



NPA/21/022

Dartmoor National Park Authority

30 July 2021

Consultation response: Teignbridge Local Plan Review (Part 2) Site Options Consultation

Report of the Head of Forward Planning and Economy

Recommendation: **That Members endorse the principles of the response to the Teignbridge Local Plan consultation and delegate Authority to the Head of Forward Planning and Economy in consultation with the Chief Executive (National Park Officer) to submit a formal response.**

1. Introduction

1.1 This report sets out the key issues in the draft Teignbridge Local Plan, identifies main points which DNPA should include in its response, and seeks Members agreement to submit a formal response to the consultation.

2. The Teignbridge Local Plan consultation

2.1 The Teignbridge Local Plan covers the district of Teignbridge outside the National Park. The current Local Plan was adopted in 2014. Teignbridge has consulted previously on Part One of the Local Plan review (development management policies) and has recently publish Part Two (site options) for consultation. This is a Regulation 18 (first formal draft) consultation and closes on the 9 August 2021. The district council then intends to publish the combined Part One and Part Two as a single Regulation 19 (submission version) consultation in July 2022.

2.2 It is important to note the Greater Exeter Strategic Plan (GESP), a joint strategic plan covering Exeter, Teignbridge (outside DNP), East Devon and Mid Devon is no longer proceeding. The Teignbridge Local Plan will therefore now cover strategic matters as well as the development management and smaller sites it was originally intended.

2.3 Part two of the Plan proposes a development strategy for the Teignbridge Plan area for the next 20 years. It proposes sites options to meet the identified housing need,

sites for employment uses to meet economic development requirements, Gypsy and traveller pitch provision and a low carbon energy strategy. A spatial strategy is proposed which seeks to meet the majority of housing need in the largest settlements, identifying also smaller towns and villages where a requirement should be met on an appropriate site.

- 2.4 It should be welcomed that Teignbridge is actively pursuing the review of its Plan, which will ensure good planning decisions can be made and upheld and the development strategy is genuinely plan-led.

3. Key Issues

- 3.1 Key cross boundary issues which we would identify for the Teignbridge Local Plan (as a whole) include:

- Housing delivery – ensuring the overall identified housing need is met across the Exeter Housing Market Area (HMA) and that the Plan’s approach to housing delivery recognises the ‘great weight’ given to National Parks by supporting the Dartmoor Local Plan’s focus on affordable local needs.
- Taking into account the setting of the National Park in appropriate policies and site identifications. Noting also the draft NPPF wording from the 2021 consultation, which proposed adding in respect of National Parks that “any development within their settings should be sensitively located and designed to avoid adverse impacts on the designated landscapes”.
- Working together to understand and mitigate the recreation impact arising from development, including large scale development leading to population increase outside the National Park.
- Taking a collaborative approach to conserve and enhance the natural environment, including biodiversity net gain, upstream catchment management, protection of designated sites (for example the South Hams SAC) and habitat connectivity.

- 3.2 In addition to the above points in relation to the Local Plan, DNPA and Teignbridge District Council work closely together to support communities, including through, for example, affordable housing enabling, economic development, community projects and grant funding, green infrastructure, and sports and play space.

4. Proposed Response

- 4.1 It is recommended that Members delegate authority for the detailed points in a response to the Local Plan consultation. The key issues which it is proposed the Authority should include in its response are as follows:

- Some specific suggestions around formatting and presentation to aid the clarity and readability of the Plan.
- Alternative wording in respect of the context of the Teignbridge Local Plan and the National Park, and a suggestion of consistent language in how the plan area is referred to, in order to avoid confusion.

