

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

01 May 2015

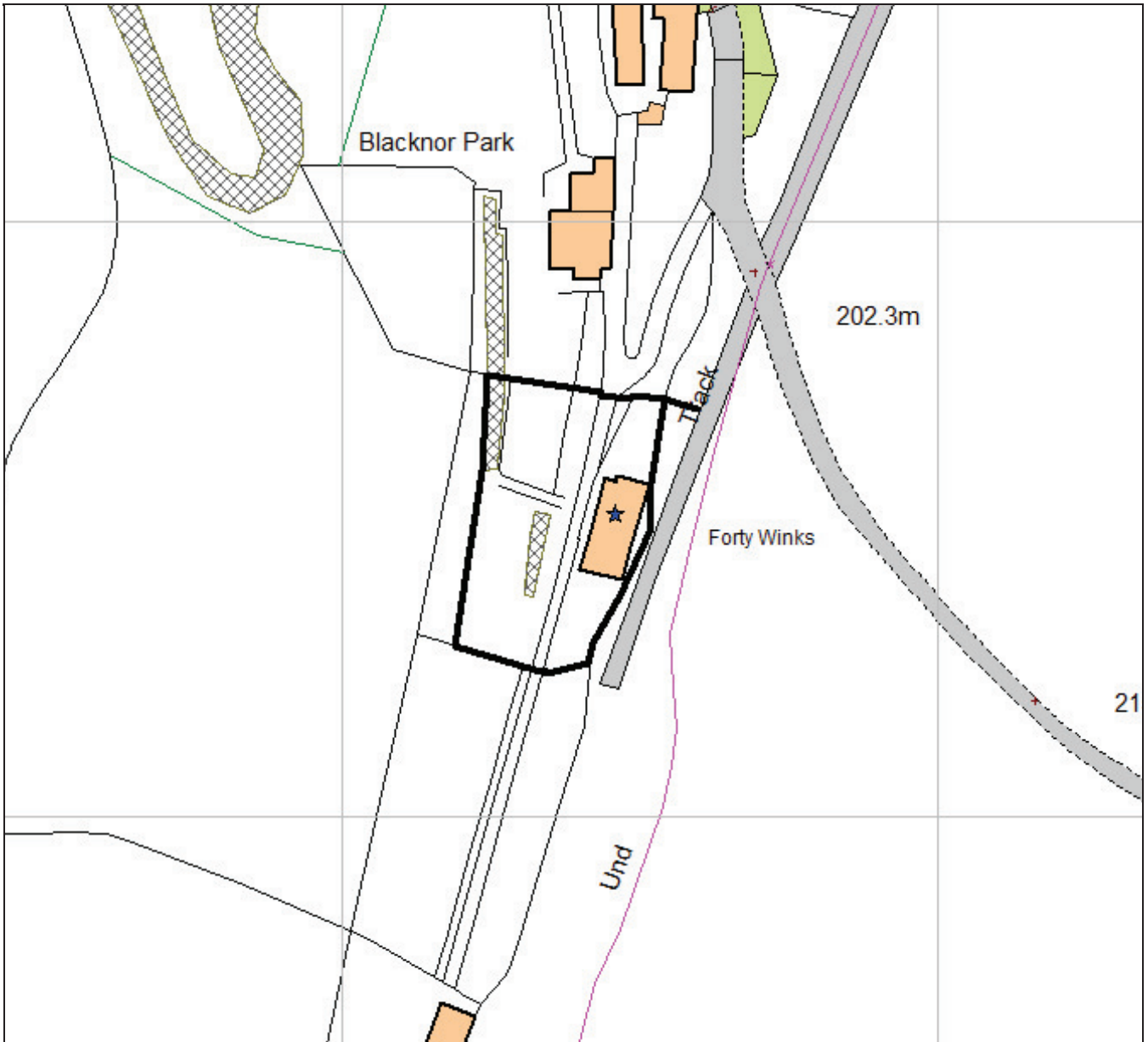
**SITE INSPECTIONS**

Application No: **0061/15**  
Proposal: **Replacement dwelling and new garage/carport to replace existing  
Garage/workshop**  
Location: **Forty Winks, Brentor**

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**REPORT TO FOLLOW**

4. Application No: **0061/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Brentor**  
Grid Ref: **SX486801** Officer: **Jo Burgess**  
Proposal: **Replacement dwelling and new garage/carport to replace existing garage/workshop**  
Location: **Forty Winks, Brentor**  
Applicant: **Mr & Mrs A & J Wilson**



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50m  
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The proposed replacement dwelling by reason of its scale, massing and design would not conserve or enhance the character and appearance of the local environment. This would be contrary to policies COR1, COR4, DMD7 and DMD27 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 replacement dwelling by virtue of its excessive size would not enhance the local environment or be on a scale that is sympathetic to its location, contrary to policies COR4, DMD7 and DMD27 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**

Forty Winks is an extended timber bungalow with a detached garage/workshop located on a steep slope overlooking the valley of the River Burn. Together with a large villa known as Blacknor Park, it is located on the edge of open access land that rises up to Gibbet Hill to the north and down to the River Burn to the south.

It is proposed to replace the existing dwelling with a new dwelling and existing garage/workshop with a new garage/carport.

The application is presented to Members due to the comments of the Parish Council.

### **Planning History**

3/31/124/95/04	To continue use of outbuilding as dog grooming workshop		
	Change of Use	Grant Conditionally	04 July 1995
3/31/215/94/03	Extension to existing bungalow		
	Full Planning Permission	Grant Conditionally	09 November 1994

### **Consultations**

West Devon Borough Council:	Condition for development on land affected by contamination requested
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Trees & Landscape:	No objections. The proposed development will have a minimal impact on the trees growing around the site. A plan as been submitted showing the construction exclusion zone and design of the protective fencing.
DNP - Ecology & Wildlife Conservation:	Works should proceed in strict accordance with the recommendations of the bat and bird survey report submitted with the application.

### **Parish/Town Council Comments**

Brentor PC:

Support

## **Representations**

1 letter of support

The neighbour at Blacknor Park has written to support the application stating that he considers that the new dwelling will sit well in the area, has been planned sympathetically and will improve the site greatly.

## **Observations**

### INTRODUCTION

Forty Winks is a dilapidated timber framed and clad two storey chalet style dwelling within Brentor Parish. The original house has two bay windows within gables either side of a large patio door with a lean to on the north side. It was significantly extended under a planning permission granted in 1994 to the south end of the property and this extension projects forward of the original dwelling with stepped access up into a pair of patio doors on the front elevation. The extension is finished in smooth render. To the south some six metres away is a flat roof workshop and single garage on wooden supports.

The house is suffering from invasive damp and timber rot and contains large sections of internal asbestos linings with the original external walls not being thermally insulated. It is not considered to be economically viable to make the dwelling habitable to an acceptable level because of the extent of the works that would be required. The building is not a candidate for the Historic Environment Record (HER).

### PLANNING POLICY

The dwelling is located in open countryside where policies restrict unjustified new dwellings. Policy DMD27 does however allow for the replacement of existing dwellings where the replacement and rebuilding would lead to :-

- Enhancement of the local environment and the removal of a structure in serious disrepair or which is a threat to public safety,
- A major additional improvement in energy efficiency which could not be achieved by modification or adaption of the existing building; and
- The building is not on or would not be a candidate for inclusion on the HER
- The proposed replacement is on a scale that is sympathetic to its location.

In all cases the volume of the replacement dwelling will not exceed the volume of the existing structure, excluding detached ancillary structures such as sheds and garages, plus an additional 15%.

In the policy commentary it is stated that although replacement dwellings can enable better quality housing to be provided, it can lead to major changes to the character of an area. It is stated that where there are demonstrable environmental benefits to be achieved, a replacement dwelling may be permitted.

