

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

07 February 2014

**SITE INSPECTIONS**

Report of the Director of Planning

1 Application No: **0517/13** District/Borough: **West Devon Borough**  
 Application Type: **Full Planning Permission** Parish: **Lydford**  
 Grid Ref: **SX509842** Officer: **Oliver Dorrell**

Proposal: **Erection of a ground mounted 4 KW solar photovoltaic array for domestic use**

Location: **Land adjacent to Bridge House Lodge, Lydford**

Applicant: **Miss J Gannon**

Recommendation: **That permission be REFUSED**

**Reason(s) for Refusal**

1. The proposed solar PV panels, by reason of their form, materials and location divorced from existing buildings, would introduce a harmful urbanising development that would be detrimental to the visual amenity and the character of this part of the Dartmoor National Park. The proposal is therefore contrary to policies COR1, COR2, COR3, COR4 and COR10 of the Dartmoor National Park Core Strategy Development Plan Document, policies DMD1b, DMD5 and DMD15 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

The site inspection panel met beside the railway bridge to the north east of the site and the planning officer talked through the proposed plans for the solar PV arrays.

Members went onto the former railway line to view the site. The applicant had marked out the location of the two arrays with a series of posts and string. Members then viewed the site from the adjacent public highway.

Members asked the applicant's representative why a location closer to the house was not considered for the proposed panels. The representative explained that the roof of the dwelling, and the garden areas surrounding the house, are shaded for the most part of the day and therefore did not offer suitable alternatives.

The Parish Council representative explained that he visited the site to assess the application and that the Parish Council carefully considered the visual impact of the proposed arrays. He explained that the site was screened behind vegetation, not visible from the Moor, and, on this basis, the Parish Council gave their support for this renewable energy proposal.

The majority of the site inspection panel felt that the proposed solar PV arrays would not be visible and that the proposal would therefore not give rise to any harm. Others were concerned about the visibility of this elevated site on a busy route into this historic settlement, commenting that the panels would not be in keeping with the character of the area. Discussion turned to whether the vegetation along the top of the bank would be retained to ensure that the panels were not visible from the public highway.

Officers would advise Members that the trees in themselves are unlikely to be deemed worthy of a Tree Protection Order and therefore the only method of control would be to impose a condition which required the retention of the trees. However, this would only extend to a 5 year period. It is also unclear at this stage whether the applicant is intending to remove the trees and other vegetation to avoid any overshadowing of the panels to ensure their efficiency. Further information will be sought from the applicant on this point and an update given at the meeting.

