



NPA/DM/24/014

**Dartmoor National Park Authority
Development Management Committee**

3 October 2025

Applications to be Determined by the Committee

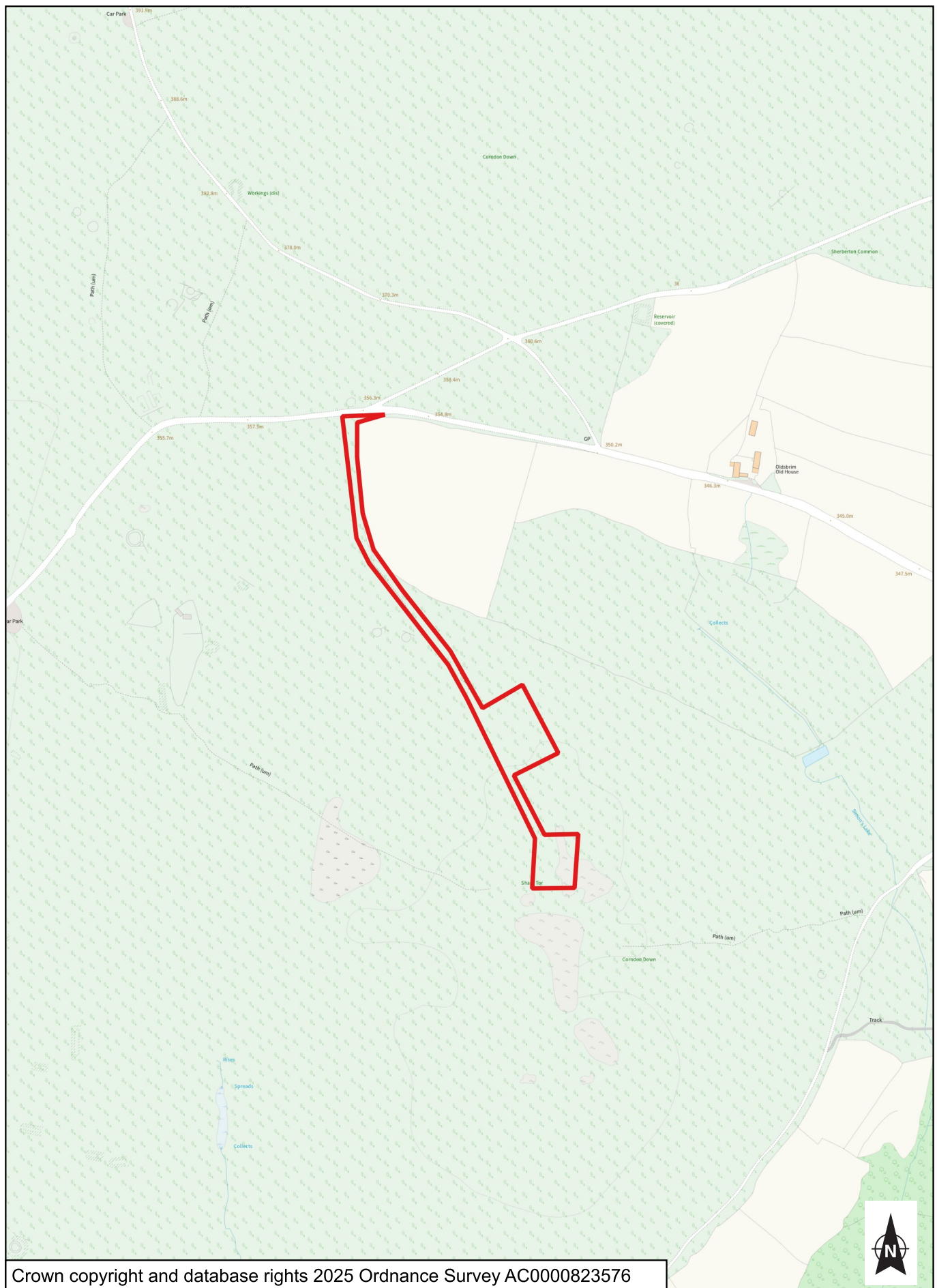
Report of the Director of Spatial Planning

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Land To The North Of Sharp Tor, TQ13 7PS

Scale 1:5,000



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Item 1

Application No: **0271/25**

District/Borough: **Teignbridge**

Application Type: **Full Planning Permission** Parish: **Widecombe-in-the-moor**

Officer: **Jason Skelton**

Proposal: **Temporary use of land for film making with associated temporary sets, supporting facilities vehicles, access, parking and storage.**

Location: **Land To The North Of Sharp Tor, Widecombe In The Moor, Newton Abbot, TQ13 7PS**

Applicant: **Mr A Gladstone (Mirage Pictures Ltd)**

Recommendation: That subject to:

the consideration of the further comments of Natural England and DCC Highways, planning permission be granted subject to the following conditions and any others as required by Natural England or DCC Highways:

Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):
 - Proposed location/block plan - numbered A.002 received 01-08-2025
 - Proposed plan and elevations - numbered A.100 received 01-08-2025

Reason: In the interests of clarity.

2. The use hereby permitted shall cease on or before the 28th November 2025. Thereafter the permitted use shall be discontinued; and the land restored to its former use and condition within 6 months of the date of this permission and in accordance with a restoration plan, timetable and details that shall have previously been submitted to and approved by the Local Planning Authority.

Reason: To define the permission and to enable the Local Planning Authority to assess the suitability of the restoration works and to safeguard the character and appearance of this area of the Dartmoor National Park, in accordance with Strategic Policies 1.1, 1.2, 2.1, 2.2, 2.4 and 2.7 of the Dartmoor Local Plan.

3. Prior to commencement of any use of the site or use of the approved access route, the upstanding archaeological features that cross the proposed access track will be protected through the use of matting as shown on Ramping-and-trackway-details received on 18 September 2025. The protection measures shall be retained for the duration of the set building, filming, set removal and re-

instatement of original site conditions and shall only be removed once all activity on site has ceased.

Reason: To safeguard heritage assets in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

4. No disturbance or breaking of ground shall be undertaken until a programme of works archaeological work has been completed in accordance with a written scheme of investigation that shall have previously been submitted to and approved in writing by the Local Planning Authority. If no ground disturbance will occur during the construction, use or dismantling of the temporary set, service area or trackway hereby approved then no such watching brief is required.

Reason: To safeguard heritage assets in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

5. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Phase 1 Ecological Impact Assessment Report by Eco-film, dated 21 July 2025, subject to any variation required by Natural England under any license it may issue. This planning condition shall only be discharged when a suitably qualified ecologist confirms in writing to the Local Planning Authority that the recommendations and requirements have been implemented.

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

6. Prior to first use of the proposed service base and access track hereby approved, the protective trackway matting shall be installed and shall be retained for the entirety of the use of the development hereby approved. The protective trackway matting shall be removed when no longer required and no later than 28 November 2025.

Reason: To safeguard statutory protected habitats and species; to safeguard heritage assets and to protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.1, SP2.1, SP2.2, SP2.4 and SP2.7 of the Dartmoor Local Plan.

7. No development shall take place until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in

accordance with the approved CEMP and an approved timetable for implementation.

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

8. The development hereby approved shall be implemented, utilised and removed strictly in accordance with the submitted Construction Method Statement by JW Creative Carpentry Ltd dated 20 August 2025.

Reason: To safeguard statutory protected habitats and species; to safeguard heritage assets and to protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.1, SP2.1, SP2.2, SP2.4 and SP2.7 of the Dartmoor Local Plan.

9. The mitigation measures outlined in the submitted Traffic Assessment by JPS Event Consulting received on the 8 September 2025 shall be implemented from first use of the access in association with the development hereby approved. The mitigation measures shall be retained in their entirety during the proposed construction, filming and deconstruction stages.

Reason: In the interests of highway safety in accordance with Policy 1.7 of the Dartmoor Local plan.

10. No temporary lighting shall be installed and used on the site other than those shown on the submitted Lighting Tower Specification Details received on 11 July 2025 unless details of the alternative lighting have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the local and residential amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP2.6 and P1.7 of the Dartmoor Local Plan.

11. No site clearance, preparation, construction, removal or remedial work shall take place on site outside of the hours of Monday to Friday 0800 to 1800 and Saturdays 0900 to 1300, nor at any time on Sundays, Bank or Public Holidays. This includes vehicle movements on the site. Deliveries or collections of materials shall only be made during these times, and vehicles should be discouraged from collecting on the public highway outside of these times with their engines and radios left running.

Filming shall only be undertaken in strict accordance with the timetable of activity set out at paragraph 3.10 on page 7 of the Planning and Design and Access Statement dated July 2025. A log of all filming activity will be kept

setting out dates and times of operation that will be made available to the Local Planning Authority on request.

Reason: To protect the local and residential amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP2.6 and P1.7 of the Dartmoor Local Plan.

