

DARTMOOR NATIONAL PARK AUTHORITY

9 January 2015

SECTION 106 THRESHOLDS – WRITTEN MINISTERIAL STATEMENTReport of the Senior Forward PlannerRecommendation : **That Members:**

- (i) adopt the Interim Statement on the use of Section 106 Agreements;**
- (ii) agree to adopt the lower threshold of five units or less;**
- (iii) agree to the preparation of a Supplementary Planning Document (SPD) on Sustainable Development to explain the Authority's response to the changed government guidance.**

EXECUTIVE SUMMARY

This report responds to the change in government policy on the use of S106 obligations published 28 November 2014. This Written Ministerial Statement states that affordable housing and tariff-style contributions [e.g. education or public transport contributions] should not be sought on developments of 10 houses or less. Exception sites are not captured by this change. A lower threshold of five units or less may be adopted by the Authority; however, only off site commuted sum financial contributions may be sought of schemes of 6-10 units.

This new policy is contrary to the approach set out in the adopted local plan for Dartmoor National Park which focusses upon affordable housing to meet local needs, consistent with the government circular for National Parks. The use of financial contributions in lieu of on-site provision is considered to have limited merit in the National Park, where land resource is limited and the most effective use must be made of each site.

There remains a degree of uncertainty around The Written Ministerial Statement, and there are a range of implications for Dartmoor, in particular:

- a likely reduced level of affordable housing coming forward in the future;
- an inability to ensure that local needs are met by schemes in their community;
- increased pressure for the use of land for market housing, inconsistent with the local plan and government circular;
- increased case by case negotiation on schemes, including schemes which may be trying to avoid the threshold for contribution requirements.

An interim statement is recommended, to provide a degree of clarity for applicants on the Authority's position, with immediate effect. It is also proposed that the Authority adopts a lower threshold of five units for the purposes of the new policy.

Schemes providing on-site affordable housing consistent with the local plan will continue to be supported, unless material planning considerations dictate otherwise. Where a development does not offer an appropriate level of affordable housing on site, the merits of the scheme will be judged on the basis of the presumption in favour of sustainable

development. Housing which meets the identified local needs of a community is a key aspect of sustainable development in Dartmoor National Park. A Supplementary Planning Document will be prepared, setting out this position in more detail.

1 Introduction

- 1.1. On the 28 November 2014 the government published new national planning policy on the use of Section 106 planning obligation agreements.
- 1.2. The Written Ministerial Statement states that the measures are intended to “*support small scale developers and help hard-working people get the home they want by reducing disproportionate burdens on developer contributions*”. The key elements of the Guidance are:
 - For units of 10 units or less, and which have a maximum combined gross floor space of 1,000 sqm, affordable housing and tariff style contributions should not be sought.
 - In designated areas (including National Parks) the local planning authority may choose to implement a lower threshold of five units, beneath which affordable housing and tariff style contributions should not be sought.
 - If the five unit threshold is implemented, then payment of affordable housing and tariff style contributions on developments of between 6-10 units should also be sought as a cash payment only and be commuted until after completion of units within the development.
 - These changes will not apply to Rural Exception Sites, which, subject to the local area demonstrating sufficient need, remain available to support the delivery of affordable homes for local people.
- 1.3. This new policy is likely to have a significant impact upon the delivery of affordable housing in Dartmoor National Park and the change comes despite a robust response from National Park Authorities regarding the anticipated adverse impact. It should be noted that National Parks are given only the same dispensation from the guidance as some other rural planning authorities. The impact of this policy upon National Park purposes is not therefore given any greater weight.
- 1.4. The principal change in respect of the above is via the amendment of the National Planning Policy Guidance (NPPG). It is understood that CLG considers a written Ministerial Statement to carry greater weight than guidance, and indeed to have equivalent status to the National Planning Policy Framework (NPPF). It may be necessary to commission external legal advice on this question, possibly as a joint instruction with other National Park Authorities, to clarify the appropriate weight which should be given to the Written Ministerial Statement.