- The inclusion of reference to DNPA with regard to the Duty to Co-operate, and specific points which are identified as strategic cross-boundary issues.
- Welcoming reference to the landscape setting of the National Park, and the consideration of recreational impacts.
- The discussion around the housing number would benefit from further detail. It is currently unclear how housing delivery within the Teignbridge part of the National Park interacts with the figures stated in the Plan, and it would be helpful to reference that the Standard Methodology is for the district as a whole, not the Plan area only. This should be identified as a strategic cross-boundary issue between the district and the National Park Authority.
- Dolbeare Road, Ashburton. Dartmoor National Park Authority would object to development in this location. The site is distant from the town centre and functionally divorced from Ashburton itself which lies almost wholly on the opposite side of the dual carriageway. Development in this location would represent poor placemaking, creating a large separate residential or employment area of Ashburton inevitably reliant upon private car use to access town centre amenities.

- 4.2 Good planning should create accessible and permeable development which integrates well with adjoining settlements; residential areas separated by rail lines or trunk roads in this way do not create integrated and cohesive communities. Development in this location would not be read as part of the townscape of Ashburton, or promote activities and patterns of use which promote community cohesion.
- 4.3 Whilst additional patronage of local shops and services would be welcome the use of the town centre by residents in this location in a way which meets our shared carbon reduction objectives would be dependent upon significant infrastructure improvements to encourage walking and cycling and avoid additional vehicular pressure upon an already congested town centre.
- 4.4 The scale of the development option proposed would require comprehensive assessment of the need for additional or improved infrastructure and services (in particular education) in the settlement along with clear co-operation in order to establish whether their delivery within the National Park Local Plan Area is achievable. It would also be critical that any additional infrastructure or service needs do not prejudice our shared objective of meeting affordable housing needs within the settlement.
- 4.5 Development in this location would also require detailed assessment of any impact upon the South Hams SAC, the landscape setting of the National Park, and the recreational impact of a potentially significant population increase in one of Dartmoor's gateway towns.
- 4.6 Bovey Tracey Golf Centre. Dartmoor National Park Authority would object to development of this extent, in this location. The site is distant from the town centre

and separated from the town by a busy A-road. We would not agree that the site is “a relatively inconspicuous, low lying and well contained location” and contend that in particular the southern finger of land rises to the west making it extensively visible in the broader landscape and against the backdrop of the rising hills of the National Park. Extensive development in this location would represent poor placemaking, creating a large residential area with a poor physical and functional relationship with the town, inevitably reliant upon private car use to access town centre amenities.

- 4.7 Subject to more detailed consideration a small portion of the site where it relates well to development south of Moretonhampstead Road (and coming forward after the completion of that development) may reduce the scale of impacts in relation to landscape, townscape and functional access to the town centre.
- 4.8 Development in this location would require detailed assessment of any impact upon the South Hams SAC, the landscape setting of the National Park, and the recreational impact of a potentially significant population increase in one of Dartmoor’s gateway towns.
- 4.9 Land East of Cheriton Cross, Cheriton Bishop. Dartmoor National Park Authority would consider that a small development at the north eastern edge of this site may be achievable without an unacceptable impact upon the setting of the National Park. The scale, form, design and the integration of any development with its setting, recognising the village-edge location, is likely to be key to minimising it’s impact.
- 4.10 There is a lack of detail in relation to ambitions for moving towards carbon neutrality; it would be useful it were indicated what emissions are being offset to achieve carbon neutral status.

5. Financial Implications

- 5.1 This report has no financial implications for DNPA.

6. Conclusion

- 6.1 This report seeks Members agreement to submit a formal detailed response to the District Council in respect of the Local Plan consultation. It described the key points to be included in a response and recommends that Members delegate Authority to the Head of Forward Planning and Economy in consultation with the Chief Executive (NPO) to complete the final detailed response by 9 August 2021.