1 Introduction

- 1.1 The site is located close to the summit of Sharp Tor, around a mile to the east of Dartmeet. Access will be provided from the B3357 Ashburton to Two Bridges Road.
- 1.2 The site is in an area of open moorland within the Holne Woodland Site of Special Scientific Interest (SSSI) and South Dartmoor Woods Special Area of Conservation (SAC).
- 1.3 The site is designated common and is bisected by the Dartmoor Way, a popular recreational route. The open moorland slopes steeply down to the River Dart to the south and west. The site will be visually prominent in the immediate landscape.
- 1.4 The site is set within the context of the Dartmeet Reave System, an extensive Middle Bronze Age landscape of archaeological importance.

2 Planning History

- 2.1 There is no relevant planning history on the site.
- 2.2 The Authority has offered informal advice to the applicant prior to the submission of the application.

3 Consultations

- 3.1 **Widcombe in the Moor Parish Council** – Did not wish to comment.
- 3.2 **DCC Ecology** - Initial response (5 September 2025) requires further information for consideration. Comments summarised as follows:

BNG

- Concerns over information submitted in relation to BNG.
- Further information requested for consideration.
- Suggested condition on receipt of satisfactory information.

South Dartmoor Woods SAC & Holne Woodland SSSI

- Revised access track noted, needs to be included in HRA.
- Natural England require consulting.
- Suggested condition – development in accordance with CEMP and HRA.

Upland Heathland

- Suggested condition.

Bat flight lines / foraging

- CEMP noted.
- Suggested condition.

Nesting Birds

- No objection providing activity avoid bird nesting season.
- Suggested condition.

Reptiles

- Suggested condition.

Invertebrates

- Suggested condition.

3.3 DNPA Archaeology

3.3.1 Comments: The site of the proposed structures is located on the western slopes of Sharp Tor. This area is part of a surviving, very extensive Middle Bronze Age landscape of field systems, settlements and routeways in the form of the Dartmeet Reave System. This landscape extends from Holne Moor in the south to Cator and East and West Shallowford in the north, a distance of around 6 km with the best surviving portion being around 2km in width. As such, it is one of the largest surviving prehistoric landscapes in Europe and is thus of an international level of archaeological significance. In addition to the upstanding archaeology there is thus an elevated potential for the presence of buried heritage assets with no current surface expression. Given the archaeological sensitivity of the area, the applicant has undertaken geophysical survey of the area of the proposed construction. This detected a number of anomalies some of which are potentially of archaeological origin.

3.3.2 Recommendations: The results of the geophysical survey and observation in the field have informed the following recommendations:

3.3.3 If construction will involve disturbance of the ground, which is not clear at the time of writing, then an archaeological watching brief is recommended (standard condition X03) on any such works. If no ground disturbance will occur during construction or use of the structures, then no such watching brief is required.

3.3.4 Access to the site will involve vehicular traffic across upstanding archaeological features in the form of reaves (Middle Bronze Age field boundaries). It is imperative that these are protected through the use of appropriate matting across the features as already discussed with the applicant.

3.3.5 Summary: Potential archaeological watching brief and protection of upstanding archaeology

3.4 **DNPA Trees and Landscape Officer**

Summary of Comments: The landscape and visual impact of the proposed development is assessed as negligible, primarily due to its temporary nature and the commitment to full removal. Consequently, there is no objection in principle.

3.5 **DCC Highways**

Comments:

3.5.1 Site Access and Highway Classification

The proposed development site is accessed via a C Classified County Route, which is subject to a posted speed limit of 40 mph. This route forms part of the local highway network and provides direct vehicular access to the site. The classification and speed limit are important considerations in assessing the suitability of the proposed access arrangements and the potential impact on highway safety.

3.5.2 Collision Data Review

An analysis of personal injury collision records, as reported to the Police, has been undertaken for the period between 1st January 2020 and 31st December 2024. The data confirms that no personal injury collisions have been recorded within the immediate vicinity of the proposed access point during this timeframe. This suggests that the existing highway operates safely and that there are no known accident clusters or safety concerns in the area.

3.5.3 Requirements for Highway

In order for the County Highway Authority to provide a formal recommendation on the proposed development, the applicant is required to submit the following:

3.5.4 Access Plan

A detailed access plan must be provided, clearly illustrating the visibility splays that can be achieved from the proposed access point. These splays must be appropriate for the speed limit and observed vehicle speeds on the C Classified Route, in accordance with national and local design standards.

3.5.5 Transport Statement

A Transport Statement is to be submitted, assessing the anticipated traffic generation associated with the development. This should include an evaluation of the number of vehicle trips likely to be generated and their potential impact on the surrounding highway network. The assessment must demonstrate that the development would not result in a severe impact on highway capacity or safety.

3.5.6 Mitigation Measures (if required)

Should the Transport Statement identify any adverse impacts on the highway network, appropriate mitigation measures must be proposed. These may include junction improvements, traffic management strategies, or infrastructure upgrades to ensure the safe and efficient operation of the network

3.5.7 Subject to the submission of the above documentation, the County Highway Authority will be in a position to assess the proposal in full and provide a formal recommendation.

3.5.8 The visibility splays and traffic impact assessment are critical to ensuring that the proposed access is safe, suitable, and sustainable, and that the development does not compromise the operational integrity of the local highway network.

3.6 **Natural England**

Comments: There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Please provide the information listed below and re-consult Natural England. Please note that you are required to provide a further 21-day consultation period, once this information is received by Natural England, for us to respond.

3.7 **Historic England**

Comments: Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. It is not necessary to consult us on this application again, unless there are material changes to the proposals.

3.8 **Teignbridge District Council** did not wish to comment.

3.9 **Environment Agency** – as the site is within Flood Zone One and is not within a critical drainage area, standing advice applies.

4 Representations

None received.

5 Relevant Local Plan Policies

5.1 Dartmoor Local Plan 2018-2036

- Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities
- Strategic Policy 1.2 Sustainable development in Dartmoor National Park
- Strategic Policy 1.3 Spatial Strategy
- Strategic Policy 1.5 Delivering good design
- Policy 1.7 Protecting local amenity in Dartmoor National Park
- Strategic Policy 2.1 Protecting the character of Dartmoor's landscape
- Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity
- Strategic Policy 2.3 Biodiversity net gain
- Strategic Policy 2.4 – Conserving and enhancing Dartmoor's moorland, heathland and woodland
- Policy 2.5 The water environment and flood risk
- Strategic Policy 2.6 Protecting tranquillity and dark night skies
- Strategic Policy 2.7 Conserving and enhancing heritage assets
- Policy 4.3 Enabling Sustainable Transport
- Strategic Policy 4.8 the Access Network
- Strategic Policy 5.1 Non-residential Business and Tourism Development

5.2 Other Material Planning Considerations

- The National Park Circular 2010
- National Planning Policy Framework 2024
- Dartmoor National Park Partnership Plan 2021 – 206
- Dartmoor National Park Design Guide Adopted Version November 2011

6 Proposal

- 6.1 The proposal is for the temporary change of use of the land for film making to include the construction of temporary sets, access, parking and storage along with provision for supporting facilities vehicles, for a period of a little over eleven weeks.
- 6.2 The film set is to be sited on the west flank of Sharp Tor close to its summit. It will consist of a number of temporary structures described as being designed to resemble traditional medieval structures, following the 'stone farm' design with

a focus on historical accuracy and structural stability using modern reversible methods.

- 6.3 They include a long, low dual pitched with hipped gable ends barn like structure of approximately 5.2m by 13m that will form the farmhouse, and further smaller structures to resemble a pigsty and grain store with additional areas of timber and dry-stone wall enclosures.
- 6.4 All buildings are proposed to be freestanding with thatched roofs and prefabricated plaster/foam stone infill panels and will follow the topography of the land on which they sit.
- 6.5 These structures are lightweight film set structures that will not break the ground and will be anchored by non-invasive means such as IBCs, rigid bulk containers, filled with water. A damp proof membrane (DPM) will be laid across the entire building footprints to prevent any direct contact with the ground to protect both the site surface and the structure, and to ensure a non-invasive footprint is maintained.
- 6.6 The proposals have been supported by a construction method statement which sets out the extent of proposals and how they will be constructed and removed from site once filming is completed.
- 6.7 There will be some nighttime filming requiring artificial lighting in the form of lighting tripod towers powered by generator. In addition, it will be necessary to create a 'full moon' which will require a more creative solution.
- 6.8 A service base area is to be located between the film set and the access onto the B3357 which will use a heavy-duty aluminium panel trackway for ground protection.
- 6.9 The duration of installation, filming and take down has been given as a little over eleven weeks in total with filming taking place for six days, and the remainder of the time either being set up or take down. During the days of filming the site is expected to be active sometime between 6am and 4pm or 2pm and midnight. For the remainder of the time, they would expect working hours to be within a period between 8am and 6pm. There will be limited weekend working.
- 6.10 Vehicular access to the site will be provided off the B3357 for tractors and 4x4 vehicles and trailers to access the set area, the route will have a temporary trackway laid to permit vehicle movements. The number and frequency of vehicle movements will be restricted to only essential movements of equipment and materials.
- 6.11 Peak traffic movements to and from the site will occur towards the later stages of site set-up and once filming has finished with the most significant level of traffic movements taking place over a short period of time. To ensure the

safety of other road users and of those entering or leaving the site, the film company will employ accredited persons (Community Safety Accreditation Scheme) to stop traffic and allow vehicles to rejoin the road and pedestrians to cross. During filming there will be occasions when traffic on the B3357 will be held for short periods of time during 'takes', this will be kept to a minimum and of a short duration, usually much less than 5 minutes.