2. Implications/unintended consequences

- 2.1 This announcement is likely to have a range of implications for delivery of housing in the National Park. Careful consideration is necessary in order to establish, in the context of our adopted policies, how planning applications to which this guidance may be relevant, should be determined. The discussion section of this report (below) sets out the individual policies in the Development Management DPD which will be engaged by the new policy

2.2 The issues arising include:-

a) Extant unimplemented permissions - landowners with an extant permission for a development including affordable housing could submit a new application in order to effectively remove these obligations.

- This may lead to a number of additional applications coming forward for consideration
- This could lead to a number of refusals, if these applications are not considered to be sustainable development.
- It is uncertain how the Planning Inspectorate (PINS), on hearing an appeal, will weigh The Ministerial Statement against the policies in an adopted local plan.

It is very unclear how developers holding unimplemented permission may react and it is no more clear what line PINS will take.

b) Previously implemented permissions –

- There is the potential that applications could be made to cancel / remove contributions expected by local communities in good faith
- In the alternative, a new application could be submitted to 'delete' these contributions.

Given that government's aim is to bring forward development which was being held back, it is considered that the new policy should not be applied to schemes already built, which have already been proved viable. It is expected therefore that this is not relevant in respect of new applications on sites with extant permission.

c) Thresholds - the opportunity to adopt a lower threshold provides some comfort. However, when considered against the Authority's record of delivery on small sites, and the value of even single house development in contributing to affordable housing in the National Park, the reduced threshold does not go far enough. Furthermore the fact that sites sized 6-10 units may only contribute as a commuted sum shows a real lack of understanding around land supply in National Parks. The principal challenge is around the most effective use of land. A commuted sum for provision 'on another site' may be reasonable where there is adequate land supply; in Dartmoor where development opportunities are highly restricted, payment of a cash sum, does not guarantee the delivery of affordable housing where there is an identified need. Provision on site remains the most effective and efficient delivery mechanism.

The upper threshold applies to 10 units or less, and which have a maximum combined gross floor space of 1,000 square metres; it should be noted that there is no equivalent floor space threshold applicable to the five unit threshold proposed by CLG. On this basis excessively large schemes of five units or less may not be captured by the adoption of the lower threshold. Instead it is assumed Authorities will have to apply their own reasonable thresholds in respect of what is appropriate in respect of design and an effective and efficient use of land.

- d) Timing** - The fact that a commuted lump sum contribution for schemes of 6-10 dwellings is not payable until after completion of the development, severely weakens the Authority's ability to secure this contribution. Typically planning authorities require payment of a significant part of the contribution up front and, recognising the need to support developer cash flow, require the balance to be paid later in the development. Normally the full amount will be paid prior to the occupation of all the open market dwellings on the site, in order to avoid the risk of developer insolvency or the developer 'leaving site' without making payment as required.
- e) Loopholes** - the use of arbitrary numerical thresholds can lead to loopholes, open to exploitation in order to avoid liability for / payment of contributions. The most obvious risk will be a developer who splits a single application for eight dwellings into two applications for four dwellings each in order to evade any liability to provide or contribute to affordable housing. The Authority should continue to take a robust approach on the assessment of sites and the most efficient use of land; there should be a clear position that proposals which are not an efficient use of land (i.e. lower density), or which split proposals (e.g. two applications for nine units) on a site such that a contribution may be avoided, will not be supported on the basis that they fail to deliver sustainable development. A further loophole may be where a larger site in the same ownership comes forward in two phases with an under-threshold number of dwellings on each phase.
- f) Local** - There is a lack of clarity around the use of local occupancy conditions. It is unclear whether the Authority could sustain the use of local occupancy conditions, though without the 'affordable' aspect of the planning obligation. This will be explored further, and will be an option to consider as part of the review of the policies in the local plan in due course.
- g) Local plan** - The Authority's local plan is a positive and proactive plan, setting out housing and mixed use allocations to give communities and developers certainty and steering development to the most sustainable locations. The settlement strategy guides development to the larger and more sustainable settlements, and the recently adopted Affordable Housing SPD applies a pragmatic approach around cross subsidy, and increasing use of commuted sums to bring forward viable development. Reliance upon exception sites is limited, and smaller settlements see local needs development through small schemes within the built form of the village.

With more limited ability to ensure that housing development is focussed upon meeting identified local needs for affordable housing, the likelihood is that less housing development will come forward, and that National Parks may seek to adopt more restrictive local plans in future, with a greater reliance on exception sites.