Policies COR4 and DMD7 require development proposals to conserve and enhance the character of the local built environment and reinforce the distinctive qualities of places through the consideration of scale, height, solid form, design detailing, materials and finishes; and

reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document.

## THE PROPOSAL

### VOLUMETRIC INCREASE

DMD27 requires that the increase in volume should be no more than 15%.

The proposed increase in volume from 514m<sup>3</sup> to 681m<sup>3</sup> represents a percentage increase of 32.5%. The ground floor area remains the same and the finished floor level of the property will be slightly lower than the existing. The volume increase results from the increase in the size of the dwelling which includes the raising of the roof to give acceptable head height upstairs. The net increase in the ridge height will be 1.2m.

In addition it is proposed to replace an existing dilapidated garage and workshop that have a combined floor area of 31sqm. The proposed garage and open sided car port will have a combined floor area of 54sqm.

### DESIGN AND LAYOUT

The existing house is built into the steeply sloping site. The Applicant's engineer has suggested moving the footprint of the house south west to avoid undermining the existing stone retaining walls, the important visual boundary with open access land to the rear.

The applicant's case is that Forty Winks is unusually small in comparison with surrounding properties and that a larger dwelling will be more in character with the area. He contends that the east elevation is largely hidden from view with the other three sides private. In support he states that the design is a modern interpretation of the original property at Forty Winks – with slate roofs, timber framework detailing, windows and doors, timber boarding and glazed areas taking in the important views of the valley to the west. He argues that the house will reinforce a sense of place by understanding and respecting the existing traditional characteristics of the local built environment as well as the surrounding natural environment. Energy efficiency and conservation measures are highlighted and it is stated that the proposal constitutes a 'Lifetime Home'. The applicant states that the proposed building has high eco-credentials where the presumption in favour of sustainable development within the National Planning Policy Framework (NPPF) should apply.

Officers recognise that the architect has consulted with the Design Guide and has incorporated many aspects of sustainable design good practice in coming to his design solution. It is also recognised that the extension permitted in 1994 had a significant impact on the symmetry and appearance of the original dwelling.

This site is unique in that it is located on the edge of open access land and the rear elevation is visible from it but has wide views over the Burn Valley to the south and west and towards Brentor itself. This means short views are to the rear where instead of a stepped roof, the view of the new roof would be a continuous ridge some 2 metres longer than the existing. There are long views of the front of the property because to the west the ground falls away to the valley of the River Burn, however there is open access land in the vicinity of the Gliding Club on the other side of the valley. The site is also visible from other vantage points in the vicinity of South Brentor and from Brentor itself which is 1.5km to the west.. Although the property to the north is a three storey villa it is surrounding by trees whereas views to Forty

Winks from the south are open and it is seen against the open moor to the east. Notwithstanding views being relatively distant, it is considered that the increased scale, height and massing of the proposed dwelling over that of the very modest bungalow currently on the site, will result in a dwelling that would be considerably more prominent in the wider landscape and would be out of character with that landscape.

The design of the dwelling is asymmetric with a balcony and associated doors at first floor level and large central gable with extensive glazing at first floor level. This is not considered to reflect the Dartmoor tradition and although stone, timber boarding and slate are proposed, the extensive glazing, fussy detailing and balcony and long roof plane do not conserve or enhance the character and appearance of the local built environment.

In addition the size of the garage and car port is significantly larger than the structures that it seeks to replace. It will be nearly twice as high as the existing garage when viewed from the common land, access lane and Brentor Road to the East. It is also positioned six metres from the proposed dwelling.

## OTHER ISSUES

The Trees Officer is satisfied that providing conditions are imposed to require works to proceed in accordance with the tree protection plan and submitted drawings, the proposed development will have minimal impact on the trees growing around the site.

Provided work is carried out in accordance with the protected species report the proposal is in accordance with policies COR7 and DMD14.

## CONCLUSION

Although the Parish Council and nearest neighbour have supported the application and architect makes a strong case for the improvements to energy efficiency to be achieved as a result of replacing this dilapidated property, which is of no historic merit, the preamble to the policy makes it clear that the increase in volume should be limited to limit visual impact. In this case the increase is well in excess of the 15% set out in policy DMD27. This is only one aspect.

It is considered that the resultant scale, massing and design of the replacement dwelling together with the new garage, fails to meet the test of preserving and enhancing this location. The resultant property would be more conspicuous and harmful to the character and visual amenity of this location.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

01 May 2015

**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Head of Planning

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**Item No.** **Description**

1. 0137/15 - Construction of vehicular turning head and disabled parking, formation of paths, installation of a septic tank and replacement roof to clubhouse (Full Planning Permission), Teign Valley Tennis Club , Village Road, Christow
2. 0127/15 - Remodelling of house including enlargement, raising of roof, two large dormers and related works (Full Planning Permission - Householder), Merrymeet, Dousland
3. 0101/15 - Change of use of land to equestrian including the erection of a wooden stable block with two stables, hay store and tack room (Full Planning Permission), Land r/o The Oaks, Peter Tavy
4. 0163/15 - Extension (224sqm) of agricultural barn to provide covered livestock feeding area and farmyard manure store (Full Planning Permission), Challacombe Farm, Postbridge

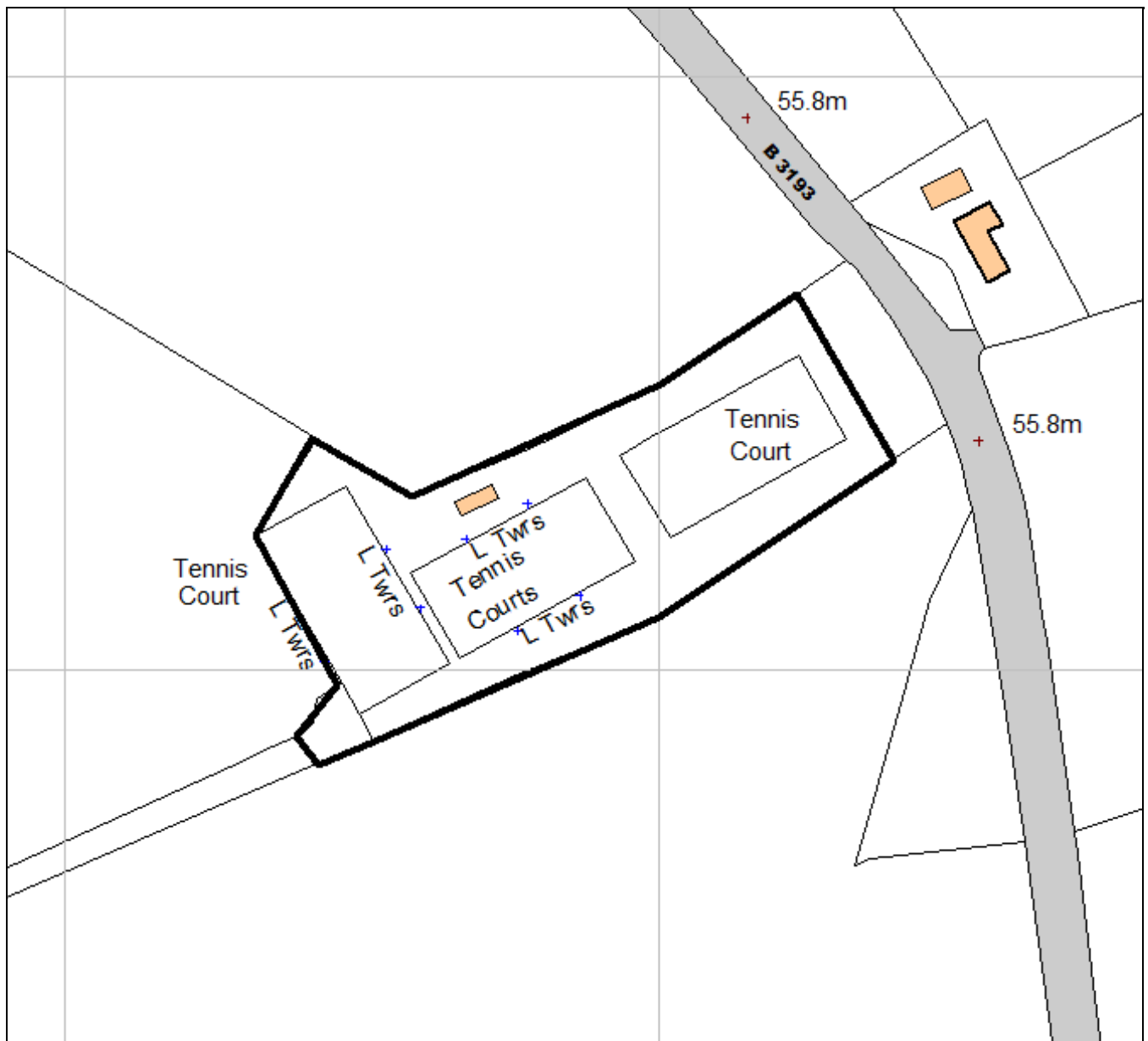
1. Application No: **0137/15**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX839851**