- 6.12 Parking for cast and crew will be within the existing car parks at Bel Tor Corner, Badgers Holt and Yar Tor Down. This does not form part of the application as the applicants consider that the use will be sufficiently limited to fall within the 28 days permitted development rights afforded by Class B, Part 4 Schedule two of the General Permitted Development Order. Facilities for crew and cast will also be provided at these locations in addition to the service base within the site area.
- 6.13 Public access to the immediate film set site will be restricted during the use and security staff will be present at all times, for security and safety reasons.

7 Context

- 7.1 While Class E, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the temporary use of any land or buildings for the purposes of commercial film making for up to a period of 12 months, Article 2.3 designated land, such as that within National Parks, is excluded.
- 7.2 However, Class B, Part 4 of the same Schedule does allow any temporary use of the land for up to 28 days in total in a calendar year, unless the use is for the holding of a market or a motor vehicle rally. This right is further qualified by restrictions regarding the siting of caravans, clay pigeon shooting and war games.
- 7.3 As the proposed use for filming is intended to extend beyond 28 days, planning permission is required for the temporary use.

8 Principle of Development

- 8.1 The Local Plan cannot cater for all development proposal types, where applications are not considered to align directly with specific policies, they need to be considered against the planning policies of the National Park as a whole, and in particular Strategic Policy 1.1.
- 8.2 Strategic Policy 1.1 of the Dartmoor Local Plan 2018 – 2036 (DLP) outlines that development will be permitted that furthers, and does not prejudice, the statutory National Park Purposes of:
- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and

- to promote opportunities for the public to understand and enjoy the Park's Special Qualities.
- 8.3 Where these policies conflict, greater weight will be given to the first. In pursuing these purposes, the Authority will have regard to its duty to foster the economic and social well-being of local communities, provided development remains compatible with National Park purposes.
- 8.4 Development which complies with policies with the adopted Local Plan will be considered consistent with the National Park purposes.
- 8.5 Strategic Policy 1.2 sets out the sustainable development principles including minimising the need to travel; conserving resources; reducing waste; promoting travel by public transport; cycling or walking; and supporting the National Park's economic vitality.
- 8.6 Strategic Policy 1.3 establishes the spatial strategy for development within the National Park. Part 4 allows for development in the Open Countryside where it:
 - supports land-based rural businesses with a proven need to be located there
 - involves new business use of redundant buildings
 - relates to existing businesses; or
 - is necessary to pursue National Park purposes.
- 8.7 Strategic Policy 5.1 sets out that non-residential business and tourism development should be of a scale and use appropriate for its location and local highway network; and will conserve and/or enhance Dartmoor's Special Qualities. Such development located within the Open Countryside will be acceptable where it is needed to support small scale expansion of existing businesses; farm diversification or the establishment of appropriate new businesses where it improve opportunities for the quiet enjoyment and understanding of Dartmoor's Special Qualities.
- 8.8 The development proposals described in the application are rather unique and not a particularly comfortable fit for consideration with Local Plan policy. While they may be considered to be high impact in an Open Countryside location, this will be for an exceptionally short period of time, and they will leave no lasting footprint on the land on which they were sited.
- 8.9 However, as the proposed development is not considered to accord with Local Plan policy and is therefore considered to amount to a departure from the adopted Local Plan, and as such the application is presented to Members for determination.
- 8.10 The principal policy considerations can be summarised as follows: sustainable development in Dartmoor National Park; the impact of the proposed development on the landscape, character and appearance of this part of the

National Park; delivering good design; conserving and enhancing heritage assets; impact on neighbour amenity; conserving and enhancing Dartmoor's biodiversity and geodiversity; conserving and enhancing Dartmoor's moorland, heathland and woodland; flood risk and drainage; and protecting tranquillity and dark skies.

- 8.11 However, in determining the application other material considerations should also be taken into account which include the duty to foster economic and social well-being of the local communities provided development remains compatible with National Park purposes.

9 Impact on Character and Appearance of the National Park and Delivering Good Design

- 9.1 Policy SP2.1 requires all development to conserve and enhance the character of the Dartmoor landscape. Strategic Policy 1.5 seeks to provide high standards of design.
- 9.2 The proposals include a number of temporary structures on the open moorland, in close proximity to the summit of Sharp Tor. The materials have been chosen for their ease of use and temporary nature rather than their suitability for the context of this part of the National Park, the local vernacular or principles of good design.
- 9.3 The application proposals do introduce development in an isolated location, a location that is characteristic for its openness, remoteness, wildness and lack of development. As such they cannot be considered to conserve or enhance the landscape character of this area of the National Park, neither do they present a design which is consistent with the requirements of SP1.5 and the guidance contained within the adopted Dartmoor Design Guide. Therefore, it is not considered that they accord with policies SP2.1 and SP1.5 of the Local Plan.
- 9.4 However, the proposals are very temporary in nature and of a 'light touch' construction leaving no lasting impact. The overall size of the structures proposed is fairly modest and whilst not presenting materials that align with policy requirements, they are not considered overly intrusive or entirely alien in its context.
- 9.5 Given the temporary nature and relatively modest scale of the proposals it is not considered that they would constitute significant harm or to be so far removed from accordance with policies SP1.5 and SP2.1 that other material planning considerations should not be given weight.

10 Protecting Local Amenity

- 10.1 Policy 1.7 states that development should not have a significant impact on amenity enjoyed by others. This includes levels of daylight and privacy, overbearingness and dominating impacts of development, levels of noise,

vibration, lighting, odours, fumes or dust that can affect health or quality of life and in addition, includes adverse effects on highway safety.

- 10.2 Officers consider that the proposals would have only a temporary detrimental effect on general amenity in the immediate and wider area in line with increased activity and disturbance during the temporary use. Officers note that some late filming is proposed.
- 10.3 Whilst not in immediate proximity, there are a number of residential properties located nearby. They have been consulted directly and no comments raising concerns have been received.
- 10.4 Officers do not consider the proposals to be adversely detrimental to the amenity of neighbouring properties. Given the temporary nature of the development, the extent of activity taking place and the application sites relative remoteness; the application proposals are not considered to significantly prejudice the amenity of the immediate area or wider context and can be adequately controlled through the imposition of appropriate conditions.

11 Conserving and Enhancing Dartmoor's Biodiversity and Biodiversity Net Gain.

- 11.1 Strategic Policy 2.2 outlines that development must conserve and enhance Dartmoor's biodiversity and geodiversity. Strategic Policy 2.3 requires development to contribute towards biodiversity enhancement, in line with national requirements.
- 11.2 The conservation and enhancement of the National Park's natural beauty and wildlife form a part of its first purpose and is a key objective of the Local Plan. Dartmoor's unique and varied biodiversity is internationally important.
- 11.3 The application site is located within a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). SACs are designated sites that are recognised as internationally important, and their habitats and species are given the highest levels of protection. SSSI's represent some of the most important habitats, wildlife, geological features and landforms in England, with legal protection and high levels of protection reflected in planning policy.
- 11.4 The applicant and agent have been in discussions with DCC Ecology and Natural England regarding this application, its proposals and their impact on the designated sites, protected species and the wider area.
- 11.5 The relevant statements, including Habitat Regulation Assessment have now been submitted and discussions are ongoing with Natural England and the DCC Ecologist to resolve outstanding issues including the development's contribution to Biodiversity Net Gain.

- 11.6 However, it should be noted that the DCC Ecologist considers that the development as proposed, with all avoidance and mitigation measures secured and implemented in full, will not adversely affect the integrity of the South Dartmoor Woods SAC or on protected species in the area including Sky Lark, Greenfinch and reptiles.
- 11.7 Given the sites location within the SAC the views of Natural England must be considered before a decision is made but Officers consider that the outstanding issues are likely to be resolved, and an update will be provided at the meeting.