- h) Right to Build** - The Authority, together with Exmoor NPA, is a Right to Build Vanguard pilot area. The two phases of the new Right to Build are organised around (i) setting up a register to establish local need and take account of that need, and (ii) to provide plots for those on the Register. If the Authority no longer has the ability to use S106 planning obligations agreements to secure

the use of those plots for local people in housing need, the local people on the register may never gain a plot. In areas of high demand and limited supply, people with higher incomes may bid for and buy the plots and they will be sold at prices beyond the reach of local people.

This principle will apply to general housing policy too, where need would normally be met by development on smaller sites. Given the contribution small sites make to housing provision in the National Park, the Authority will effectively be planning for an identified local housing need which it cannot guarantee meeting because no effective delivery mechanism is in place.

3 Discussion

- 3.1 CLG officials have stated that the Written Ministerial Statement has the status of national planning policy and ranks with the National Planning Policy Framework. However, there has been no amendment to Section 106 of the Town and Country Planning Act 1990 and the ability to enter into agreements remains unchanged.
- 3.2 The Development Plan has primacy and Section 34 of the Planning & Compulsory Purchase Act 2004 requires decisions to be based upon development plan policies unless material planning considerations indicate otherwise. The policies in the adopted local plan for Dartmoor National Park set a different threshold – all housing shall be affordable for local people in housing need, except that up to 50% open market housing may be permitted if it enables the delivery of affordable housing.
- 3.3 Despite the recent change in national policy, the Authority is bound to continue to determine applications in line with its development plan, unless material planning considerations indicate otherwise. The local plan clearly states that S106 agreements will be the delivery mechanism of choice to ensure affordability and occupation by local people in perpetuity. It has not been suggested that local plans inconsistent with The Written Ministerial Statement should be treated as out of date or unsound, given the implications this would have, nationally. Given the new policy, the Authority must, therefore, consider how it will determine applications submitted where the Development Plan would require the provision of affordable housing. A decision is required as to whether applications would be considered on a case by case basis, refused, as affordable housing can no longer be required, or approved as market housing. On the basis of the above, it is proposed to adopt a pragmatic approach, which recognises the spirit of the new policy but applies this in the context of an up to date local plan for the National Park.
- 3.4 The Authority's adopted Development Management DPD has a policy setting out the presumption in favour of sustainable development (Policy DMD1a). This states

Policy DMD1a – Presumption in Favour of Sustainable Development

When considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Authority will grant permission unless material considerations indicate otherwise taking into account whether:

- *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *specific policies in that Framework indicate that development should be restricted.*

3.5 The Authority may consider development which does not include affordable housing to be unsustainable, on the basis that it is not development which “*improves the economic, social and environmental conditions in the area*”. Alternatively, or in addition, it may be considered an inefficient or ineffective use of limited and valuable land resource within the National Park, and failing to meet the identified needs of a community.

3.6 The housing policies in the local plan relevant to the change in national policy are DMD21, DMD22 and DMD23. These are set out in turn below, with the key aspects underlined:

Policy DMD21: Residential development in Local Centres

In the Local Centres, new dwellings will be permitted within the designated settlement boundaries:

- (i) *on previously developed land; or*
- (ii) *on small infill plots within an existing built frontage; or*
- (iii) *where they will be provided through the conversion or subdivision of existing residential or non residential building; or*
- (iv) *on other sites where the development would facilitate significant environmental improvement or the delivery of essential social, cultural or economic infrastructure; or*
- (v) *on sites allocated in this document.*

In all cases, except as where indicated in a specific settlement policy, the proportion of affordable housing to meet local need should not be less than 50% of the units provided, although this may be varied where a higher proportion of open market housing can be shown to be essential to secure the overall viability of development or the delivery of significant local infrastructure provision of clear benefit to the local community.

Exceptionally, where the need for affordable housing cannot be met within the settlement boundary, and there is a specific local need identified for such housing, then permission will be granted for a development on suitable sites adjoining the settlement boundary. In such cases all the housing will be required to be affordable.