District/Borough: **Teignbridge District**  
Parish: **Christow**  
Officer: **Jim Blackwell**

Proposal: **Construction of vehicular turning head and disabled parking, formation of paths, installation of a septic tank and replacement roof to clubhouse**

Location: **Teign Valley Tennis Club,  
Village Road,  
Christow**

Applicant: **Teign Valley Tennis Club**



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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 proposes the improvement of facilities at the tennis club including a vehicle turning head, disabled parking space, access path, septic tank and minor alterations to the club house.

The site lies on the east side of Christow and is accessed across the playing fields via a gated track adjacent the public toilets. The track follows the southern hedge boundary leading to the courts and terminates with a rough turning and parking area.

The three tennis courts appear nestled at the bottom of the field as they are stepped down in the landscape. The site is open at the west end facing the sports pitch, but enclosed on three sides by hedgerows and mature trees. The community skate park lies to the north west.

The single storey club house is on the northern boundary and is constructed of timber with a corrugated roof which is in poor condition.

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

### Planning History

0194/99	Floodlighting two of the three tennis courts			
	Full Planning Permission	Grant Conditionally	07 June 1999	
05/37/1378/91	Additional tennis court			
	Full Planning Permission	Grant Conditionally	11 July 1991	

### Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood Zone 1 Standing Advice.
DNP - Trees & Landscape:	No objection.
DNP - Ecology & Wildlife Conservation:	No objection. Follow best practice guidelines in the event of protected species being found on site.

### Parish/Town Council Comments

Christow PC: The Parish Council has no objection in principle to the creation of the access pathway, but strongly objects to the path proposed in its present position as it encroaches onto the recreation field which the Council is protecting for future generations.

There is an alternative, which is to put the path close to the tennis court and to grade back the existing slope to create the 1.5m path. This would not interfere with the court and drainage would not be a problem. This would then protect

our much coveted recreation field.

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

DMD31 - Provision of new recreational and leisure facilities

DMD32 - Protection of recreational and amenity open space

DMD4 - Protecting local amenity

### **Representations**

None to date.

### **Observations**

## INTRODUCTION

The site lies on the eastern edge of Christow and is accessed from the car park across the playing fields. It comprises three tennis courts and a small club house.

## PROPOSALS

The application proposes improvements to the facilities at the Tennis Club including the following:

- a. a vehicle turning head constructed of gravel.
- b. the construction of a disabled parking space.
- c. the construction of a 1.5m wide tarmac path to provide disabled access to the clubhouse.
- d. the installation of a septic tank.
- e. the replacement of the roof covering to the clubhouse to match the existing.
- f. a disabled toilet within the clubhouse.

## DESIGN

The turning head would be constructed of gravel to match the existing track. No kerb edges are proposed so the area would appear level with the existing grassed surface. There would be no alteration to the existing track leading to the public car park.

The pathways would also not require kerb edges and would follow the northern edge of the tennis courts. A minimal amount of engineering works would be required to ensure the pathways are created. The hard surfacing is therefore capable of being assimilated into the landscape without any impact on the character of the area.

The remaining alterations as part of the application would not be visible. The club house roof would be replaced on a like-for-like basis and the septic tank would be located below ground.

## POLICY CONSIDERATIONS

The development supports the socio-economic vitality of the National Park and respects the character, quality or tranquillity of the local landscape in accordance with Core Strategy policy COR1. The development is also supported by DMD5 as it would conserve and enhance the local landscape character of the area.

#### VISUAL AMENITY

The site is visible from the car park across the playing fields, although the courts and club house appear nestled within the landscape.

#### IMPACT ON LANDSCAPE CHARACTER

The character of the landscape would alter from grass to constructed pathways and a turning head, however the impact on the landscape would be minimal given the screening to the north, south and east. Although the site appears open to the west, it is some distance from the public car park and is nestled in the landscape.

#### REPRESENTATIONS

The Parish Council has no objection in principle to the creation of a disabled path, but strongly objects to the path proposed as it encroaches onto the recreation field. They have suggested an alternative, which is to site the path close to the tennis court and to grade the existing slope to create the 1.5m path.

The Trees and Landscape Officer has no objection.

The Ecologist has no objection providing the applicant follows best practice guidelines in the event of protected species being found on site.

The Highway Authority has no objection.