12 Conserving and Enhancing Dartmoor's Moorland, Heathland and Woodland

- 12.1 Strategic Policy 2.4 outlines that within areas of moorland and heathland of conservation importance, development shall only be permitted where it conserves, enhances and/or restores features of landscape, archaeological, historic and ecological significance, maintains and/or improves public access and is demonstrated to be necessary for managing land and/or small-scale public recreation.
- 12.2 The site is located within an area identified under the Local Plan as moorland and heathland of conservation importance (Map 2.2 of the DLP), with these areas considered to form the heart of the National Park. The Local Plan protects these areas from harmful development that would compromise their quality, accessibility and character.
- 12.3 The proposal's impacts on archaeological and ecological interests are considered elsewhere in this report. As the proposals cannot be considered to relate to the maintenance or improvement of public access, nor necessary for managing land and/or small-scale public recreation, they cannot be considered to wholly accord with the provisions of SP2.4.

13 The Water Environment and Flood Risk

- 13.1 Policy 2.5 requires development proposals to conserve the water environment and take opportunities to enhance it. Development will not generally be considered acceptable where it would be at risk of flooding or where it would lead to increased flood risk in other places.
- 13.2 The proposals are within flood zone 1 and are not in a CDA. The proposals do not include for the provision of any drainage from the impermeable surfaces proposed. However, these surfaces are temporary in nature and within an area where the potential run-off from the solid roof structure can be adequately mitigated in the general area.
- 13.3 The construction environmental management plan can be used to control any risk of pollution arising from the use of vehicles, fuel oil etc and this can be secured through condition.

13.4 The proposals are not considered to be in an area at risk of flooding and are not considered to result in an increased risk of flooding in other places. Whilst it is accepted that no drainage is proposed as part of the proposals, given the temporary nature, and despite the proposals not being in strict accordance with the provisions of P2.5 of the DLP, Officers consider it acceptable in this instance.

14 Protecting Tranquillity and Dark Night Skies

14.1 Strategic Policy 2.6 outlines that development outside classified settlements will only be permitted where it conserves and/or enhances tranquillity. In addition, all development proposals should avoid external lighting or provide appropriate mitigation measures to avoid adverse impacts on tranquillity, dark night skies, biodiversity, visual amenity, landscape character and heritage significance.

14.2 The tranquillity and dark skies found in Dartmoor is cherished by communities and visitors alike. The application proposals have the potential to impact both cherished assets and characteristics through the introduction of new structures in an isolated location and the introduction of new light sources and activity, including additional traffic in isolated locations. Proposals that include lighting are generally expected to avoid it in the first instance, and where necessary mitigate adverse impacts.

14.3 The proposals include some limited lighting in connection with filming activities and other ancillary activities during construction of the sets and during filming, including a significant light source to create moonlight conditions during filming.

14.4 Assessments of tranquillity are undertaken utilising the CPRE's tranquillity map, which defines the application area as being in the zone of most tranquil within England. The proposals therefore have the potential for a significant impact on tranquillity and dark skies but for a very short period of time.

14.5 While the proposals will have some temporary impact on tranquillity, this is not considered to be significant given the timescales involved.

15 Conserving and Enhancing Heritage Assets

15.1 Strategic Policy 2.7 requires all development to conserve and/or enhance heritage assets and their settings. All proposals should avoid harming an asset's significance, and if justified, it should be minimised.

15.2 The proposal location is on the open moorland, and it is noted that the area is part of an extensive Middle Bronze Age landscape of field systems, settlements and routeways known as the Dartmoor Reave System.

15.3 The Authority's Archaeologist has been consulted on this application, where the temporary nature of the proposals and the method of construction and removal have been recognised and no objection has been raised.

15.4 While the proposals as described do not break any ground, it has been suggested that it would be prudent for a condition for an archaeological watching brief be attached to any permission. Officers consider this condition to be reasonable to be applied to any approval to ensure that the character of the areas archaeology is sufficiently protected. It is also noted that appropriate protection for archaeological features on the access track should also be provided.

15.5 Historic England have been consulted on this application and have raised no objections on Heritage grounds.

15.6 The application proposals are therefore subject to conditions, considered to accord with the requirements of SP2.7 of the DLP.

16 Highways, Traffic and Public Access

16.1 Policy 4.3 seeks to encourage sustainable travel and requires applications to be supported by an appropriate level of transport assessment.

16.2 Strategic Policy 4.8 considers the access network and states that the development affecting the access network will only be permitted where the developments public benefits outweigh any harm, the public's ability to use and enjoy it is not materially affected and any opportunities to enhance it have been explored.

16.3 DCC Highways has indicated that the existing highway operates safely and there are no known accident clusters or safety concerns in the area. On their request additional information has been provided in relation to visibility splays and traffic management this is currently with DCC Highways for consideration. An update will be provided at the meeting, but it is not currently expected that Highways will raise a fundamental objection to the proposals at this stage.

16.4 Parking for the film crew is proposed at nearby existing car parks.

16.5 The site is within a popular area of moorland with open public access enabled through its designation as common. The use of the site for filming will temporarily restrict access directly across it. However, the extensive surrounding common provides alternative routes and impact on access for members of the public will be limited.

16.6 The Authority's Access, Recreation and Ranger Teams have been consulted on the proposals and raise no objection.

17 Economy and Community Benefit

- 17.1 While the proposals are not directly an extension of an existing business, farm diversification or could be considered to directly improve opportunities for the quiet enjoyment of Dartmoor's Special qualities, the economic and social impact of the proposals are a material consideration.
- 17.2 Within the submitted Planning Statement the applicant has set out the expected benefits to the local economy and community. It recognises that location filming can bring considerable economic benefit to the area and in terms of this proposal there will be both direct and indirect benefits resulting from local spend in the immediate surrounding area on staffing, hotel, transport, cleaning, security catering and waste requirements along with spending in nearby restaurants and petrol stations.
- 17.3 The number of personnel working on site will vary considerably with the planning statement indicating up to a 100 crew during preparation and site clearance phases and up to 50 additional cast and extras on filming days, although it should be noted that lower figures are given elsewhere in the report. Location fees are being paid to the owner of Sharp Tor and Badgers Holt Car park is being hired to act as unit base. Contributions have been made to support the local Church at Leusdon and to the Commoners Council while a donation is also to be made to a local grazier to ensure that his sheep are away from the set build area.
- 17.4 Government recognises that filming can be a key stimulant of economic growth, the British Film Institutes (BFI) Screen Business 2021 report calculates that average daily spends for a production can be upwards of £29,500 to over £1 million. Overall, research has shown that 'location filming' enhances supply chain relationships' for every job supported in the core UK film industry, a further job is supported through indirect and induced multiplier effects.

18 Other Matters

18.1 Use of Site Area under Permitted Development Rights

It is understood that preliminary works are scheduled to start on site in September, before Member are able to consider the application or a decision can be reached. The applicant's agent has indicated that permitted development rights under part 4 Class B of the General Permitted Development Order 2015 (GPDO) will be utilised to start activities on the application site. This permits a temporary use of the land for any purpose for up to 28 days in total in any calendar year (with the exception of markets and motor racing) and the provision on the land of any moveable structure for the purposes of the permitted use. No details on the extent of activities have been provided or that the implications of the Conservation of Habitats and Species Regulations 2017 have been considered, in particular regulation 75 and 77. These set out that if

development permitted by the GPDO is likely to have a significant effect on an European site such as SAC then the development must not take place until sufficient information is submitted to the LPA to enable it to undertake a Habitat Regulations Assessment (HRA) and approval given.

19 Conclusion

- 19.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 19.2 All new development in the National Park has the potential to impact on the special qualities of Dartmoor, especially in open countryside (moorland) settings which are remote from designated settlements and form integral parts of the uniqueness of the protected landscape, as well as providing contexts that are particularly sensitive in terms of their archaeology, ecology and landscape value. The impact is weighed against justification for the development in particular the substantial economic and community gain, and its temporary nature.
- 19.3 When taking all matters into consideration, officers consider that other material considerations do outweigh the conflict with the adopted Local Plan and, on balance and subject to the consideration of the further comments of consultees, planning permission could be granted.
- 19.4 It is recognised that important consultation responses from Natural England and DCC Highways are outstanding, and these must be taken into consideration before a decision is made. However, discussions during the processing of the application and other consultee responses have been substantially positive and at this stage officers are confident that these issues can be resolved successfully. On this basis the recommendation is for conditional approval, subject to the consideration of further comments of Natural England and DCC Ecology and Highways.