3.7 In Local Centres there are a number of scenarios, as underlined above, where the new government guidance may be relevant. Currently the Local Centres are the only locations where market housing is permitted. In particular, these relate to (i) infill, (ii) brownfield and (iii) conversion developments. The ability to bring forward development which would facilitate other benefits is also relevant, and such schemes may already be considered flexibly in respect of affordable housing

obligations, in order to support the overall viability. Certain development of market housing which leads to clear benefit in respect of sustainable development, would still be appropriate in Local Centres.

Policy DMD22: Residential development in Rural Settlements

Unless identified in the settlement proposals, no new open market housing will be permitted in the Rural Settlements. All new housing will need to be affordable and located on small infill plots within an existing built frontage and within the settlement or provided through the acceptable conversion of an existing building.

Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form.

- 3.8 Market housing is not permitted in Rural Settlements, other than a limited amount on Exception Sites in order to make a scheme viable (as set out in the Affordable Housing SPD). Rural Settlements are the smaller villages in the National Park and can vary significantly in respect of their size, and thus suitability for new development. Development of market housing may be considered unsustainable, in the absence of meeting an identified local need or providing other significant benefits.

Policy DMD23: Residential development outside Local Centres and Rural Settlements

Outside the Local Centres and Rural Settlements, planning permission for a dwelling will only be granted where:

(a) it is required for an agricultural holding, a forestry enterprise or a rural-based business; or

(b) the proposal comprises the conversion of an existing building to an affordable dwelling and the conversion is compliant with Policy DMD9; or

(c) the proposal comprises low impact residential development and is compliant with Policy DMD30.

- 3.9 A focus upon the presumption in favour of sustainable development would seem the most pragmatic and appropriate approach. On this basis the Authority has the ability to continue to focus the most appropriate development in the most appropriate locations, consistent with National Park Purpose and the ambition of achieving 'development which is good for Dartmoor'.
- 3.10 Outside classified settlements, new build housing development is restricted to meeting the needs of rural businesses. Conversion of a traditional building to an affordable house may also be appropriate. New build market housing in the open countryside is not likely to be considered sustainable development. Conversions to market housing in the open countryside are also unlikely to be considered sustainable. Members will recall the recent government decision to exclude National Parks and AONBs from the permitted development rights for changing agricultural buildings to dwellings.
- 3.11 The Authority would have a clear justification for such a stance. The Written Ministerial Statement appears inconsistent with National Park purposes, and

contrary to the National Parks circular which states “*Government recognises that the Parks are not suitable locations for unrestricted housing*” and that “*The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. The Government expects the Authorities to maintain a focus on affordable housing and to work with local authorities and other agencies to ensure that the needs of local communities in the Parks are met and that affordable housing remains so in the longer term.*”

3.12 The National Planning Policy Framework (NPPF) is also clear that “*great weight should be given to conserving landscape and scenic beauty in National Parks*”. Members may believe that unrestricted market housing in the National Park brings great risk to the first statutory purpose of landscape conservation.

3.13 It is important to note the wording of the Statement, which states that contributions should ‘*not be sought*’. It appears, therefore, that voluntary arrangements may be settled, where a development or builder recognises that such an approach would lead to consideration of a proposal as sustainable development, with a greater likelihood of a favourable outcome. Such an approach may be of particular value in respect of self-build properties. Furthermore the guidance does not refer to local occupancy conditions, or any other type of planning condition. These could provide some scope for mitigating the impact of the guidance in the event that a fall-back position is necessary.

4 Interim Statement

4.1 It is recommended that the following statement is ratified, for use to advise communities and applicants with immediate effect.

DNPA Interim Statement on Section 106 obligations

Dartmoor National Park Authority (DNPA) will determine all applications for housing development in line with the adopted policies in its local plan, and the presumption in favour of sustainable development. Proposals which do not offer affordable housing consistent with the adopted policies in the local plan will need to provide clear evidence in respect of how they constitute sustainable development. DNPA believes that the provision of affordable housing on-site remains the most appropriate use of development land in the National Park; commuted sums for off-site provision will require clear justification.

The provision of affordable housing to meet local needs is a key element of sustainable development in the National Park, and is a fundamental principle of the local plan. This approach ensures that development is focussed upon meeting the needs of National Park communities, and that the limited land resource within this nationally important landscape is used to the best effect.