Dan Janota



NPA/21/023

Dartmoor National Park Authority

30 July 2021

Dartmoor National Park Authority Annual Review 2020/21

Report of The Head of Communications and Fundraising

Recommendation: **That Members:**

- (i) note the report and Dartmoor National Park Authority's Annual Review 2020/21 for information; and**
- (ii) suggest who to distribute and communicate the Annual Review to and consider how they can support the distribution.**

1. Background

- 1.1 Every year we produce an Annual Review of our work completed during the previous financial year. It is one of the requirements asked of us by Defra; but it also provides us with the opportunity to highlight some of our work from the previous year in a less formal way than normally presented through more detailed Authority Reports.
- 1.2 The Annual Review is published as a summary document with key achievements against our Business Plan along with any other significant highlights from the previous year. This is designed and presented as an infographic style summary PDF on our website and circulated to key partners and stakeholders.

2. Annual Review 2020/21

- 2.1 At the start of 2020 we set an ambitious Business Plan with some key priority areas to deliver against. Members will recall that at the start of the pandemic we also added some additional elements to the Business Plan, to include the work we were doing in response to the pandemic.
- 2.2 Lockdowns and various Government Covid restrictions has had an impact on some of our Business Plan targets and added unforeseen additional pressures to service areas. As stated, we also undertook additional work and projects to support communities and businesses through the pandemic.
- 2.3 The Annual Review for 2020/21 [appendix A] provides a summary of some of the key areas of work we have delivered under five headings:

- **Responding to the pandemic** – some of the highs and lows from the past year
- **People** – how we have given people more opportunities to engage with the landscape both virtually and actually
- **Place** – how we have supported the development of thriving communities and enhanced the landscape
- **Nature** – how we have managed and improved habitats for increased biodiversity
- **Climate** – how careful land management can reduce the risk of flooding and store carbon

2.4 The Annual Review is not intended to provide an exhaustive list of everything we have completed over the past year. It is intended to provide a summary and a range of different examples of the work we have undertaken, in a visual and digestible way for our audiences.

2.5 Our Business Plan reporting process provides the mechanism to report fully against our objectives over the previous year. This information is provided to Members at the May Audit and Governance Committee.

3. Conclusion

3.1 Members are invited to note this report and Dartmoor National Park Authority's Annual Review 2020/21, highlighting some of our key achievements and challenges from the past year.

3.2 Members are invited to suggest who to distribute the Annual Review to and support wider distribution through their contacts.

Samantha Hill

Dartmoor National Park Annual Review 2020/21

At the start of 2020 we set an ambitious Business Plan to deliver against key priority areas. This was impacted by the global pandemic and some resources needed to be diverted to support the local response. Despite the challenges we faced we were still able to note a number of achievements and support local communities through a difficult year.

We also finalised our new Management Plan. We invited people to share their views and were delighted to receive both high levels of feedback and overwhelming support for the aims within the Plan.

Responding to the pandemic

Providing an agile local response, supporting communities and businesses in unprecedented times.

Dartmoor Coronavirus Community Support Grant

Launched seven days after the Government's announcement of a UK-wide lockdown in March 2020, the Coronavirus Community Support Grant Fund (CCSG) was set-up to rapidly provide immediate grants of up to £500 to Dartmoor-based voluntary and community groups. The funding supported projects that focused on community resilience and actions addressing the social and economic impacts of the pandemic.

Projects funded through the CCSG included food banks, community larders, patient transport and food distribution initiatives and activities to alleviate the feeling of isolation for those shielding or unable to travel.

- 64 grants awarded to 55 groups
- Over 32,000 hours of volunteer time
- Almost 29,000 people benefitted
- Matched with over £82,000 of additional funding

Dartmoor Community Support Network

Set up as a direct response to Covid issues and following from the Community Support Grant and Covid Business Survey. The development of this network is supported by the Prince's Countryside Fund and aims to build resilience in communities by enabling businesses, community groups and social enterprise to learn from each other, and work together.

Through the Network, initiatives such as a *Buy Moor Local* scheme will also be delivered, encouraging people to continue to support local businesses.

The project's key aim is to sustain and develop the many embryonic community ventures on Dartmoor that have arisen from the impact of the pandemic, and those more proven ones that have demonstrated a critical role in local resilience.