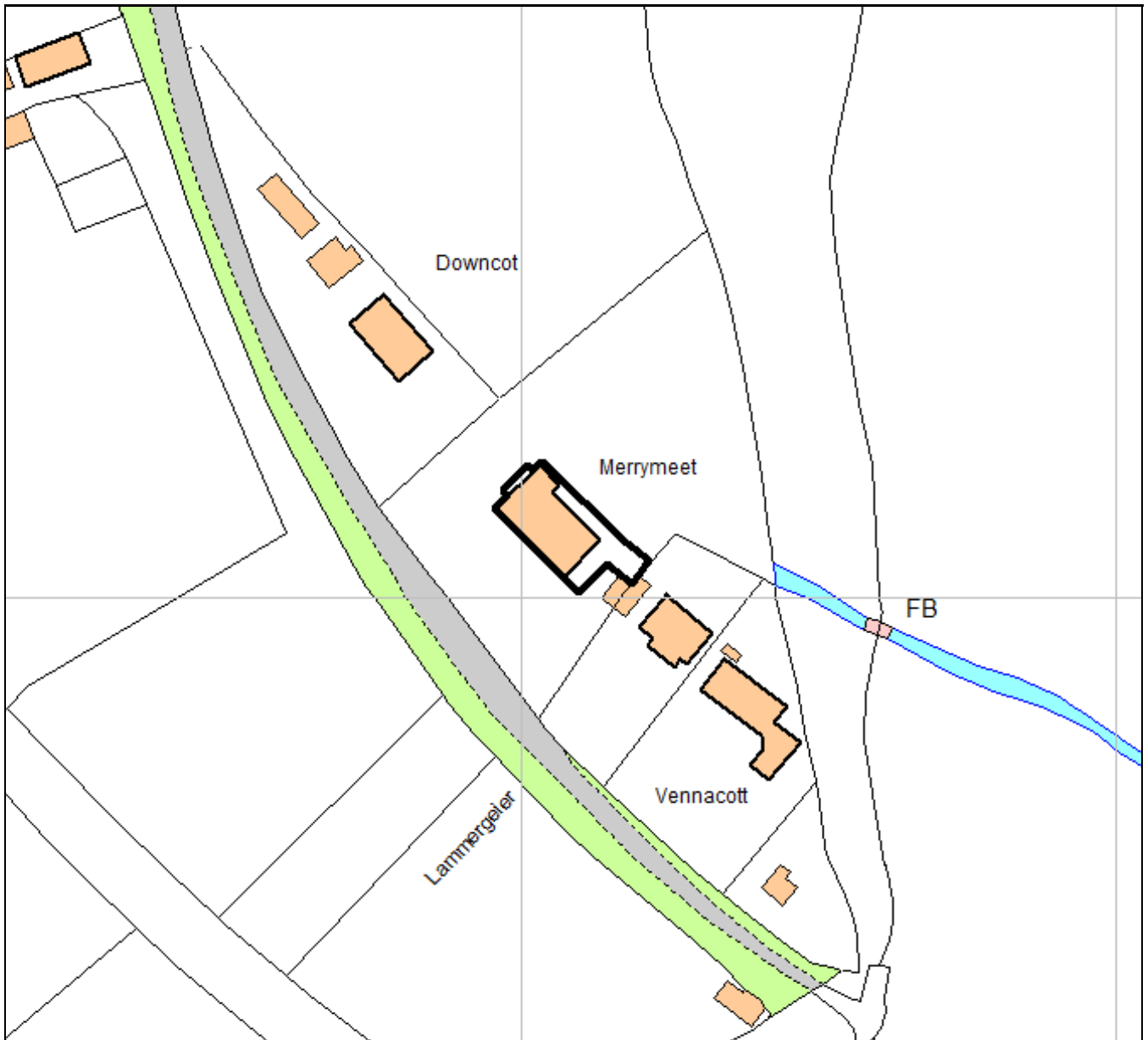
#### CONCLUSION

Whilst the Parish Council's comments aim to minimise the impact on the recreation fields, the over-riding issue is the impact on the landscape character of the area. Given the design minimises the alteration to the ground levels and the surface materials are level with the grass, the impact is considered minimal. The proposed works do not compromise the extent of the adjacent playing fields to any degree.

The application is therefore recommended for approval.

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2. Application No: **0127/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Burrator**  
Grid Ref: **SX542680** Officer: **Jim Blackwell**  
Proposal: **Remodelling of house including enlargement, raising of roof, two large  
dormers and related works**  
Location: **Merrymeet, Dousland**  
Applicant: **Mr & Mrs J Moore**



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50m  
Scale 1:1250 @ A4

## Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The dormer extensions and increase in roof height, will have a harmful impact on the character and appearance of the existing building and this part of Dartmoor National Park by reason of the proposed scale, proportions and design. The proposal would therefore be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. Insufficient information has been provided to enable the Authority to gain a proper understanding of how bat species use the building and to qualify if the proposed mitigation recommendations are appropriate. In the absence of this information, the development may have an adverse impact on protected species contrary to policy COR7 of the Dartmoor National Park Core Strategy Development Plan Document, policy DMD14 of the Dartmoor National Park Development Management and Delivery Development Plan Document, to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, to the advice contained in the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

### **Introduction**

Merrymeet forms part of a linear group of four properties on the north eastern side of a private track branching off Iron Mine Lane. The property lies on the edge of Dousland with rising open moorland to the rear. The south eastern side there are a number of paddocks.

The site comprises a four bedroom bungalow, with a detached garage to the side and a double flat roof garage to the rear. The property dates from the 1930s and has been extended to the side and rear. The garden is relatively large and is bounded by mature trees. Access is gained into the front of the property from steps into the living room.

It is constructed of rendered masonry with a slate roof and a mix of window styles and materials including uPVC, timber and aluminium.

Planning advice has been sought, however the application has been consistently discouraged due to the proposed size, scale and massing of the extensions.

The application is presented to Members given the view of the Parish Council.

### **Planning History**

0664/14	Remodelling of house including extension and related works		
	Full Planning Permission - Householder	Withdrawn	13 January 2015

### **Consultations**

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications.

Environment Agency:  
DNP - Ecology & Wildlife  
Conservation:

Flood zone 1 standing advice

A Bat and Breeding bird survey report was submitted with a previous application (0664/14) relating to this property. The survey was carried out in November 2014 and is therefore recent enough to be relevant to the current application. A single Brown long-eared bat was recorded clinging to the hip rafters of the south eastern section of the roof space with occasional droppings distributed through the south eastern L shaped roof section. No evidence of nesting birds was found.

Recommendations were made in the report with regard to sealing off and retaining the existing roost space during works. Works were to be timed during non-occupation of the roost (winter) and pre-checked immediately prior to works for the presence of bats. Bat access points were to be retained within the hip and ridge tiles and an additional bat access tile should be installed on one run of slates down from the ridge line. Recommendations were also made with regard to precautionary working methods.

The Ecologist noted however that there are significant changes to the proposed roof layout from the previous application to the current application. Significantly, it appears that no roof space is now set aside for bats, with roof lights and/or habitation being proposed in the roof that were not proposed in the previous application. Therefore, the recommendations made in the report do not tie up with the current proposals. Whilst a new survey is not necessarily required, we do need to have updated mitigation proposals for bats, and potentially a redesign of the proposals to the roof to incorporate bat requirements before the application can be determined.

### **Parish/Town Council Comments**

Burrator PC: Support

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

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

DMD7 - Dartmoor's built environment

### **Representations**

7 letters of support

The local residents are of the view that the proposal is of an appropriate design and scale.

## Observations

### INTRODUCTION

Merrymeet is a four bedroom bungalow which forms part of a group of properties to the north eastern side of a private track branching off Iron Mine Lane.

### PLANNING HISTORY

An application (ref: 0664/14) for remodelling the property including a large roof extension was withdrawn in January 2015 following comments from the Planning Officer regarding design and size issues. The proposal was significantly over the 30% set out in policy DMD24.

Following submission of the previous application planning advice was sought. Officers advised of the difficulties supporting the design put forward.

### PROPOSAL

The application includes the following:

- a. Reconstruction of the roof and raising the ridge height by 0.85m.
- b. The formation of a first floor to provide a kitchen, living and sitting area. It would have a pitched slate roof running at right angles with the existing dwelling and glazed gables ends.
- c. A balcony with glass balustrade on the front elevation at first floor level.
- d. The formation of a double car port to the rear.
- e. A granny flat with living room, bedroom and en-suite.

### USE

There is no objection to the proposed 'granny annexe' use as it could be absorbed internally by the property.

### POLICY AND DESIGN IMPLICATIONS

This is an existing domestic property in a location outside of a recognised settlement. Policy allows for the consideration of proposals to refurbish and enhance properties where there would be no demonstrable harm to either wider National Park interests or indeed direct harmful impact on neighbouring amenity. Specifically, policies COR4 and DMD7 reflect the Authority's stance on good design. The adopted Design Guide reflects this approach. Policy DMD4 has specific guidance concerning the protection of residential amenity. Policy DMD24 sets the parameters of scale that should be applied to domestic extensions.

The Dartmoor National Park Design Guide also specifically identifies scale as a major consideration when extending a dwelling; it states that new extensions should not overwhelm the original building.

The Design Guide discourages extensions on the principal elevation of a building as extensions on this elevation have the greatest potential to affect the character of a building. The proposed two-storey porch extension, will contrast with the hipped roof character of the building. Its dominant height and projection, combined with the raising of the roof, on this principal elevation visible from the highway, would detract from the character and appearance of the existing building. The expanse of glazing proposed would draw attention to the uneasy

presentation of this element on the principal elevation of the building.