DNPA recognises that sustainable development is about positive growth. Sustainable development will demonstrate an appropriate balance of environmental, social and economic benefit, at all times consistent with National Park purposes. This means any proposed new housing development must show clear consideration of:

Environment – recognising the great weight given to conserving and enhancing the special qualities of the National Park, making the best use of limited land resource and providing for appropriate development in the right location

Society – meeting the needs of local communities to ensure they are strong, vibrant and healthy

Economy – supporting the economic well-being of local communities in a way which is consistent with the special qualities of the National Park

5 Longer term position

5.1 It is proposed that the approach set out in the Interim Policy Statement should be expanded and clarified in a Supplementary Planning Document (SPD) on Sustainable Development. This short SPD should help applicants make successful applications by:

- Providing detail around what constitutes sustainable development in Dartmoor National Park
- Setting out the relevant factors against which applications may be judged in respect of the presumption in favour of sustainable development
- Providing clear guidance for applicants, in order to help them make successful applications.

5.2 It is proposed that this SPD be prepared as a matter of high priority, in order to provide clarity and to protect the National Park from inappropriate development which would impact adversely upon National Park purposes. The SPD will be subject to a minimum eight week public consultation; following the consultation and any changes necessary, it would be presented for adoption by the Authority. SPDs do not undergo public examination. Any adopted SPD would however be a material consideration in the determination of applications and would add weight to the primacy of the Local Plan when appeals are considered by the Planning Inspectorate.

5.3 In the medium to longer term (2-5 years) there will be a need to review the local plan (the Core Strategy and Development Management DPD). This review will be undertaken in the context of relevant government policy and guidance at that time, and will have the benefit of some experience of the impacts and consequences (both intended and unintended) of the new government guidance on the delivery of affordable housing.

6 Equality and sustainability impact

6.1 An equality impact assessment will be undertaken of the proposed SPD. This will enable a clearer consideration of the position proposed above.

7 Financial implications

7.1 The Written Ministerial Statement issued on 28 November 2014 will lead to increased costs for the Authority if Members agree to the preparation of a new

Supplementary Planning Document (SPD). This cost will primarily be in terms of officer time. There is also the risk of costs being awarded following planning appeals if we are deemed to have acted 'unreasonably' in refusing permission or seeking affordable housing provision. The proposal to develop a new SPD should mitigate this.

DAN JANOTA

DARTMOOR NATIONAL PARK AUTHORITY

9 January 2015

JOINT ECONOMIC PROSPECTUS FOR DARTMOOR AND EXMOOR NATIONAL PARKSReport of the Interim Manager Communications and Visitor Services

Recommendation: **That Members note the content of this report with regard to developing a new Economic Prospectus for Dartmoor and Exmoor National Parks and the proposed ‘offer’ and ‘asks’.**

1 Background

- 1.1 Dartmoor and Exmoor National Parks are living, working landscapes and both Authorities work hard to support and promote sustainable development within their boundaries, as part of their duty to promote the socio-economic well-being of local communities.
- 1.2 Dartmoor and Exmoor National Parks are economic as well as environmental and social assets. The economic importance of National Parks is often overlooked and there can be a perception that National Parks are a barrier to growth. The joint prospectus will aim to dispel this myth and make the case for investing in the National Parks to support sustainable development.

2 Key Audiences

- 2.1 The Dartmoor and Exmoor Economic Prospectus is primarily aimed at Government [MPs, Ministers and researchers], The Heart of the South West LEP, business organisations, the business community, the CLA and other local government organisations.

3 The Dartmoor and Exmoor National Parks ‘offer’

- 3.1 The prospectus will clearly set out the value National Parks bring to the local and regional economy; highlighting, through examples, the enabling role the National Park Authorities play in unlocking this economic potential, whilst ensuring the special qualities of these protected landscapes is maintained.
- 3.2 Our offer is set out as:
 - **An internationally recognised brand and high profile visitor destinations:** We are an internationally recognised protected area: recorded on the International Union for the Conservation of Nature’s database of protected areas. The National Park brand is recognised across the world (think Yellowstone, Victoria Falls and the Serengeti) for the quality of the environment (and, through this, the visitor experience).
 - **Iconic treasured landscapes offering unrivalled opportunities for leisure, recreation and enjoyment:** Both National Parks attract nearly 4 million visitors a year spending over £200 million.

