign Village, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

11 Enforcement Code: **ENF/0044/14** District/Borough: **Teignbridge District**
Grid Ref : **SX838810** Parish : **Hennock**
Breach : **Unauthorised cladding**
Location : **49 Teign Village, Hennock, Bovey Tracey**
Action taken /
Notice served **No further action taken**
.

12 Enforcement Code: **ENF/0156/13** District/Borough: **Teignbridge District**
Grid Ref : **SX726743** Parish : **Buckland-in-the-Moor**
Breach : **Unauthorised building**
Location : **Land near Challamoore Farm, Buckland-in-the-Moor**
Action taken /
Notice served **Enforce**
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STEPHEN BELLI