Supporting Businesses

Three Covid Business Surveys gave us insight into the key challenges and risks facing Dartmoor businesses. From this we launched the #WeAreDartmoor social media campaign to showcase the faces behind Dartmoor businesses, helping and encouraging support for them through lockdown and the post-Covid recovery.

#WeAreDartmoor campaign

- Total social media reach: 247,319
- Total social media engagement: 12,646

Welcoming and managing visitors

Lockdown restrictions and the necessity to stay local and not travel abroad contributed to a significant increase in visitor numbers to the National Park. From surveys we estimate at least a 20% increase in visitor numbers and that 1 in 5 were new visitors. This is to be welcomed – a firm foundation to build on, anecdotally we had lost of positive feedback from our new audiences.

While the majority of visitors were responsible, there was an unprecedented increase in anti-social behaviour which put considerable pressure on our services as reflected in the following:

- 354 Byelaw offences recorded compared with 109 recorded for previous year.
- 91 bags of litter collected last summer compared to 46 in the previous.
- 7 offences referred to the Police last summer compared to 3 the previous summer.
- Having to introduce a month-long camping ban at Bellever and Riddon Ridge, utilizing section 10 of the Dartmoor Commons Act 1985.
- Having to employ a security firm as “Dartmoor Marshalls” to help enforce the no camping zone and engage with visitors to help them enjoy the National Park safely Circa 300hrs of Dartmoor Marshall team support.

Visitor Centres - ‘We’re Good to Go’

Our Visitor Centres were closed for seven months during 2020/21 but when we were able to do so they operated as Covid secure destinations and part of the Visit Britain ‘We’re Good to Go’ assurance scheme to support visitor and staff confidence. Great thought went into the visual and verbal information, including the use of the popular ‘keep a pony apart’ and ‘follow the pony signage’ for which we have received wonderful feedback.

By September the visitor numbers were only 40% below pre-covid numbers despite us having strict limitations on numbers which slowed the flow of visitors.

Learning in lockdown

Turning our rich, experiential learning out on Dartmoor into a ‘virtual classroom’ that engaged learners, stimulated teachers and provided resources for parents ‘surprised’ at finding themselves at home in charge of schooling during lockdowns.

The web-based resources were differentiated by age and explored specific Dartmoor special qualities that added value to the curriculum and helped with home-schooling.

Supporting effective homeworking

To support the lockdown and enable staff to work effectively from home several measures were swiftly introduced. This included upgrading to the Microsoft Office suite of applications to version 365 including Microsoft Teams for video conferencing and online collaboration.

In the second half of 2020 we procured new laptops for staff to help support flexible working and working from home. This is with a view to having a more flexible approach to working going forward.

People

Giving more people more opportunities to explore, engage, enjoy and understand the landscape.

Generation Green

This ambitious partnership between the 10 English National Parks, the Field Studies Council, the Outward Bound Trust, Girl Guides, Scouts and led by the YHA – has been successful in a £2.5 million pound bid to the *Green Recovery Challenge Fund*. This funding will employ new environmental educators, develop apprenticeships and directly engage young people offering residential experiences – ‘a night under the stars’.

For Dartmoor the funding will employ a new post: Youth Engagement Ranger – who will grow our existing Junior Ranger and Youth Ranger programmes, developing a more urban reach to young people and providing specific skills mentoring and training in countryside management.

Dartmoor Connections Festival

During the first lockdown we saw a huge increase in online engagement via our social media channels. We doubled our followers, resulting in our reach across these channels hitting nearly 3.5 million! We used this as an opportunity to take our wildlife and heritage events that we could not do in person and make them virtual.

The Dartmoor Connections ‘online’ Festival held in July and August, featured social media posts, talks, videos, challenges and workshops. It was delivered as a response to the clear public need for engagement and connection with Dartmoor even if they were unable to visit.