The proposed scheme fails to adhere to the design principles set out in policy and the Design Guide. It is considered that the extensions would be damaging to the character and appearance of the building when viewed from both from the side and front.

It is acknowledged that this is a relatively large property and that, in this location there is the potential to absorb extensions without compromising the principles of volume and neighbouring amenity contained in adopted policy. The overall increase equates to 33% just over the 30% set out in policy DMD24.

Policies COR7 and DMD14 establish the objectives for conserving and enhancing biodiversity and protected species.

#### IMPACT ON RESIDENTIAL AMENITY

It is considered that the proposed development would not have a detrimental impact on the amenity of neighbouring occupiers due to the changes in ground levels, distance to neighbouring dwellings and the proposed scale, layout and design of the extension. The proposal is therefore not considered to conflict with policy COR1 and policy DMD4.

#### REPRESENTATIONS

The Parish Council support the application.

Six letters of support have been received.

A Bat and Breeding bird survey report was submitted with a previous application. The survey was carried out in November 2014 and is therefore recent enough to be relevant to the current application. A single brown long-eared bat was recorded clinging to the hip rafters of the south eastern section of the roof space with occasional droppings distributed through the south eastern 'L' shaped roof section. No evidence of nesting birds was found.

There are significant changes to the proposed roof layout from the previous application to the current application. Significantly, it appears that no roof space is now set aside for bats, with roof lights and/or habitation being proposed in the roof that were not proposed in the previous application. Therefore, the recommendations made in the report do not tie up with the current proposals.

The Ecologist has therefore requested an updated mitigation strategy before the Authority can determine the application. The agent has agreed to provide the information, however as this has yet to be submitted, a reason for refusal has been included based on a lack of information at this time.

#### CONCLUSION

The proposal would result in a disproportionate and unsympathetic extension that would overwhelm the existing building. It will transform this well-proportioned dwelling into a substantial building.

Prior to submitting this scheme and the one preceding it, the applicants were made aware of the difficulties supporting the proposal in design terms. The proposed scheme fails to adhere



to the design principles set out in policy and the Design Guide and as such Officers are unable to give their support to the proposal.

The agent was asked to consider withdrawing the application and explore what could be undertaken as an extension to the side of the property. The agent has, however, respectfully requested that a decision be taken on the application.

The proposal clearly conflicts the objectives of planning policy, the design guide and is therefore recommended for refusal.

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3. Application No: **0101/15**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX515764**

District/Borough: **West Devon Borough**  
Parish: **Peter Tavy**  
Officer: **Oliver Dorrell**

Proposal: **Change of use of land to equestrian including the erection of a wooden stable block with two stables, hay store and tack room**

Location: **Land r/o The Oaks, Peter Tavy**

Applicant: **Mrs B Stanbridge**



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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. The land and stables shall be used for private equestrian purposes only in association with the property known as 'The Oaks' and shall not be used for livery, riding lessons, commercial equine breeding or commercial equestrian use of any kind.
3. No jumps, enclosures, other equestrian paraphernalia or exterior lighting shall be sited on the land without the prior written approval of the Local Planning Authority.
4. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.

### Introduction

This application is for the erection of a stable block and change of use of land from agricultural to equestrian at The Oaks, Peter Tavy.

The land comprises a field immediately to the south of the dwellinghouse. It is roughly rectangular in shape and slightly sloping in a south-westerly direction.

The field measures 0.33 hectares in area.

The proposed stable block would be arranged in an L-shape and would be positioned adjacent to the northern boundary of the field. The building would comprise two loose boxes, a tack room and a hay store. There would be a degree of excavation required in order to form a level base.

This application is presented to the Planning Committee due to the Parish Council comments.

### Planning History

0718/14	Erection of stable block comprising two stables, hay store and tackroom	Full Planning Permission	Withdrawn	22 January 2015
0829/06	Conservatory and roof alterations	Full Planning Permission	Grant Conditionally	13 December 2006
0534/06	Erection of garage, conservatory and roof alterations	Full Planning Permission	Refused	09 October 2006
	Appeal lodged: 19 October 06	Result:	Allowed	

### Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Standing advice - flood zone 1

DNP - Trees & Landscape: No objection subject to a condition requiring the removal of the existing stables on the land

### **Parish/Town Council Comments**

Peter Tavy PC: Object, on the basis that the development is too large for the size of the field

### **Representations**

None to date.

### **Observations**

#### JUSTIFICATION

There is an existing established equine use on the land. Two mobile field shelters were present in the field at the time of the officer site visit.

Policy DMD33 supports development related to recreational horse keeping where adequate land, buildings and facilities are available for the number of horses to be kept on the land.

While the size of the field (0.3ha) is lower than the standard recommended by the British Horse Society (2 horses per hectare) the applicants have stated that they do have access to grazing elsewhere. The size of the stables are commensurate to a domestic/recreational use of the land for horse keeping rather than a commercial.

#### IMPACT ON VISUAL AMENITY

The site is slightly elevated above the road and is bounded by hedgerows. There will be glimpsed views of the stable building from the road junction to the west and through a field gateway to the south however from both, the proposed stables would be seen in the context of the existing dwelling and agricultural buildings.

Long distance views from Cox Tor would be unaffected by the proposed development.

The design and materials proposed are considered appropriate to the rural setting, in accordance with policy COR4.

#### IMPACT ON LANDSCAPE CHARACTER

Sowtontown is part of sparse settlement pattern in the area. The hamlet is characterised by three distinct building clusters. The proposed stables would be closely associated with the northern cluster of buildings at The Oaks/Paisley Mead and would be located immediately adjacent to an existing domestic garage block.

The field is part of a larger pastoral field system, probably mid to late medieval in origin. This proposal does not involve any loss of field boundary as there is an existing access at the junction with the house.

Horse-related development is recognised as a factor that can change the character of a landscape and under policy DMD33 will only be allowed where it can be demonstrated that it will not harm local character. In this case the proposed stable block is closely associated with

existing building groups and does not involve any physical changes to historic field boundaries. The stables will replace two existing mobile shelters and will not result in a proliferation of horse-related development in the area.

The change of use of the field provides an opportunity restrict by condition future equine temporary development which might otherwise be harmful to landscape character.

The proposed development is considered to conserve the character of the local landscape, according with policies COR3 and DMD5.