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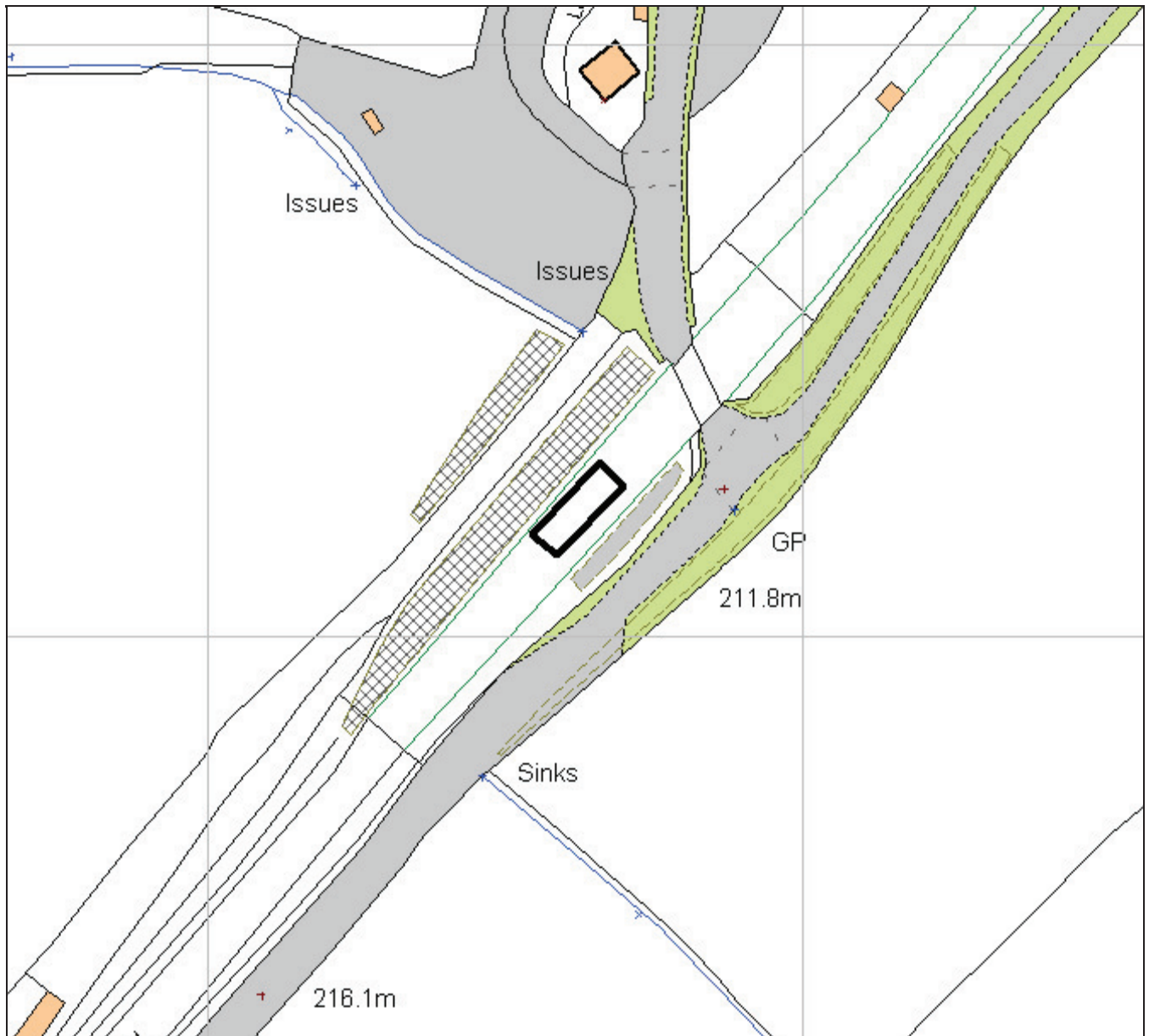
**STEPHEN BELLI**

3. Application No: **0517/13** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Lydford**  
Grid Ref: **SX509842** Officer: **Oliver Dorrell**

Proposal: **Erection of a ground mounted 4 KW solar photovoltaic array for domestic use**

Location: **Land adjacent to Bridge House Lodge, Lydford**

Applicant: **Miss J Gannon**



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50m  
Scale 1:1250 @ A4

## Recommendation **That permission be REFUSED**

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### **Introduction**

This is a full planning application for the erection of a ground mounted solar photovoltaic array on a part of the dismantled railway near Bridge House Lodge, Lydford.

The proposal is for a total of 16 panels arranged in two rows consisting of four twin sets of panels.

Each row would measure 3.9m by 1.6m and would be arranged on aluminium framing set at a 30 degree angle, with the highest part of the structure being 2.5m above ground level. The framing would be secured to the ground using concrete pads.

A pre-application enquiry was submitted to confirm that planning permission would be required for the proposal.

This application is presented to Committee as a result of the comments of the Parish Council.

### **Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	Standing advice - flood zone 1
DNP - Archaeology:	No archaeological concerns

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

Lydford PC:	Support
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### **Relevant Development Management and Delivery Development Plan Document Policies**

COR1 - Sustainable Development Principles  
COR10 - Providing for renewable energy  
COR2 - Settlement Strategies  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles

COR6 - Protecting Dartmoor's Archaeology

DMD13 - Archaeology

DMD15 - Renewable energy

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

DMD5 - National Park Landscape

### **Representations**

None to date.

### **Observations**

## POLICY CONSIDERATIONS

Renewable energy proposals within National Parks need careful consideration to ensure that there will be no adverse impacts on the intrinsic qualities of the protected landscape, namely the natural beauty, wildlife and cultural heritage.

Policy COR1 requires all new development proposals to respect and enhance the character and quality of local landscapes and the wider countryside and to sustain local distinctiveness. Policy COR4 requires new development proposals to demonstrate a scale, layout, and use of materials appropriate to the site and its surroundings.

Policy COR10 supports the principle of small scale renewable energy schemes, including solar PV, subject to there being no over-riding environmental or amenity considerations. This approach is reflected in policy DMD15 which highlights the requirement for renewable energy installations not to cause significant harm as a result of size, scale, colour or glare.