Assycombe Hill, Postbridge

Scale 1:5,000



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Item 2

Application No: **0279/25** District/Borough: **West Devon**

Application Type: **Full Planning Permission** Parish: **Dartmoor Forest**

Officer: **Jason Skelton**

Proposal: **Temporary use of land for film-making with associated temporary sets, supporting facilities vehicles, temporary works to track for access, parking and storage.**

Location: **Assycombe Hill, South of Fernworthy Forest, Postbridge.**

Applicant: **Mr A Gladstone (Mirage Pictures Ltd)**

Recommendation: That subject to:

the consideration of the comments of Natural England and DCC Ecology, planning permission be granted subject to the following conditions and any others as required by Natural England or DCC Ecology:

Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the approved drawings:
 - Proposed building plans and elevations - numbered A.100 received 05-08-2025
 - Site Location Plan - numbered A.001-RevB received 05-09-2025
 - Block Plan - numbered A.002-RevB received 05-09-2025

Reason: In the interest of clarity.

2. The use hereby permitted shall cease on or before the 28 November 2025. Thereafter the permitted use shall be discontinued and the land/building restored to its former use and condition within 6 months of the date of this permission in accordance with a restoration plan, timetable and details that shall have previously been submitted to and approved by the Local Planning Authority.

Reason: To define the permission and to enable the Local Planning Authority to assess the suitability of the restoration works and to safeguard the character and appearance of this area of the Dartmoor National Park, in accordance with Strategic Policies 1.1, 1.2, 2.1, 2.2, 2.4 and 2.7 of the Dartmoor Local Plan.

3. No disturbance or breaking of ground shall be undertaken until a programme of archaeological works has been completed in accordance with a written scheme of investigation that shall have previously be submitted to and approved in writing by the Local Planning Authority. If no ground disturbance will occur

during the construction, use or dismantling of the temporary set, service area or trackway hereby approved then no such watching brief is required.

Reason: To safeguard heritage assets in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

4. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Phase 1 Ecological Impact Assessment Report by Eco-film, dated 21 July 2025, subject to any variation required by Natural England under any license it may issue. This planning condition shall only be discharged when a suitably qualified ecologist confirms in writing to the Local Planning Authority that the recommendations and requirements have been implemented.

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

5. Prior to first use of the proposed temporary access trackway hereby approved, the protective trackway matting shall be installed and shall be retained for the entirety of the use including setting up and taking down. The protective trackway matting shall be removed when no longer required and no later than 28 November 2025.

Reason: To safeguard statutory protected habitats and species; to safeguard heritage assets and to protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.1, SP2.1, SP2.2, SP2.4 and SP2.7 of the Dartmoor Local Plan.

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

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

7. The development hereby approved shall be implemented, utilised and removed strictly in accordance with the submitted Method of Construction Statement by JW Creative Carpentry dated 2 June 2025.

Reason: To safeguard statutory protected habitats and species; to safeguard heritage assets and to protect the character and appearance of this part of the

Dartmoor National Park in accordance with policies SP1.1, SP2.1, SP2.2, SP2.4 and SP2.7 of the Dartmoor Local Plan.

8. No temporary lighting shall be installed and used on the site and access track other than those contained within the submitted Lighting Tower Specification Details received on 15 July 2025 unless details of the alternative lighting have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the local amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP2.6 and P1.7 of the Dartmoor Local Plan.

9. No site clearance, preparation, construction, removal or remedial work shall take place on site outside of the hours of Monday to Friday 0800 to 1800 and Saturdays 0900 to 1300, nor at any time on Sundays, Bank or Public Holidays. This includes vehicle movements on the site. Deliveries or collections of materials shall only be made during these times, and vehicles should be discouraged from collecting on the public highway outside of these times with their engines and radios left running.

Filming shall only be undertaken in strict accordance with the timetable of activity set out at paragraph 3.10 on page 7 of the Planning and Design and Access Statement dated July 2025. A log of all filming activity will be kept setting out dates and times of operation that will be made available to the Local Planning Authority on request.

Reason: To protect the local amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP2.6 and P1.7 of the Dartmoor Local Plan.

1 Introduction

- 1.1 The film site is located close to the summit of Assycombe Hill in an area of open moorland that forms part of Chagford Common. It is bounded to the North by Fernworthy Forest, and it is the forestry access tracks leading from Fernworthy Reservoir that will provide access to the film site.
- 1.2 The site is within the East Dartmoor Site of Special Scientific Interest (SSSI) and the Dartmoor Special Area of Conservation (SAC). The site primarily comprises open upland heath.

2 Planning History

- 2.1 There is no relevant planning history on the site.
- 2.2 The Authority has offered informal advice to the applicant prior to the submission of the application.

3 Consultations

3.1 **Dartmoor Forest Parish Council** recommends the application for approval.

3.2 **West Devon Borough Council** did not wish to comment.

3.3 DCC Ecology

Initial response received on 5 September 2025 summarised as follows:

BNG

- Concerns over information submitted in relation to BNG.
- Further information requested for consideration.
- Suggested condition on receipt of satisfactory information.

Dartmoor SAC

- Revised access track noted, needs to be included in HRA.
- Natural England require consulting.
- Suggested condition on receipt of satisfactory information.

East Dartmoor SSSI

- Natural England require consulting.
- Suggested condition on receipt of satisfactory information.

Upland Heathland

- Suggested condition.

Purple Moor Grass and Rush Pasture

- Further information required.

Woodland

- No impact subject to existing tracks being utilised only.

Stream

- Further information required.

Bat flight lines / foraging

- CEMP noted.
- Suggested condition.

Nesting Birds

- No objection providing activity avoid bird nesting season.
- Suggested condition.

Reptiles

- Suggested condition.

Requires further information for consideration before a final recommendation can be made.

3.4 Archaeology

3.4.1 Comments: The location of the proposed film set is on open moorland to the immediate south of Fernworthy Forest. Given the unknown character of the area's archaeology and the potential for the presence of buried heritage assets with no current surface expression a geophysical survey was undertaken ahead of the submission of this application. This identified anomalies which are possibly generated by buried archaeology.

3.4.2 Recommendations: The recommendation below is contingent on the style of construction employed by the development. An archaeological watching brief (standard condition X03) is recommended if construction involves ground disturbance. If no such ground disturbance occurs during construction or use of the set, then such a watching brief is unnecessary.

3.4.3 Summary: Archaeological watching brief recommended depending on the nature of construction and use.

3.5 Trees and Landscape Officer

Summary - The landscape and visual impact of the proposed development is assessed as negligible, primarily due to its temporary nature and the commitment to full removal. Consequently, there is no objection in principle.

3.6 DCC Highways

As this is to be accessed through an existing car park, I have no comments to make.

3.7 Natural England

There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Please provide the information listed below and re-consult Natural England. Please note that you are required to provide a further 21-day consultation period, once this information is received by Natural England, for us to respond.

3.8 Historic England

3.8.1 This application for the temporary installation of infrastructure necessary for filming, lies adjacent to Scheduled Monument No. 1017981 *Stone alignment*,

hut circle settlement, medieval long house and post-medieval farmstead at Assycombe. If filming is proposed within this or the adjacent Scheduled Monuments within Fernworthy Forest, then we recommend that a simple management agreement is drawn up with Historic England to ensure that no inadvertent harm is caused within any Scheduled Monument during the course of filming.

3.8.2 The relevant contact will be our Heritage at Risk Project Officer, Andy Crabb, who is based within the Dartmoor National Park archaeology team. Andy will be able to advise on how to avoid any potential risks for the archaeology of the monuments that may arise during filming. If your authority is minded to grant planning permission for this application, then we suggest that a suitably worded condition be appended to the planning consent to secure this modest requirement in the interests of protecting heritage assets of the highest significance within the vicinity of the area proposed.

3.8.3 Recommendation: Historic England has no objection to the application on heritage grounds.

3.9 Environment Agency

As the site is within flood zone one and is not within a critical drainage area, standing advice applies.

4 Representations

None received.

5 Relevant Local Plan Policies

5.1 Dartmoor Local Plan 2018-2036

- Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities
- Strategic Policy 1.2 Sustainable development in Dartmoor National Park
- Strategic Policy 1.3 Spatial Strategy
- Strategic Policy 1.5 Delivering good design
- Policy 1.7 Protecting local amenity in Dartmoor National Park
- Strategic Policy 2.1 Protecting the character of Dartmoor's landscape
- Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity
- Strategic Policy 2.3 Biodiversity net gain
- Strategic Policy 2.4 – Conserving and enhancing Dartmoor's moorland, heathland and woodland
- Policy 2.5 The water environment and flood risk
- Strategic Policy 2.6 Protecting tranquillity and dark night skies
- Strategic Policy 2.7 Conserving and enhancing heritage assets

- Policy 4.3 Enabling Sustainable Transport
- Strategic Policy 4.8 the Access Network
- Strategic Policy 5.1 Non-residential Business and Tourism Development

5.2 Other Material Planning Considerations

- The National Park Circular 2010
- National Planning Policy Framework 2024
- Dartmoor National Park Partnership Plan 2021 – 206
- Dartmoor National Park Design Guide Adopted Version November 2011