Over four-weeks we delivered:

- 92 posts about our unique heritage and wildlife
- 5 live online workshops
- 7 recorded workshops
- 41 videos
- 6 illustrated talks

Our reach increased by 99.5% and our engagement rate [the rate in which people interact with us online] increased by 132%

Ongoing digital engagement

We continued to explore how to engage with our audiences online through our social media channels in several ways including, further online 'lockdown' talks, a Dartmoor Advent calendar, the Ranger Christmas video and our live Big Dartmoor Quiz on YouTube – all of which received positive feedback.

As a result of our increased digital engagement

- **84% of visitors to the DNPA website in 2020/21 were new**
- **Our followers on social media grew to 67,337**

Postbridge Visitor Centre opens!

The newly extended and refurbished Visitor Centre opened only a month later than originally planned, despite the pandemic halting work for 8 weeks on site.

The new centre that celebrates the importance of Bronze Age Dartmoor, will be a springboard for experiencing the area's natural and cultural richness. It significantly improves the visitor experience and understanding, providing state of the art interpretation celebrating the Bronze Age and significant discoveries from Whitehorse Hill. This will be coupled with events, school visits and other activities to ensure dwell time in the area is maximised for the benefit of the local economy. We have also created 6 new trails from the centre.

Making routes more accessible

A 2km section of the Eylesbarrow bridleway has been repaired and improved to make access easier for a wider range of people to experience the high moor environment. The trail is now suitable for a wide range of users including walkers, horse riders and mountain bikers, as well as people with limited mobility who can access with an electric mobility type vehicle (e.g. Trampler).

We have also created six 'Miles Without Stiles' stile-free routes. The 20 miles of routes are suitable for a wide range of users including those in all-terrain powered mobility scooters and families with younger children.

All routes have been graded and checked by us, working with Dartmoor Wheelchair Access Group.

Place

Ensuring the quality and character of the landscape and its heritage is reinforced or enhanced. Developing a resilient and thriving economy.

South Park Glassworks site

Following forestry work, a member of the public identified a previously unrecorded, unexpected and highly significant industrial archaeological site in South Park Woods, Gidleigh.

The site has been identified to be late C16th (early post medieval) glass works. This is the only known example and therefore unique, glassworks known within Dartmoor. The site is likely to be of National significance and is worthy of designation. We are working with Historic England with further work such as analysis of material likely.

The identification of a glass works in Dartmoor has changed our understanding of the Dartmoor's Industrial past and highlights the significant role Chagford played in its history.

- Increased understanding of our Historic Environment.
- Survey completed on time and within budget
- Public engagement using a local volunteer group to clear site

Surveying our Public Rights of Way

We have developed an Asset Management plan for Public Rights of Way to establish a baseline condition of paths and trails within the National Park, to identify the future level of investment needed and enable informed decision making to prioritise future maintenance and improvements.

- Length of PROW network 730km
- Total asset cost is approximately £1.8million
- Backlog of maintenance required now is £140k per annum for infrastructure, £250k for surfacing and drainage works

Helping communities to thrive

Planning has direct role to play in supporting the economy of Dartmoor; its businesses and its communities, making sure it is a vibrant place to visit, live and work. This has been particularly relevant during the effects of Covid 19 and is an essential tool to assist Dartmoor's recovery plan.

Local Plan Review: Examination in public undertaken in March 2021.

Successful series of remote virtual hearings engaging specialists and a wide public audience. This will set the planning agenda for Dartmoor for the next decade and beyond.

Linhay Hill Quarry, Ashburton: Major extension to working quarry which produces over £600,000 of stone products per annum (contributing approx. 5.8% to Dartmoor's annual economy) and safeguarding over 150 local jobs. Set against stringent environmental tests and working conditions appropriate to location in a protected landscape.

Buckfast Care Village: A high quality major redevelopment of a redundant industrial site to provide a Care Village with over 200 care units including a 92-bed nursing home and dementia centre on a site adjacent to the River Dart. This will transform care provision in this area of southern Dartmoor for residents and the local community who will have access to facilities and support networks.