## SITE AND SURROUNDINGS

The site comprises a small section of dismantled railway on a raised embankment to the south of Lydford. The road to the village runs along the south-western boundary, approximately 2-3 metres below the site level.

The banks of the heavily wooded in parts, however on the roadside section adjacent to the site of the proposed panels the vegetation is much thinner.

The site falls within the 'Moorland Edge Slope' landscape character type. The Dartmoor National Park Landscape Character Assessment identifies the medieval field system, pastoral character of fields and vernacular building materials as valued attributes of this landscape. The overall strategy for this landscape character type is to protect the strong pastoral, historic and vernacular character of these moorland edge slopes.

Due to the orientation of the dwellinghouse and level of shading from established trees within and surrounding the domestic curtilage of Bridge House Lodge there appears to be limited scope for an installation within garden of the property.

## IMPACT ON VISUAL AMENITY

The proposed arrays would be sited on the southern side of the level top surface, with the corners of two of the panels overhanging the embankment by approximately 1 metre. While in

parts the level of vegetation growing on the banks is thick and un-penetrable at the point where the panels are proposed it is much sparser, either as a result of natural breaks or through selective removal of trees/shrubs.

The size and orientation of the panels and framing would be such that both rows would be clearly visible from the public highway for traffic in both directions south of the railway bridge. Glimpses may also be possible for highway users travelling south from the village.

As well as being a popular car route for visitors to Lydford Gorge and the surrounding environs the road forms part of the Granite Way 'Coast to Coast' National Cycle Network.

The proposed array site is some 50-60 metres from the southern boundary of the domestic curtilage of Bridge House Lodge and on the other side of the former rail-line. Given this degree of detachment the proposed array would be seen very much as an isolated structure in the countryside. Whilst it is acknowledged that the railway, embankment and bridge are all man-made features years of inactivity have softened their appearance and nature has begun to take hold. By contrast the materials proposed for the construction of the array, consisting of aluminium metal frames, blue panels and heavy base concrete pads, would appear starkly modern.

The approach to the site from the south is characterised by soft hedgerows and fields of pastoral character. In this context the introduction of two contemporary structures as proposed would have an undesirable urbanising impact, to the detriment of character and appearance of this part of the National Park.

## CONCLUSION

The proposed solar PV panels and supporting structure, by virtue of their form, materials and divorced location, would result in a visually intrusive and urbanising form of development which would be harmful to amenities of the area.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

07 February 2014

**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Director of Planning

INDEX

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

1. 0653/13 - Conversion of existing electrical, staff and stores building into an electrical room, toilets and kiosk (Full Planning Permission), Burrator Dam, Sheepstor
2. 0010/14 - Provision of new steps and ramp access to the front entrance (Full Planning Permission), National Park Visitor Centre, Tavistock Road, Princetown
3. 0626/13 - Erection of agricultural machinery store to adjoin existing building (Full Planning Permission), Elliots Farm, Buckland-in-the-Moor
4. 0569/13 - Alteration and extension to existing agricultural building (Full Planning Permission), The Court, Brentor