6 Proposal

- 6.1 The proposal is for the temporary change of use of land for filming use, to include the construction of temporary sets and ancillary works, for a period of just over eleven weeks. The film set is to be sited close to the highest point of Asseycombe and consist of two temporary thatched building structures, the larger extending to 5.5m by 10m with a ridge height of 6.4m and the second slightly smaller at 10m by 4.5m with a ridge height of 4.2m. A third low-level structure of 15m in length by 2.5m in width and 1.5m in height is also proposed.
- 6.2 The building structures are proposed to be freestanding with thatched roofs and wattle and daub infill panels. Designed to resemble traditional medieval structures, they follow a 'sheep farm' design with a focus on historical accuracy and structural stability using modern reversible methods.
- 6.3 These structures are lightweight film set structures that will not break the ground and will be by non-invasive means such as IBCs, rigid bulk containers filled with water. A damp proof membrane (DPM) will be laid across the entire building footprint to prevent any direct contact with the ground to protect both the site surface and the structure, and to ensure a non-invasive footprint is maintained.
- 6.4 The filming site will be accessed via existing forestry tracks within Fernworthy Forest that lead to the site from Fernworthy Reservoir car park area with the last section which crosses open moorland to be facilitated by a temporary aluminium panel trackway. The access route to the site has been revised during the application due to some constraints arising with the original proposal. The revised access route includes a section of track within the forest that is not currently fully accessible to vehicles. The applicant has advised that Forestry England is aware the track is in a poor state of repair and intend for it to be 'made up' using permitted development rights available for forestry works.
- 6.5 The proposals have been supported by a construction method statement which sets out the extent of proposals and how they will be constructed and removed from site once filming is completed.

- 6.6 There will be some nighttime filming requiring artificial lighting which will take the form of lighting tripod towers powered by generator. In addition, it will be necessary to create a 'full moon' setting.
- 6.7 The duration of installation, filming and take down has been given as a little over eleven weeks in total with filming taking place for one day, and the remainder of the time being either being set up or take down. During the day of filming the site is expected to be active sometime between 6am and 4pm or 2pm and midnight. For the remainder of the time, they would expect working hours to be within a period between 8am and 6pm. There maybe some limited weekend working.
- 6.8 Parking and services for cast and crew will be within the existing car park at Fernworthy Reservoir. This does not form part of the application as the applicants consider that the use will be sufficiently limited to fall within the 28 days permitted development rights afforded by Class B, Part 4 Schedule two of the General Permitted Development Order. Facilities for crew and cast will also be provided at this location.
- 6.9 Public access to the immediate film set site will be restricted during the use and security staff will be present at all times, for both security and safety.

7 Context

- 7.1 While Class E, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the temporary use of any land or buildings for the purposes of commercial film making for up to a period of 12 months, Article 2.3 designated land, such as that within National Parks, is excluded.
- 7.2 However, Class B, Part 4 of the same Schedule does allow any temporary use of the land for up to 28 days in total in a calendar year, unless the use is for the holding of a market or a motor vehicle rally. This right is further qualified by restrictions regarding the siting of caravans, clay pigeon shooting and war games.
- 7.3 As the proposed use for filming is intended to extend beyond 28 days, planning permission is required for the temporary use.

8 Principle of Development

- 8.1 The Local Plan cannot cater for all development proposal types, where applications are not considered to align directly with specific policies, they need to be considered against the planning policies of the National Park as a whole, and in particular Strategic Policy 1.1.

- 8.2 Strategic Policy 1.1 of the Dartmoor Local Plan 2018 – 2036 (DLP) outlines that development will be permitted that furthers, and does not prejudice, the statutory National Park Purposes of:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - To promote opportunities for the public to understand and enjoy the Park's special qualities.
- 8.3 Where these policies conflict, greater weight will be given to the first. In pursuing these purposes, the Authority will have regard to its duty to foster the economic and social well-being of local communities, provided development remains compatible with National Park purposes.
- 8.4 Development which complies with policies with the adopted Local Plan will be considered consistent with the National Park purposes.
- 8.5 Strategic Policy 1.2 sets out the sustainable development principles including minimising the need to travel; conserving resources; reducing waste; promoting travel by public transport; cycling or walking; and supporting the National Park's economic vitality.
- 8.6 Strategic Policy 1.3 establishes the spatial strategy for development within the National Park. Part 4 allows for development in the Open Countryside where it:
- Supports land-based rural businesses with a proven need to be located there
 - Involves new business use of redundant buildings
 - Relates to existing businesses; or
 - Is necessary to pursue National Park purposes
- 8.7 Strategic Policy 5.1 sets out that non-residential business and tourism development should be of a scale and use appropriate for its location and local highway network; and will conserve and/or enhance Dartmoor's Special Qualities. Such development located within the Open Countryside will be acceptable where it is needed to support small scale expansion of existing businesses; farm diversification or the establishment of appropriate new businesses in particular where improve opportunities for the quiet enjoyment and understanding of Dartmoor's Special Qualities.
- 8.8 The development proposals described in the application are not a particularly comfortable fit with Local Plan policy. While they may be considered to be of high impact in an Open Countryside location, this will be for an exceptionally short period of time, and they will leave no lasting footprint on the land on which they were sited.

- 8.9 However, as the proposed development is not considered to accord with Local Plan policy it therefore amounts to a departure from the adopted Local Plan, and as such the application is presented to members for determination.
- 8.10 The principal policy considerations can be summarised as follows: sustainable development in Dartmoor National Park; the impact of the proposed development on the landscape, character and appearance of this part of the National Park; delivering good design; conserving and enhancing heritage assets; impact on neighbour amenity; conserving and enhancing Dartmoor's biodiversity and geodiversity; conserving and enhancing Dartmoor's moorland, heathland and woodland; flood risk and drainage; and protecting tranquillity and dark skies.
- 8.11 However, in determining the application other material considerations should also be taken into account which include the duty to foster economic and social well-being of the local communities provided development remains compatible with National Park purposes.

9 Impact on Character and Appearance of the National Park and Delivering Good Design

- 9.1 Policy SP2.1 requires all development to conserve and enhance the character of the Dartmoor landscape. Strategic Policy 1.5 seeks to provide high standards of design.
- 9.2 The proposals include temporary structures on the open moorland at Asseycombe Hill. The materials have been chosen for their ease of use and temporary nature rather than their suitability for the context of this part of the National Park, the local vernacular or principles of good design.
- 9.3 The application proposals do introduce development in an isolated location, a location that is characteristic for its openness, remoteness, wildness and lack of development. As such they cannot be considered to conserve or enhance the landscape character of this area of the National Park, neither do they present a design which is consistent with the requirements of SP1.5 and the guidance contained within the adopted Dartmoor Design Guide. Therefore, it is not considered that they accord with policies SP2.1 and SP1.5 of the Local Plan.
- 9.4 However, the proposals are very temporary in nature and of a 'light touch' construction leaving no lasting impact. The overall size of the structures proposed is fairly modest and whilst not presenting materials that align with policy requirements, they are not considered overly intrusive or entirely alien in its context.
- 9.5 Given the temporary nature and relatively modest scale of the proposals it is not considered that they would constitute significant harm or to be so far

removed from accordance with policies SP1.5 and SP2.1 that other material planning considerations should not be given weight.

10 Protecting Local and Residential Amenity

- 10.1 Policy 1.7 states that development should not have a significant impact on amenity enjoyed by others. This includes levels of daylight and privacy, overbearingness and dominating impacts of development, levels of noise, vibration, lighting, odours, fumes or dust that can affect health or quality of life and in addition, includes adverse effects on highway safety.
- 10.2 Officers consider that the proposals would have only a temporary detrimental effect on general amenity in the immediate and wider area in line with increased activity and disturbance during the temporary use. Officers note that some late filming is proposed, but this is planned for 1 day only.
- 10.3 There are no nearby residential properties within the vicinity of the film site, although a small number are sited along the public road leading to Fernworthy Reservoir car park. Given the temporary nature of the development, the extent of activity taking place and the application sites relative remoteness; the application proposals are not considered to prejudice the amenity of the immediate area or wider context.
- 10.4 Therefore, with relevant conditions, the application proposals are considered to accord with Policy 1.7.

11 Conserving and Enhancing Dartmoor's Biodiversity and Biodiversity Net Gain.

- 11.1 Strategic Policy 2.2 outlines that development must conserve and enhance Dartmoor's biodiversity and geodiversity. Strategic Policy 2.3 requires development to contribute towards biodiversity enhancement, in line with national requirements.
- 11.2 The conservation and enhancement of the National Park's natural beauty and wildlife form a part of its first purpose and is a key objective of the Local Plan. Dartmoor's unique and varied biodiversity is internationally important.
- 11.3 The application site is located within a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). SACs are designated sites that are recognised as internationally important, and their habitats and species are given the highest levels of protection. SSSI's represent some of the most important habitats, wildlife, geological features and landforms in England, with legal protection and high levels of protection reflected in planning policy.
- 11.4 The applicant and agent have been in discussions with DCC Ecology and Natural England regarding this application, its proposals and their impact on the designated sites, protected species and the wider area.