- **A world class environment to aid inward investment to the region:** Good quality recreational opportunities contribute significantly to the quality of life. Outdoor recreation is one of the nation's favourite pastimes, 75% of adults regularly enjoy active recreation [Reconomics, 2014].
- **Essential life and business support systems for the region [and beyond]; this includes water supply, carbon storage, food production and health benefits:** 45% of South West Water's (SWW) daily supply of 345 million litres of water sources on Dartmoor. This is worth £318,107 per day (based on SWW 2014 domestic metered tariff) or £116 million per annum.
- **An opportunity to innovate and test new approaches to rural development and environmental management.** Both National Parks have a track record of piloting innovative approaches to rural development, often in partnership with others, and acting as 'champions' for their areas. On Dartmoor there are the examples of the Dartmoor Hill Farm Project (joint with the Duchy of Cornwall and other partners) which has helped support award winning apprenticeship schemes and farmer co-operatives and the Moretonhampstead Development Trust. The championing role is demonstrated by the additional funding for the roll-out of superfast broadband recently secured by both Authorities (working in partnership with Connecting Devon and Somerset).
- **Positive planning - to manage the environment, support local communities and deliver development that is good for national parks:** Both authorities are taking part in a pilot scheme to help local people build their own homes; the only National Parks to do so. In addition to this 87% of all planning applications are approved on Dartmoor and the Authority has worked closely with local communities to develop Masterplans for Chagford and Ashburton with further work proposed for Buckfast and Buckfastleigh.

4 Our ask

- 4.1 Dartmoor and Exmoor National Park Authorities have a track record of enabling rural growth that helps support the special qualities of both National Parks. They act through partnership, bringing together key players to focus on local solutions for local needs.
- 4.2 An overarching 'ask' is for support for the continued management of these unique places as environmental, economic and social assets. We have also identified three other areas for investment to support future growth:
- 1 **Improved connectivity** – superfast broadband and improved mobile coverage
 - 2 **Promotion of the place and product** – recognising the value of the National Parks and local supply chains as quality 'brands' and the distinctive offer that they bring to the region.
 - 3 **Support for key sectors** – such as farming, food and tourism

5 Next steps

- 5.1 A final draft is being prepared in partnership with Exmoor National Park Authority. The intention is to launch the prospectus early in 2015.

6 Financial Implications

- 6.1 There are no additional financial implications to the Authority; this work will be undertaken within existing staff work programmes and the printing costs will be shared with Exmoor National Park Authority and met within the existing communications budget.

7 Equality and Sustainability Impact Assessment

- 7.1 The prospectus will make it evident that growth will need to support the special qualities of both National Parks and a sustainability impact appraisal will be undertaken on the final version. The final version will comply with RNIB Clear print Guidelines.

SAMANTHA HILL

DARTMOOR NATIONAL PARK PLANNING AUTHORITY

9 January 2015

**TREE PRESERVATION ORDERS AND SECTION 211 NOTIFICATIONS
(WORKS TO TREES IN CONSERVATION AREAS)
DETERMINED UNDER DELEGATED POWERS**

Report of the Trees and Landscape Officer

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

TREE PRESERVATION ORDERS

Teignbridge

Ref: 14/0041 10 Fullaford Park, Buckfastleigh SX 7327 6584

Notification to reduce a lime by 2m and remove epicormic growth from two lime trees and an oak, and to crown lift a horse chestnut tree by 2m. Consent was granted subject to the following 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: 14/0040 Manaton Gate, Manaton SX 7500 8134

Notification to remove a large low limb from an oak. The works will have minimal impact on the health or appearance of the tree.

A Tree Preservation Order has not been made.

Ref: 14/0043 The Wilderness, Ashburton SX 7594 7004

Notification to fell an ash and a holly, pollard a laburnum and reduce a yew tree. The works will have minimal impact on the character of the Conservation Area

A Tree Preservation Order has not been made.

West Devon

Ref: 14/0042

The Barton, Throwleigh

SX 6690 9079

Notification to fell a Leyland cypress. The tree is growing very close to properties and is considered to be an inappropriate species for the site.

A Tree Preservation Order has not been made.

BRIAN BEASLEY