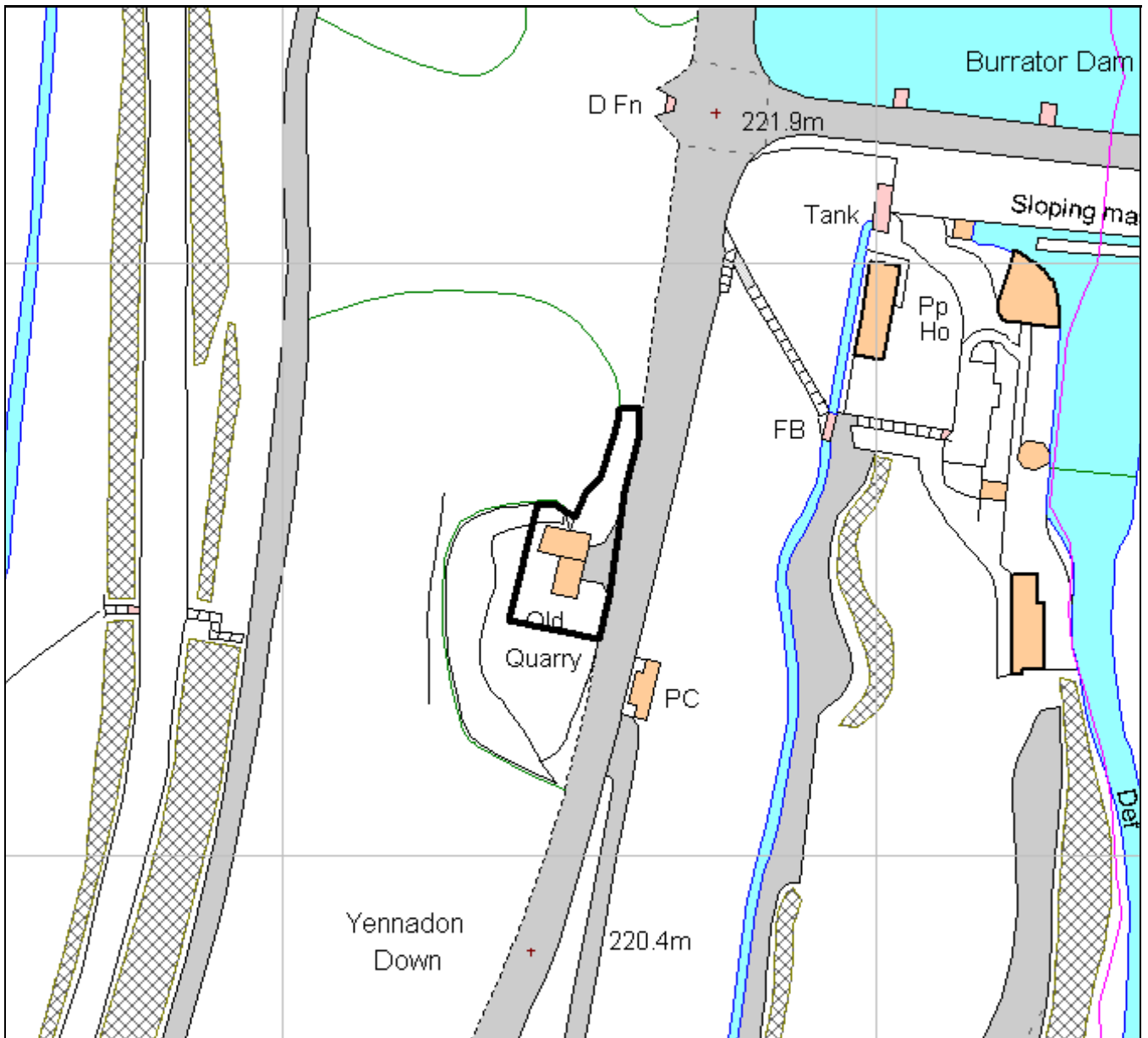
1. Application No: **0653/13**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX550679**

District/Borough: **West Devon Borough**  
Parish: **Burrator**  
Officer: **Jo Burgess**

Proposal: **Conversion of existing electrical, staff and stores building into an electrical room, toilets and kiosk**

Location: **Burrator Dam, Sheepstor**

Applicant: **Peninsula Properties**



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Scale 1:1250 @ A4



## Recommendation **That permission be GRANTED**

### **Condition(s)**

1. Standard 3 Year Condition
2. Prior to the commencement of the development hereby permitted, details of the proposed planters and planting scheme shall be submitted to the Local Planning Authority for approval. The planters and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The planters and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
3. Submit Samples (roof) grey
4. Submit Samples (walls)
5. The premises shall be used for a kiosk limited to the floor plan shown on drawing 2012.28.20D hereby approved and operated by the applicants or any person acting on their behalf. The kiosk shall not be used for any other purpose (including any other purpose in Classes A3, A4 or A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
6. Prior to the commencement of the development hereby permitted details of litter bins, waste storage facilities and parking signs on the building shall be submitted to and approved in writing by the Local Planning Authority. The bins, waste storage facilities and parking signs shall be provided prior to the use of the kiosk commencing.
7. Prior to commencement of development details of all new windows and doors in the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details and retained thereafter.
8. The development hereby permitted shall not be occupied until the staff and disabled parking spaces shown on the drawing hereby approved have been made available for use and they should be permanently retained for that use alone.
9. No storage of equipment, goods or materials shall take place within the application site other than within a building.
10. The kiosk shall open only between 0900-1700 on any day.
11. Prior to the commencement of development, a programme of works and details of routing for construction traffic and details of the compound to be used during construction works shall be submitted to and approved in writing by the Local Planning Authority. Construction traffic shall access the site and the construction compound shall be provided and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

### **Introduction**

The electrical, staff and stores building is a flat roofed building adjacent to the road leading to Burrator Reservoir Dam. To the west within the steeply sloping ground are some significant trees and a quarry. To the south and east on the opposite side of the road are the existing

(closed) toilets.