- 11.5 The relevant statements, including Habitat Regulation Assessment have now been submitted and discussions are ongoing with Natural England and the DCC Ecologist to resolve outstanding issues including the development's contribution to Biodiversity Net Gain.
- 11.6 Given the sites location within the SAC the views of Natural England must be considered before a decision is made but Officers consider that the outstanding issues are likely to be resolved, and an update will be provided at the meeting.

12 Conserving and Enhancing Dartmoor's Moorland, Heathland and Woodland

- 12.1 Strategic Policy 2.4 outlines that within areas of moorland and heathland of conservation importance, development shall only be permitted where it conserves, enhances and/or restores features of landscape, archaeological, historic and ecological significance, maintains and/or improves public access and is demonstrated to be necessary for managing land and/or small-scale public recreation.
- 12.2 The site is located within an area identified under the Local Plan as moorland and heathland of conservation importance (Map 2.2 of the DLP), with these areas considered to form the heart of the National Park. The Local Plan protects these areas from harmful development that would compromise their quality, accessibility and character.
- 12.3 The proposal's impacts on archaeological and ecological interests are considered elsewhere in this report. As the proposals cannot be considered to relate to the maintenance or improvement of public access, nor necessary for managing land and/or small-scale public recreation, they cannot be considered to wholly accord with the provisions of SP2.4.

13 The Water Environment and Flood Risk

- 13.1 Policy 2.5 requires development proposals to conserve the water environment and take opportunities to enhance it. Development will not generally be considered acceptable where it would be at risk of flooding or where it would lead to increased flood risk in other places.
- 13.2 The proposals are within flood zone 1 and are not in a CDA. The proposals do not include for the provision of any drainage from the impermeable surfaces proposed. However, these surfaces are temporary in nature and within an area where the potential run-off from the solid roof structure can be adequately mitigated in the general area.
- 13.3 The construction management plan can be used to control any risk of pollution arising from the use of vehicles, fuel oil etc and this can be secured through condition.

- 13.4 The proposals are not considered to be in an area at risk of flooding and are not considered to result in an increased risk of flooding in other places. Whilst it is accepted that no drainage is proposed as part of the proposals, given the temporary nature, and despite the proposals not being in strict accordance with the provisions of P2.5 of the DLP, Officers consider it acceptable in this instance.

14 Protecting Tranquillity and Dark Night Skies

- 14.1 Strategic Policy 2.6 outlines that development outside classified settlements will only be permitted where it conserves and/or enhances tranquillity. In addition, all development proposals should avoid external lighting or provide appropriate mitigation measures to avoid adverse impacts on tranquillity, dark night skies, biodiversity, visual amenity, landscape character and heritage significance.
- 14.2 The tranquillity and dark skies found in Dartmoor is cherished by communities and visitors alike. The application proposals have the potential to impact both cherished assets and characteristics through the introduction of new structures in an isolated location and the introduction of new light sources and activity, including additional traffic in isolated locations. Proposals that include lighting are generally expected to avoid it in the first instance, and where necessary mitigate adverse impacts.
- 14.3 The proposals include some limited lighting in connection with filming activities and other ancillary activities during construction of the sets and during filming, including a significant light source to create moonlight conditions during filming.
- 14.4 Assessments of tranquillity are undertaken utilising the CPRE's tranquillity map, which defines the application area as being in the zone of most tranquil within England. The proposals therefore have the potential for a significant impact on tranquillity and dark skies but for a very short period of time.
- 14.5 While the proposals will have some temporary impact on tranquillity, given the temporary nature of the proposals this is not considered to be significant given the timescales involved

15 Conserving and Enhancing Heritage Assets

- 15.1 Strategic Policy 2.7 requires all development to conserve and/or enhance heritage assets and their settings. All proposals should avoid harming an asset's significance, and if justified, it should be minimised.
- 15.2 The proposal location is on the open moorland, and it is noted that the areas archaeology is unknown with the potential for the presence of buried heritage assets that do not currently have a surface expression.
- 15.3 The Authority's Archaeologist has been consulted on this application, where the temporary nature of the proposals and the style of construction outlined have

been acknowledged. It has also been noted that anomalies have been found through a geophysical survey.

- 15.4 A condition for an archaeological watching brief is requested if the development does involve any disturbance to the ground. While this is not expected, officers consider such a condition to be reasonable to ensure that the character of the areas archaeology is sufficiently protected.
- 15.5 Historic England have been consulted on this application and have raised no objections on Heritage grounds. The response outlines that the proposals lie adjacent to a Scheduled Monument. Filming is not proposed within the location identified by Historic England and given that the Authority's Archaeology specialist has given recommendations that cover the application proposals, it is not considered necessary to agree a management agreement with Historic England in this instance.
- 15.6 The application proposals are therefore subject to conditions, considered to accord with the requirements of SP2.7 of the DLP.

16 Highways, Traffic and Public Access

- 16.1 Policy 4.3 seeks to encourage sustainable travel and requires applications to be supported by an appropriate level of transport assessment.
- 16.2 Strategic Policy 4.8 considers the access network and states that the development affecting the access network will only be permitted where the developments public benefits outweigh any harm, the public's ability to use and enjoy it is not materially affected and any opportunities to enhance it have been explored.
- 16.3 DCC Highways has raised no objections given that it is proposed to use an existing access from the highway.
- 16.4 A traffic management statement has been provided which sets out the management of access to the site and the management of traffic on the nearby B3212 during a brief period of filming. Officers consider the access from the highway and management of access and traffic during filming to be acceptable.
- 16.5 In addition, the proposals include an access route over Chagford Common linking from Fernworthy Forest to the film set location from the northeast direction. This trackway will be temporary and will be lifted upon completion of the removal of filming equipment and sets.
- 16.6 The use of the site for filming will temporarily restrict public access to this area. However, the extensive surrounding common provides alternative routes and impact on access for members of the public will be limited. The Authority's Access and Recreation Team has raised no objection.

17 Economy and Community Benefit

- 17.1 Strategic Policy 5.1 sets out that non-residential business and tourism development should be of a scale and use appropriate for its location and local highway network; and will conserve and/or enhance Dartmoor's Special Qualities. Such development located within the Open Countryside will be acceptable where it is needed to support small scale expansion of existing businesses; farm diversification or the establishment of appropriate new businesses in particular where improve opportunities for the quiet enjoyment and understanding of Dartmoor's Special Qualities.
- 17.2 While the proposals are not directly an extension of an existing business, farm diversification or could be considered to directly improve opportunities for the quiet enjoyment of Dartmoor's Special qualities, the economic and social impact of the proposals are a material consideration.
- 17.3 Within the submitted Planning Statement the applicant has set out the expected benefits to the local economy and community. It recognises that location filming can bring considerable economic benefit to the area and in terms of this proposal there will be both direct and indirect benefits resulting from local spend in the immediate surrounding area on staffing, hotel, transport, cleaning, security catering and waste requirements along with spending in nearby restaurants and petrol stations.
- 17.4 The planning statement indicates that the number of personnel working on site will vary considerably with up to a 100 crew during preparation and site clearance phases and up to 50 additional cast and extras on filming days, although it should be noted that lower figures are given elsewhere in the report.
- 17.5 Government recognises that filming can be a key stimulant of economic growth, the British Film Institutes (BFI) Screen Business 2021 report calculates that average daily spends for a production can be upwards of £29,500 to over £1 million. Overall, research has shown that 'location filming' enhances supply chain relationships' for every job supported in the core UK film industry, a further job is supported through indirect and induced multiplier effects.

18 Other Matters

18.1 Use of Site Area under Permitted Development Rights

It is understood that preliminary works are scheduled to start on site in September, before Member are able to consider the application or a decision can be reached. The applicant's agent has indicated that permitted development rights under part 4 Class B of the General Permitted Development Order 2015 (GPDO) will be utilised to start activities on the application site. This permits a temporary use of the land for any purpose for up to 28 days in total in any calendar year (with the exception of markets and motor racing) and the

provision on the land of any moveable structure for the purposes of the permitted use. No details on the extent of activities have been provided or that the implications of the Conservation of Habitats and Species Regulations 2017 have been considered, in particular regulation 75 and 77. These set out that if development permitted by the GPDO is likely to have a significant effect on an European site such as SAC then the development must not take place until sufficient information is submitted to the LPA to enable it to undertake a Habitat Regulations Assessment (HRA) and approval given.