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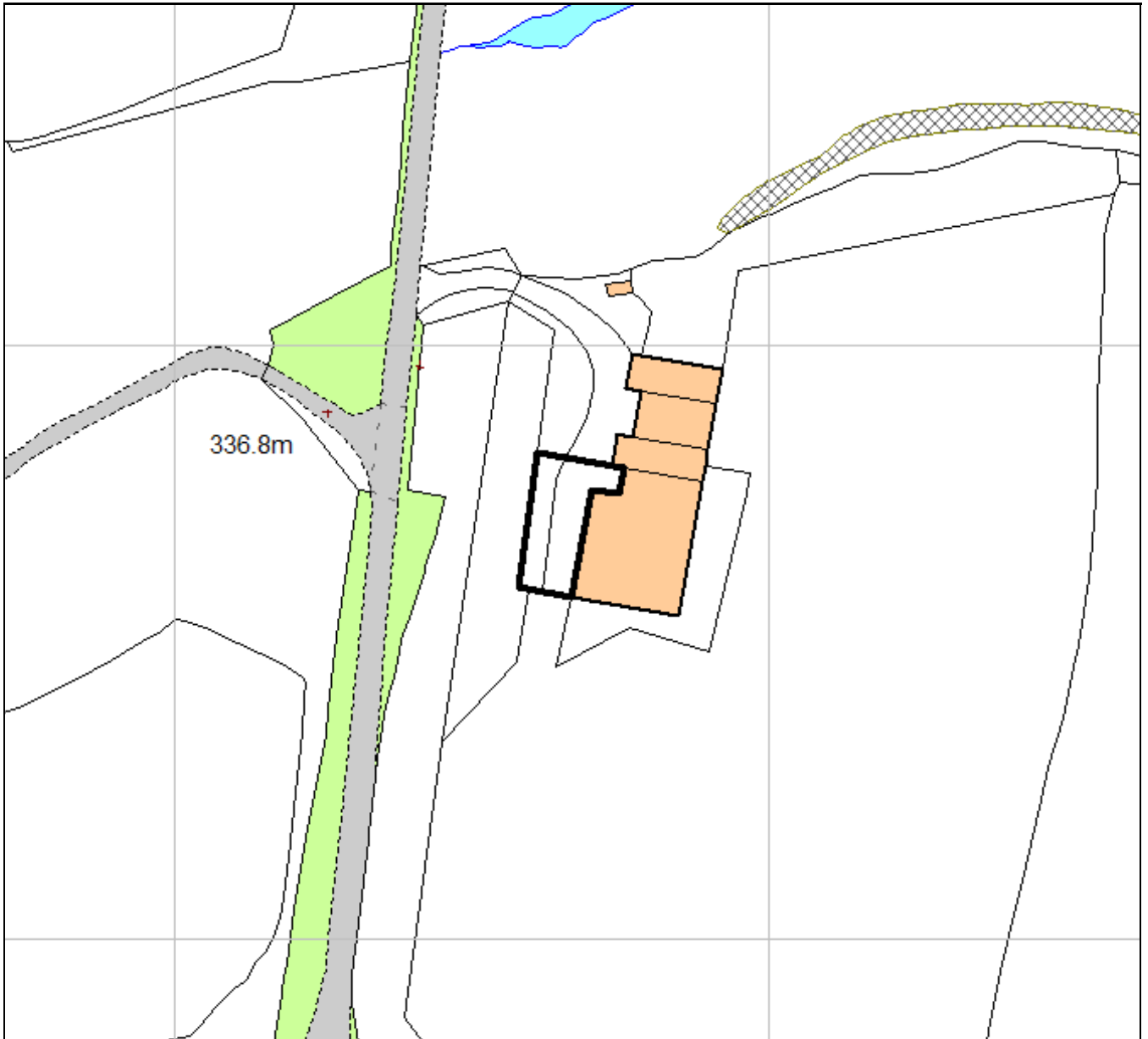
4. Application No: **0163/15**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX695795**

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

Proposal: **Extension (224sqm) of agricultural barn to provide covered livestock feeding area and farmyard manure store**

Location: **Challacombe Farm, Postbridge**

Applicant: **Mr M Owen**



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50m  
Scale 1:1250 @ A4

Recommendation **That, subject to the consideration of any comments from the PC and the Trees & Landscape Officer, 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 tree or hedge on the land (other than one permitted to be felled or removed as shown on the approved plans) shall be felled, lopped, topped, cut down or grubbed out without the prior written consent of the Local Planning Authority. Any tree or hedge removed without consent, or found to be dying, damaged or diseased, shall be replaced on a like for like basis unless otherwise agreed in writing by the Local Planning Authority.
3. Within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing, the landscaping and planting shall be completed in accordance with the details submitted on page 3 of the Design and Access Statement received 7 April 2015 . The landscaping and planting shall be maintained for a period of not less than five years from the date of this decision notice, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
4. Notwithstanding the details hereby approved, the materials to be used in the finishing of the roof of the development shall, unless otherwise agreed by the Local Planning Authority in writing, match with those used on the existing building.
5. The agricultural building hereby permitted shall only be used for agricultural 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.

**Introduction**

The application relates to an outlying range of historic and modern farm buildings to the north east of Challacombe Farm in the valley between Challacombe Down and Hamel Down. The site is located on the moorland fringe and the surrounding land is designated as common land, Scheduled Ancient Monument, East Dartmoor Site of Special Scientific Interest and Dartmoor Special Area of Conservation.

The application proposes a 23m x 9m wide extension to the western side of two modern agricultural buildings to provide a covered livestock feeding area and manure store.

The application is presented to the committee as the applicant is related to an Authority Member.

**Planning History**

0215/14	Creation of new farm track (215m) between field and barns Prior Approval	Grant Conditionally	04 August 2014
0646/13	Construction of open-fronted shed for storage of dry manure Prior Notification	No objection	23 December 2013
05/06/1644/91	Circular 18/84 procedure to erect a steel frame lean-to building for agricultural purposes		

Other

No objection

03 September  
1991

### **Consultations**

Teignbridge District Council: Does not wish to comment  
County EEC Directorate: No objection  
Environment Agency: Flood Risk Zone 1 - Standing advise applies  
DNP - Trees & Landscape: Any comments will be reported at the meeting.  
DNP - Ecology & Wildlife Conservation: No objection as the development is unlikely to impact on protected species and therefore a protected species survey is not required. The ecologist requests that the applicant be sent an informative note with the decision notice:  
INFORMATIVE  
In the event that a bat is discovered in the section of existing barn that will tie into the new barn during construction, then works should cease and the advice of Natural England and/or a suitably qualified ecologist should be obtained. Works should not resume until their advice has been followed. If any nesting birds are discovered in the section of the existing barn that will tie into the new barn, work should not proceed until breeding has finished and all fledglings have departed the nest.

### **Parish/Town Council Comments**

Manaton PC: Any comments will be reported at the meeting.

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR2 - Settlement Strategies  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles  
COR6 - Protecting Dartmoor's Archaeology  
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology  
DMD13 - Archaeology  
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  
DMD34 - Agricultural and forestry  
DMD4 - Protecting local amenity  
DMD5 - National Park Landscape

### **Representations**

None to date.

### **Observations**

Challacombe is, in many ways, a fairly typical upland Dartmoor Farm with extensive beef and



sheep enterprises (150 ewes and 50 cattle plus followers). What makes it unique and special are its archaeological and ecological features, which are recognised by their statutory designations which cover about 85% of the farm. In order to conserve and enhance these features the farm has been managed within agri-environment schemes for over 20 years; cattle and sheep grazing being a vital and integral part of this management.

## JUSTIFICATION

The need for a covered area for winter feeding of cattle was identified by a Catchment Sensitive Farming Infrastructure Report undertaken by ADAS in 2012. This identified a need to roof over the cattle feeding area and dung store to prevent surface water being contaminated and so reduce the risk of pollution to the nearby West Webburn (a tributary of the Dart).

There is also understood to be an operational requirement to have additional buildings or covered areas, particularly during spring lambing when there is very limited inside space.

All the existing buildings on the farm are used to capacity, hence this application for additional covered space which follows pre-application advice from the Authority over the design and ways in which the screening can be enhanced.

This application has been considered in terms of its potential impact on the landscape, archaeology and the adjacent trees, and its visual impact on the character and appearance of this part of the National Park.

## DESIGN

For practical reasons and to minimise its impact on the landscape, the covered feeding area and dung store is proposed adjacent to the existing farm buildings, extending two of the modern barns westwards to enclose part of the existing yard area.

The design matches the existing barns, by following the rooflines and using similar materials for roof (metal sheeting) and walls (Yorkshire boarding, with concrete dung walling).

The proposal is considered to consolidate the footprint of existing development and the yard area but in order to conserve and enhance the character and appearance of the area, a landscaping plan has been submitted with four additional areas of planting proposed.

## ARCHAEOLOGY AND LANDSCAPE IMPACT

Challacombe farm is located in a sensitive landscape on the moorland edge slopes. Much of the immediate landscape is designated scheduled ancient monument (SAM) and a premier archaeological landscape. The proposed building is outside of the SAM and as no archaeological features are recorded in the site of the proposed building, it would be unlikely to harm any archaeological interests in this landscape.