The proposal is to convert the building store, mess room and plant room to toilets, a kiosk, kitchenette and associated store. The kiosk measures 8.74sqm and it has been confirmed that tables are not proposed. In association with this change of use additional glazing is to be introduced and a new pitched metal roof added.

This application is presented to the Committee in view of the comments received from the Parish Council and members of the public.

### **Planning History**

03/43/1210/87    Refurbishment of existing public toilets  
Full Planning Permission                      Grant Unconditionally 14 July 1987

### **Consultations**

West Devon Borough Council: Does not wish to comment

County EEC Directorate:                      The facility will primarily provide much needed facilities for people already visiting the area rather than creating a new traffic generating attraction. The existing signs are advisory and only the police have the powers to deal with obstructive parking on the highway. I am satisfied that the proposals will not be prejudicial to highway safety, nor will they necessarily attract additional vehicle movements to the immediate area.

South West Water:                              No objections

Environment Agency:                          Flood Risk Zone 1 - standing advice applies

DNP - Trees & Landscape:                      The trees overhanging the building will have to be pruned to allow the new roof to be built. The works to the trees are minor and will have minimal impact. The new steps and path should have a minimum impact on the trees. The landscaping on the ramp should comprise of native species which reflect the character of the area.

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

Burrator PC:                                      The Parish Council OBJECT to this application for the following reasons:

- 1) Increased parking congestion at the T Junction of the Dam and the adjoining roads, to an unacceptable level
- 2) No current Highways/Police enforcement of parking congestion, double parking, illegal parking in front of existing no parking signage (DNPA Signs)
- 3) Increased restriction of access for emergency and agricultural vehicles which would occur with increased parking
- 4) Increased litter from proposed Kiosk by way of disposable cups, napkins etc and no litter provision or collection arrangements detailed in the application
- 5) Concerns over pedestrian safety using the Kiosk with Cyclists and Motorists circling the Reservoir

## **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR11 - Retaining tranquillity

COR13 - Providing for high standards of accessibility and design

COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

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

DMD31 - Provision of new recreational and leisure facilities

DMD5 - National Park Landscape

DMD6 - Dartmoor's moorland and woodland

DMD7 - Dartmoor's built environment

## **Representations**

11 letters of objection 4 other letters

11 letters of objection have been received from residents of Sheepstor and one from the ice cream vendor . Included within these letters are two letters from three properties. Concerns are raised that for the kiosk to be profitable, it will have to attract additional vehicles and that will lead to additional litter. Photographs have been submitted showing that visitors ignore the no parking signs and prevent access to vehicles needing to use the highway. There is particular concern regarding access for emergency vehicles. Parking problems are particularly bad when events are held at the reservoir and in the view of residents customers to the facility will pose an increased risk to users of the highway. The impact on tranquillity, impact on local pubs and restaurants, the design and appearance of the development, impact on the appearance of the dam, light pollution, smells and no evidence of local need are also raised as concerns.

The Dartmoor Society has welcomed in principle the new use for the building however concerns are raised regarding the issue of the existing mobile vendor, the increased commercialisation of the Burrator Area and traffic management. A question regarding the existing toilet block is also raised.

The Ice Cream vendor has expressed similar concerns to the residents and also stated that he has not exercised his full licence to sell beverages and food snacks to avoid creating additional litter. He also raises the fact that his licence fee could have helped pay for re-opening the toilets and concerns about the practicality of only having one entrance to the kiosk.

## **Observations**

### **INTRODUCTION**

The existing toilet block, refurbished in 1987, was closed in 2009 due to problems with vandalism and risks of accidents when people were leaving the toilet. There is a disabled toilet at Burrator Lodge. This popular destination is served by ice cream vans on a concession to South West Lakes Trust (SWLT). The kiosk is intended to replace the catering van at the

dam however a van will continue to be permitted at Norsworthy Bridge to try and spread visitors across the site.

## PLANNING POLICY

Core Strategy policy COR2 only allows for certain categories of development outside recognised settlements. These include development needed to promote National Park purposes and development necessary to meet the proven needs of enterprises with an essential requirement to locate in the open countryside. This is supported by Development Management and Delivery Development Plan Document (DMDPD) policy DMD31 which allows for recreational development where development is for small scale enterprises based on the intrinsic qualities of the National Park or improvement or extension of existing permitted visitor facilities or for the provision of outdoor recreation and leisure facilities serving the needs of local communities within the National Park where those facilities are well related to the settlement they are intended to serve and are accessible.