Affordable Housing provision. Final phases of significant development under way at Chagford. 28 affordable homes delivered and occupied. Business units and car park handed over to the community. Work is underway to deliver 40 units of affordable housing in South Brent and a further 39 in Ashburton.

Nature

Managing existing habitats for increased biodiversity and developing greater areas of wildlife rich habitats.

Species Rich Grassland – Seed Harvester Pilot

This piece of work developed outcomes from the Moor Than Meets the Eye project which had looked at Upland Hay Meadows as an area of work. With some of the project funds a brush seed harvester had been purchased with a view to developing the skills and market for local seed sources. In August 2020 the machine was modified, and a local young farmer trained to undertake the field operation including the processing of seed. Approximately 3 hectares of meadow were brushed across four sites involving the landowners or tenants in the process.

The results were promising and as well as developing the relevant skills it has formed the basis for further collaborative work with Plant Life in 2021. The seed generated has been used by a local charitable trust in the restoration of some of its meadows linked to educational and outreach programmes.

- 1 Young Farmer trained
- 3 Hectares of meadow brush harvested and seed processed.
- Seed used for meadow restoration on Dartmoor
- Skills and knowledge will be used for future work in partnership with Plant Life

Dartmoor Headwaters Natural Flood Management

We have worked in five river catchments to reduce the flood risk posed to properties and communities downstream during this pilot project; working with landowners and farmers to install and trial practical natural flood management measures both on common land and enclosed farmland. Engaging with local communities, flood management groups and commoners, we have achieved our objectives and learned lessons along the way. Landowners and contractors have got on board, gathered new skills and are keen to work with us into the next 6-year phase of the project.

Habitats and water quality have been improved enriching the biodiversity of these river catchments.

- 6000 trees planted
- 347 leaky dams of various types installed
- Soils surveys- 5 catchments covering 44km sq (4400 ha)
- Habitat enhanced 10 ha
- Floodplain reconnection 1 km
- Reducing flood risk as a result of climate change

Farming cluster supporting nature enhancement

The Postbridge farm cluster group was established in 2019 as part of a Natural England funded initiative, the Dartmoor Facilitation Fund project. The aim was to bring individual farm businesses together and explore opportunities for enhancing the environment collectively, achieving results together at a scale that exceeded what might be accomplished individually. This was initially to look at the Marsh Fritillary butterfly and how populations moved between farms.

Over the past two years the size, scope and ambition of the group has grown to explore broader options relating to nature enhancement. The group now comprises 10 businesses that mostly farm close to each other within the Webburn and East Dart river catchments. They have hosted several organisations presenting environmental opportunities to be considered in terms of business viability, risk and benefit.

The group have collectively developed a plan outlining potential environmental enhancements that span a number of farms close to each other within the landscape. These include biodiversity, access and flood mitigation options, which will result in a significant enhancement to the natural environment across a large area within two of the river Dart catchments. Opportunities for funding are currently being considered to enable works, while the formation of further farm cluster groups in these and other river catchments is underway.

Climate

More carbon is stored through careful management of the land, reducing the risk of flooding and making the landscape more resilient to climate change.

South West Peatland Partnership

The latest phase delivered through this partnership scheme of peatland restoration was completed on Dartmoor in March 2021.

In 3 years we have carried out restoration work on almost 320ha of Dartmoor's valuable peat bogs. This will benefit wildlife, reduce downstream flood risk, improve water quality and conserve the historic record of the environment that is locked up in the peat.

By reducing long term carbon emissions from damaged peat, it is also one of Dartmoor's responses to the climate and ecological emergency. This work contributes to the UK Peatland Strategy target of two million hectares of peatland in good condition, under restoration or being sustainably managed by 2040. The England Peatland Action Plan announced in May 2021 will fund a further 35,000 ha of peatland restoration by 2025. On Dartmoor we are now planning how we can help meet this latest important government target in the fight against climate change.