19 Conclusion

- 19.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 19.2 All new development in the National Park has the potential to impact on the special qualities of Dartmoor, especially in open countryside (moorland) settings which are remote from designated settlements and form integral parts of the uniqueness of the protected landscape, as well as providing contexts that are particularly sensitive in terms of their archaeology, ecology and landscape value. The impact is weighed against justification for the development in particular the substantial economic and community gain, and its temporary nature.
- 19.3 When taking all matters into consideration, officers consider that other material considerations do outweigh the conflict with the adopted Local Plan and, on balance and subject to the consideration of the further comments of consultees, planning permission could be granted.
- 19.4 It is recognised that consultation responses from Natural England and DCC Ecology are outstanding, and these must be taken into consideration before a decision is made. However, discussions during the processing of the application and other consultee responses have been substantially positive and officers are hopeful that these issues can be resolved successfully. On this basis the recommendation is for conditional approval, subject to the consideration of further comments of Natural England and DCC Ecology.



NPA/DM/25/015

Dartmoor National Park Authority
Development Management Committee

Applications Determined Under Delegated Powers for Works to Trees Subject to Tree Preservation Orders, and Section 211 Notifications for Works to Trees in Conservation Areas

Report of the Director of Spatial Planning

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

WORKS SUBJECT TO TREE PRESERVATION ORDERS

Decisions Issued 11/06/25-16/09/25			
Application Reference	Location	Proposal	Decision
25/0060	Devon And Cornwall Police, Conway House, Dolbeare Business Park, Ashburton, Newton Abbot, Devon, TQ13 7FL	Reduction of limbs of a Sycamore over hanging parking bays	Tree Grant
25/0056	Playing Fields, Moorhaven, Devon,	Notification to remove branches to ensure adequate clearance around BT overhead cables and telegraph poles	Tree Grant
25/0049	The Steps, 13 Roborough Lane, Ashburton, Newton Abbot, Devon, TQ13 7BA	T1 Horse Chestnut - Crown reduction of 20%	Tree Grant
25/0040	28 Wallaford Road, Buckfastleigh, Devon, TQ11 0AR	T1 - Corsican Pine - Light crown reduction via thinning, removing upto 1.5m	Tree Grant

25/0036	Land Surrounding Moorhaven Village, Moorhaven, Bittaford, Ivybridge , PL21 0XJ	<p> T876 - Common Ash - Consider removal and replanting or removal of deadwood T877 - Common Ash - Fell at 1m from group level T872 - Common Sycamore - Re pollard at previous pollard point at 8m T881 - Common Ash - Reduce canopy by approx. 4-5 m and remove deadwood. The severity of the pruning may stimulate new growth and crown T882 - Lawson Cypress - Reduce stem to east by 4-5m and upright stem by approx 3m T883 - 2nr Norway Spruce - Fell or reduce to standing deadwood monolith at 2-4m T884 - Norway Spruce - Fell 2 stems or monoliths 3-4m G1 - 3nr Common Ash - Fell 3x dead dying stems Various work as described in the attached tree safety survey. Other trees are included within the survey but are not being applied for. </p>	Tree Grant
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25/0034	Sky Garden, Holne, Newton Abbot, Devon, TQ13 7SS	<p>Please refer to the Sky Arboricultural Assessment tables for detailed description of the works for the specific trees listed below: Tree works: T7 - Oak - Prune back damaged limbs back to suitable growth points, maximum diameter of cuts 150mm T8 - Norway Maple - Crown prune to reduce stress on main limbs, maximum diameter of cuts 50mm T10 - Oak - Remove split limb T15 - Sweet Chestnut - Reduce crown height by 2m from existing 9m and remove any broken branches T20 - Horse Chestnut - Reduce crown by 2m -3m, maximum diameter of cuts 100mm T25 - Oak - Reduce crown by 2m, maximum diameter of cuts 50mm T33 - Horse Chestnut - Reduce crown by 4m, maximum diameter of cuts 150mm Please refer to the Sky Arboricultural Assessment tables for detailed description of the rational for removal of the specific trees listed below: Tree removal: T22 - Horse Chestnut - Fell T24 - Lawsons Cypress - Fell T28 - Lawsons Cypress - Fell T29 - Hemlock - Fell T32 - Western Red Cedar - Fell T34 - Sitka Spruce - Fell T36 - Laurel - Fell G7 - Hemlock, Spruce, Lawsons, Cypress - Fell G8 - Lawsons Cypress - Fell G11 - Larch, Douglas Fir - Fell</p>	Tree Grant
25/0033	54 Miners Close, Ashburton, Newton Abbot, Devon, TQ13 7FE	T1 Sycamore - Reduce Sycamore by 1-2m to balance with the neighbouring tree if current application for 52 miners close is approved. This would allow more light into both properties with minimal impact on the trees.	Tree Grant

SECTION 211 NOTIFICATIONS

Decisions Issued 11/06/25-16/09/25

Application Reference	Location	Proposal	Decision
25/0059	The Cleave Inn, Lustleigh, Newton Abbot, Devon, TQ13 9TJ	Carry out tree work to two oaks, one ash, two cherries and a hazel	Tree Grant
25/0057	Village Green, The Village, North Bovey ,	Remove low branches from an oak tree to prevent obstruction.	Tree Grant
25/0055	Trelawney, Walkhampton, Yelverton, Devon, PL20 6JY	Reduce the height of a beech/ sycamore hedge to 2m above ground level.	Tree Grant
25/0053	65 Fore Street, Buckfastleigh, Devon, TQ11 0BS	Remove two stems from multi stem horse chestnut to provide clearance from BT lines and pole	Tree Grant
25/0052	Whispering Winds, Brentor, Tavistock, Devon, PL19 0LS	Reduce south-side growth on 12 sycamores by 2.75m to clear power line, shed, and reduce shading.	Tree Grant
25/0050	Half Moon, Manaton, Newton Abbot, Devon, TQ13 9UJ	G10 2nr Lawsons Cypress - Fell and replace with a Prunus avium minimum 2m stock size	Tree Grant
25/0048	Hoskings Court Strode Road, Buckfastleigh, Devon, TQ11 0PF	T1 - Ornamental Plum - Remove & grind stump and hedge roots	Tree Grant
25/0046	Easdon Cottage The Village, North Bovey, Newton Abbot, Devon, TQ13 8RB	T1 Oak - Remove branch which has spread over yard of neighbour	Withdrawn
25/0044	Woodland Surrounding Mary Tavy Power Station, Mary Tavy,	T021 - common ash - Sectional dismantle and fell T025 - common ash - straight fell T027 - common ash - Sectional dismantle and fell - small tree Please see QTRA for justification of works.	Tree Grant

25/0043	Lower Tavydale, Mary Tavy, Tavistock, Devon, PL19 9PR	T1 - Oak - Removal of maturing Oak Tree at entrance to Lower Tavydale. NE corner of site. Planting of 2 Silver Birch Trees in on north boundary wall within approx 4m and 8m of the removed Oak Tree. T2 - Oak - Removal of maturing Oak Tree immediately adjacent to NW corner of garden shed within back garden. Replacement Beach Tree already planted within 3m of tree to be removed. The Oak tree at 1) if left will grow into overhead wires and give an over dense group of trees. The replacement Silver Birch Trees will give a more distinctive and balanced appearance and compliment an existing Silver Birch in the north boundary wall. The Oak Tree at 2) is causing structural movement to a garden retaining wall and will eventually threaten the stability of the block built garden shed	Tree Grant
25/0042	Land At Pound Meadow, Meldon Road, Chagford, TQ13 8BG	T1 - Holly -Full removal - tree is located in the middle of the roadside boundary hedgerow (see map) We are suggesting the full removal of this tree. all arisings to be removed from site	Tree Grant
25/0041	8 Meldon Road, Chagford, TQ13 8BG	T1 Holly - Removal T2 Twisted Hazel - Removal	Tree Grant
25/0039	The Old Inn, Widecombe In The Moor, Newton Abbot, Devon, TQ13 7TA	T1 - Silver Birch - Reduce by 20% to allow more light into the seating area T2 - Silver Birch - Dismantle and fell due to over crowding, poor form and reaching an older age for the species T3 - Copper Beech - Reduce by 20% to allow more light into the seating area G3 - Limes and Sycamore - Remove stem leaning over The Old Inn property to reduce the risk of failure as previously happened, reduce height of remaining stems on the bank by 20%	Tree Grant

25/0038	79 East Street, Ashburton, Newton Abbot, Devon, TQ13 7AL	T1 – Cherry Proposed works: Fell T2 – Eucalyptus Proposed works: Fell T3 – Magnolia grandiflora Proposed works: Fell T4 – Magnolia liliiflora Proposed works: Crown lift to approximately 1.5m above ground level. Light crown reduction and reshaping. T5 – Pittosporum Proposed works: Reduce height by approximately 2–2.5 metres. Prune lateral growth to shape. T6 – Palm Proposed works: Fell	Tree Grant
25/0037	St Peters Church, Meavy, Yelverton, Devon, PL20 6PJ	T1 Cherry - Fell	Tree Grant