The existing barns are well screened by a ten metre wide strip of mature trees (sycamore and wild cherry) but to further reduce the visual impact from the highway, a landscaping scheme has been submitted as part of the application showing additional planting alongside the western boundary between the new buildings and the road from where the buildings are seen at a higher level.

The current tree cover is to be supplemented to be more effective and planting along the

southern boundary of the existing building is also proposed with native species of local provenance. The advice of the Authority's Trees and Landscape Officer has been sought and will be reported at the meeting in this regard.

## WILDLIFE

The proposal is within 0.1km of the Dartmoor SAC and 1.0km of East Dartmoor SSSI, however, given the scale, nature and siting of the proposed building, no impact on the component features of the SAC or SSSI is likely.

## POLICY CONSIDERATIONS

Development Plan Policies COR1, DMD1b, COR3 and DMD5 establish the requirement for new development to respect and enhance the character, quality and tranquillity of local landscapes and the wider countryside.

Policy DMD34 is specifically concerned with new agricultural development. It permits such development where it is proportionate to the use of the land and its function, relates well to landscape features and building groups, is orientated to respect topography, will not cause unacceptable environmental or archaeological harm and makes efficient use of buildings.

Policies COR6 and DMD13 establish the principle of protecting the archaeological interests on the Moor and policies COR7 and DMD14 establish biodiversity objectives.

The Dartmoor National Park Design Guide recommends that new farm buildings should aim to fit into, and be sympathetic to, existing farmsteads and landscape, avoiding visually intrusive new buildings that are too dominant or overbearing and should respect the scale of surrounding buildings.

## CONCLUSION

The proposed development arises from the Catchment Sensitive Farming project for the River Dart. The building is proposed in the interests of preventing water pollution and improving animal welfare. It will reduce the risk of yard run-off contaminating nearby watercourses, thus meeting environmental obligations, in line with the recommendations of the ADAS water management plan.

Whilst the proposed building is likely to have some limited adverse impact on landscape character and visual amenity, this will be mitigated to a large extent by the existing tree screen and proposed additional planting.

It is therefore considered, on balance, that the scheme is acceptable.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

1 MAY 2014

**CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES**

Report of the Head of Planning

**Recommendation : That the Committee notes the response(s) made under delegated powers**

1	Grid Ref: <b>SX731 602</b>	District/Borough: <b>South Hams</b>
	Officer: <b>Jo Burgess</b>	Parish: <b>Rattery</b>
	Proposal <b>Installation of wind turbine, hub height 31.9m and blade height 45.4m</b>	
	Location <b>Land at NGR SX7314 6017 Hatchlands Farm, Harberton</b>	
	Response: <b>OBJECT</b>	

The wind turbine proposed is 300m to the east of an existing turbine on agricultural land to the south-east of the Marley Head Junction on the A38 which, in this location, forms the boundary of the National Park.

The District Council has been reminded that the NPPF (para 115) states that great weight should be given to conserving landscape and scenic beauty in National Parks... which have the highest status of protection and of its duty under Section 62 of the Environment Act 1995.

The Authority considers that the size of the proposed wind turbine, at a distance of 1.2km from the National Park boundary, will neither conserve nor enhance the character and special qualities of the Dartmoor landscape, will be unsympathetic development that will harm the wider landscape and setting of Dartmoor and consequently an OBJECTION is raised to this proposal.

With regard to the Landscape Character Assessment for Dartmoor National Park, it has been concluded that from Landscape Character Area 1K (Unsettled High Upland Moorland including the high ground around the Avon Reservoir (7km away), 1L (Upland Moorland with Tors) (5km away) the proposed wind turbine will be visible in long views from a number of locations, impacting on the valued attribute of wide open spaces, panoramic views and a strong sense of tranquillity. This will not just impact on the character of the landscape itself but on those seeking to enjoy its

special qualities. From Landscape Character Area 2D (Moorland Edge Slopes) including Brent Hill, although it is acknowledged that movement on the A38 is visible from some locations, the proposed wind turbine will impact on the valued attribute of spectacular views to the countryside outside the National Park. From Landscape Character Area 1D (Inland Elevated Undulating Land) although the tranquillity is broken to a degree by the A38 and the proposed turbine will be seen in conjunction with the existing turbine to the south of Marley Head and telecommunications mast, the impact on views for residents of the National Park in the nearby settlements and isolated dwellings of an additional turbine in the same vicinity will be substantially significant, creating a cluster and adding to the dominance of otherwise alien vertical features in the landscape.

In this context it has been concluded that the proposed turbines in combination, in such close proximity to the National Park, would have a significant impact on the National Park. It should also be noted that the landscape of the National Park is a tranquil landscape, as is that of the South Hams, visible from Ugborough Beacon and other locations within the zone of visual influence. The turbines and associated with movement and will impact on the visual tranquillity in particular.

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STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