- Total restoration work on Dartmoor to date: 385ha.
- 320ha of this completed since April 2018
- Supports improved biodiversity through improved wet heath and mire habitats

Delivering our carbon action plan

Work to deliver the Authority's Climate Action Plan and achieve our aim of being a carbon neutral organisation by 2025 continues. The Covid pandemic has allowed significant progress to be made in reducing unnecessary travel and encouraging use of video conferencing software. Throughout the pandemic the Authority's emissions have reduced significantly. Our diesel, electricity and gas usage reduced by over 30% between April to December 2020.

Updates from work over the last year include:

- Monitoring of the new Postbridge Visitor Centre has confirmed the new larger building consumes less energy than before thanks to heat pump technology. This means all DNPA's visitor centres are now heated with renewable energy technology.
- We have installed an electric vehicle charging point at Haytor Visitor Centre which is now the most remote charge point on Dartmoor.
- A review of the distribution strategy for the Enjoy Dartmoor magazine has likely reduced associated emissions by over 50%
- We have worked with Devon County Council to better understand emissions from the Authority's pension investments and will now report on this annually.

Looking forwards, we are commissioning a carbon footprint of our owned land. This will tell us what carbon our land stores and how we can improve this in the future to offset our remaining emissions. We are looking to install further electric vehicle charging points at Postbridge Visitor Centre and as an organisation continue to adopt some of the more emission-free ways of working, building on our successes from the pandemic.



NPA/21/024

Dartmoor National Park Authority

30 July 2021

Tree Preservation Orders, Section 211 Notifications (Works to Trees in Conservation Areas) and Hedgerow Removal Notices Determined Under Delegated Powers

Report of the Trees and Landscape Officer

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

TPO APPLICATIONS

Teignbridge

Ref: 20/0070 **3 Duckspound Road, Buckfastleigh** **SX 7338 6576**

Application to reduce a horse chestnut tree. The works are minor and will have minimal impact on the health or appearance of the tree. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

West Devon

Ref: 20/0074 **Spinners, Horrabridge** **SX 5205 7008**

Application to reduce an oak tree. The tree lost a large limb and the works will balance the crown. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

SECTION 211 NOTICES

Teignbridge

Ref: 20/0067 **28 Stapledon Lane, Ashburton** **SX 7557 7005**

Notification to reduce a magnolia. The works will have minimal impact on the health or appearance of the tree.

A Tree Preservation Order has not been made.

Ref: 20/0068 **30 Stapledon Lane, Ashburton** **SX 7554 7004**

Notification to fell a yew tree. The tree dominates a small garden, is hidden from public view and the felling will have minimal impact on the character of the area.

A Tree Preservation Order has not been made.

Ref: 20/0069 **Kingcombe Court, Buckfastleigh** **SX 7405 6606**

Notification to reduce an oak tree. The works will have minimal impact on the health or appearance of the tree.

A Tree Preservation Order has not been made.

West Devon

Ref: 20/0071 **Chillwell Barn, Mary Tavy** **SX 5064 7912**

Notification to fell two pine trees. The felling will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 20/0072 **Standard Court, Mary Tavy** **SX 5018 7979**

Notification to fell two willow trees. The trees are in poor condition and mostly hidden from public view.

A Tree Preservation Order has not been made.

Ref: 20/0073 **Torview Lodge, Princetown** **SX 5886 7359**

Notification to fell four beech trees. The trees are growing on a narrow bank, are in poor condition and have been poorly pruned in the past.

A Tree Preservation Order has not been made.

Ref: 20/0075 **Chapel Cottage, Lydford** **SX 5109 8492**

Notification to reduce a beech and ash tree. The works will have minimal impact on the character of the area.

A Tree Preservation Order has not been made.

Ref: 20/0076

The Elms, Horrabridge

SX 4821 8150

Notification to reduce a yew, cedar and a group of beech trees. The works will have minimal impact on the health or appearance of the trees.

A Tree Preservation Order has not been made.

Brian Beasley