01 May 2015

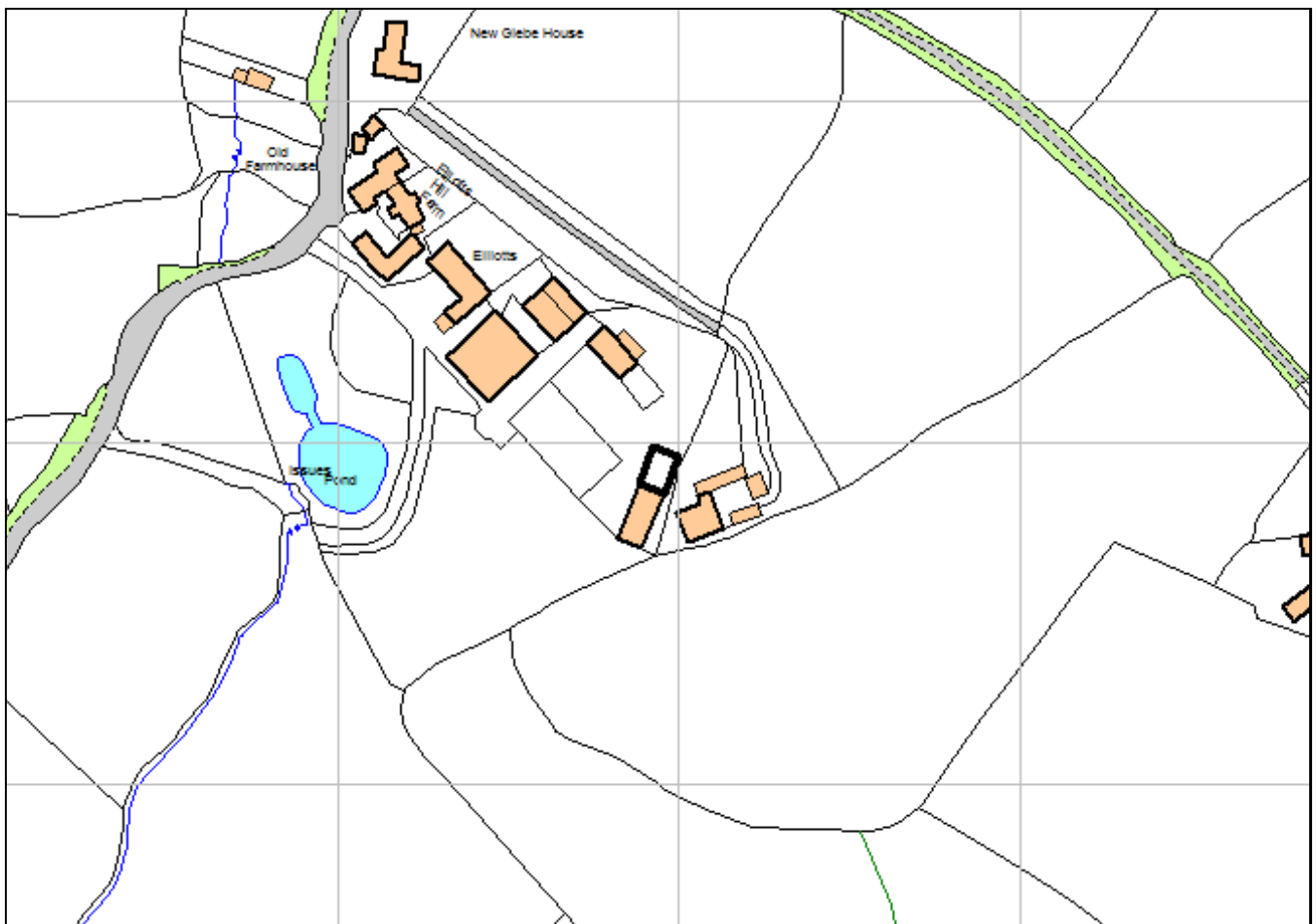
**APPEALS**

Report of the Head of Planning

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

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

- |                   |  |                   |                      |
|-------------------|--|-------------------|----------------------|
| 1 Application No: | A/14/2220392   | District/Borough: | Teignbridge District |
| Appeal Type:      | Refusal of Full Planning Permission                                  | Parish:           | Buckland-in-the-Moor |
| Proposal:         | Erection of agricultural machinery store to adjoin existing building |                   |                      |
| Location:         | <b>Elliots Farm, Buckland-in-the-Moor</b>                            |                   |                      |
| Appellant:        | <b>Mr T Andrew</b>   |                   |                      |
| Decision:         | <b>DISMISSED</b>   |                   |                      |



The Inspector considered the main issue to be whether sufficient information has been provided to demonstrate that the proposed building was necessary to meet the proven needs of agriculture on the holding having regard to National and Development Plan policies for the Dartmoor National Park.

She concluded that since there is no farm livestock on the holding, there is no agricultural need for the longer term storage of hay. She found that the level of storage being sought to retain hay on the holding is not proportionate to the agricultural use of the land. She also concluded that machinery could be accommodated within existing buildings.

The Inspector was not convinced that the proposal met the test set by DMD34 of the Dartmoor Development Plan. In the absence of a demonstrable need for the building that was proportionate to the use of the land, she found that the proposed development would be harmful to the character of the National Park, in conflict with National and Development Plan policies.

Applications for costs were also refused.

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

1 Application No:	W/15/3004667	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Bridford
Proposal:	Agricultural worker's dwelling		
Location:	<b>Poole Farm, Bridford</b>		
Appellant:	<b>Mr M Amos &amp; Mr M Totterdell</b>		

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

01 May 2015

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

Report of the Head 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	<b>Application No:</b> 0080/15	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Listed Building Consent	<b>Parish:</b> Ashburton
	<b>Proposal:</b> Modernisation and alterations together with change of use of rear extension from A1 to D1 (library) plus post office sign and cashpoint to front of building	
	<b>Location:</b> Ashburton Post Office, 4 St Lawrence Lane, Ashburton	
	<b>Decision:</b> Grant Conditionally	
2	<b>Application No:</b> 0469/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Ashburton
	<b>Proposal:</b> Conversion of storage building into two flats (one open market and one affordable)	
	<b>Location:</b> Unit 1, 31a East Street, Ashburton	
	<b>Decision:</b> Withdrawn. That permission be GRANTED, subject to the signing of a S106 agreement to secure the affordability of one of the residential units for local persons	
3	<b>Application No:</b> 0581/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Ilsington
	<b>Proposal:</b> Replacement house and garage	
	<b>Location:</b> Windy Croft, Green Lane, Ilsington	
	<b>Decision:</b> Grant Conditionally	
4	<b>Application No:</b> 0086/15	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> South Brent
	<b>Proposal:</b> Agricultural livestock building (540sqm)	
	<b>Location:</b> Homer Stidston, South Brent	
	<b>Decision:</b> Grant Conditionally	



5 **Application No:** 0079/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Modernisation and alterations together with change of use of rear extension from A1 to D1 (library) plus post office sign and cashpoint to front of building  
**Location:** Ashburton Post Office, 4 St Lawrence Lane, Ashburton  
**Decision:** Grant Conditionally

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6 **Application No:** 0047/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ashburton  
**Proposal:** Amendments to existing roof with flat roof dormers to rear and single storey kitchen extension to front  
**Location:** Linden Lea, 26 Eastern Road, Ashburton  
**Decision:** Grant Conditionally

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7 **Application No:** 0024/15 **District/Borough:** West Devon Borough  
**Application Type:** Certificate of Lawfulness for an existing use **Parish:** Peter Tavy  
**Proposal:** Certificate of lawfulness for the change of use of land as a domestic garden  
**Location:** Old Sowtontown, Peter Tavy  
**Decision:** Withdrawn

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8 **Application No:** 0062/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Drewsteignton  
**Proposal:** Erection of small agricultural field shelter (39sqm)  
**Location:** Glebe Fields, off Shute Lane, Drewsteignton  
**Decision:** Grant Conditionally

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9 **Application No:** 0044/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Lydford  
**Proposal:** Modification of access to highway and relocation of school playing field  
**Location:** School Road, Lydford  
**Decision:** Grant Conditionally

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10 **Application No:** 0082/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Chagford  
**Proposal:** New garage and modification to existing entrance  
**Location:** Waye Hill House, Chagford  
**Decision:** Withdrawn

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11 **Application No:** 0070/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Widecombe-in-the-Moor  
**Proposal:** Extension to the existing carpark  
**Location:** The Rugglestone Inn, Widecombe in the Moor  
**Decision:** Grant Conditionally

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12 **Application No:** 0088/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ugborough  
**Proposal:** Ground floor extensions to provide guest bedroom, extended kitchen and verandah  
**Location:** Brookwood House, Moorhaven  
**Decision:** Refused

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13 **Application No:** 0072/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Horrabridge  
**Proposal:** Erection of single-storey side extension and conversion of garage to form annexe  
**Location:** Mead, Manor Estate, Horrabridge  
**Decision:** Grant Conditionally

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14 **Application No:** 0099/15 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ashburton  
**Proposal:** Single storey rear extension with two new box dormers plus internal alterations to the main house  
**Location:** 3 Chuley Bungalow, Chuley Road, Ashburton  
**Decision:** Withdrawn

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15 **Application No:** 0077/15 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission **Parish:** Harford  
**Proposal:** Extension (399sqm) to existing stock shed to provide cover over existing yard  
**Location:** Meads Farm, Harford  
**Decision:** Grant Conditionally

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16 **Application No:** 0075/15 **District/Borough:** West Devon Borough  
**Application Type:** Outline Planning Permission **Parish:** Buckland Monachorum  
**Proposal:** New dwelling  
**Location:** Rowan House, Harrowbeer Lane, Yelverton  
**Decision:** Refused

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17 **Application No:** 0154/15 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Belstone  
**Proposal:** Conversion of The Old Chapel into annex for existing dwelling  
**Location:** Chapel House, Belstone  
**Decision:** Withdrawn

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

01 May 2015

**ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS**

Report of the Head 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.**

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1 Enforcement Code:	<b>ENF/0061/15</b>	District/Borough:	<b>West Devon Borough</b>
Grid Ref :	<b>SX652946</b>	Parish :	<b>South Tawton</b>
Breach :	<b>Unauthorised extension to a barn</b>		
Location :	<b>Land at the Coach House, South Tawton</b>		
Action taken / Notice served	<b>No further action taken</b>		

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**STEPHEN BELLI**