Policy COR11 states that the Authority will seek to sustain Dartmoor as a place that continues to offer a sense of tranquillity to residents, those who work in the National Park and those who visit it.

DMDPD policy DMD5 refers to the Landscape Character Assessment (LCA). The site falls within Zone 1L Upland Moorland with Tors but the road forms the boundary with the upland river valley (3J) beyond. It is not considered that the proposal will have an impact on landscape character.

The site lies within an area of moor of conservation importance. DMDPD Policy DMD6 states that only development that would enhance small scale recreation opportunities and is in keeping with the special qualities of these areas will be permitted.

## THE CONTRIBUTION TO RECREATION

The second purpose of National Parks is 'to promote opportunities for the understanding and enjoyment of the special qualities (of the national park) by the public. Those special qualities are defined in the National Park Management Plan include tranquillity, peace and quiet, remoteness, solitude, unspoilt natural beauty and wide open spaces.

Like the old toilets, the proposed toilets will be connected to an existing septic tank facility and it is anticipated that the former toilets would be retained to store wheelie bins for rubbish generated by the kiosk.

## IMPACT ON THE BUILT ENVIRONMENT AND ACCESS

The alterations to the building are considered to enhance a bland relatively modern building and by providing ramped access to the facility and an accessible toilet, the proposal is in accordance with COR13.

## PARKING AND HIGHWAY SAFETY

All of the letters received from members of the public and the Parish Council, raise concerns about the proposed kiosk adding to the existing car parking and traffic problems. There is currently an off road parking space in front of the generator building used when the building has to be accessed. The plans indicate a space for a disabled person and a staff member in

front of the building. South West Water (SWW) has advised that discrete signage would be placed on the building to restrict other parking and this would be maintained and managed by the kiosk operator. Such signage is likely to be of such a size as to benefit from deemed consent.

There are no formal parking restrictions on the highway. However seven years ago in a joint project between DNPA and SWLT and in order to ensure free passage for the Burrator Sunday bus, no parking signs were installed on the west side of the road between the dam and the quarry car park, asking visitors to park on the opposite side of the road.

As has been demonstrated by members of the public, the no parking signs are often ignored particularly on busy weekends and there are occasions when inconsiderate parking has caused significant congestion. This is particularly problematic when events are held at the reservoir, particularly charity events. SWLT in recognition of these problems have introduced a permit system to manage events on their land but events on the highway fall outside their control. The Trust has worked with the authorities including the Highway Authority and the police to try and resolve this issue and it is regularly discussed at the Burrator Advisory Group meeting. In light of recent events a further meeting has been arranged to discuss the matter. The local DNPA Ranger is of the opinion that there has not been a noticeable increase in users of this area and that it is always busy, sometimes to the point of making it difficult to drive down the road, but it is never blocked.

In light of this, the highways officer has advised that the facility will provide for existing visitors rather than creating a new traffic generating attraction. As the signs are only advisory and in the absence of any restrictions of car parking, only the police have powers to deal with obstructive parking on the highway. As far as the highway authority is aware there have been no issues requiring the police to attend in the vicinity of the dam. In addition it should be noted that although the Highways Authority should be notified of events on the highway and would expect the submission of event management, risk management and traffic management plans in advance of events, it has no powers to stop races on the highway because members of the public are exercising their right to pass and repass over the highway.

SWLT has expressed the opinion that unlike the ice cream van, because the kiosk is set back from the road it will significantly reduce the risks of public safety where people currently queue on or close to the road.

## LITTER

Concerns have been raised that the new facility will generate additional litter and this is supported by the existing ice cream vendor. The applicants have confirmed that they will provide a bin when the kiosk is open and will manage the litter generated by such an operation. They also hope to provide a responsible visitor charter with some signage encouraging them to take their litter home. In terms of commercial waste it is anticipated that this would be stored in domestic style wheelie bins within the former toilet building.

## OTHER MATTERS

Concerns are raised regarding additional lighting. The applicants have confirmed that there would only be down lighters on the steps from the WCs to the kiosk for health and safety reasons when the kiosk is open. There would therefore be no additional light pollution.

Concerns have been raised that this facility will impact on the existing ice cream business and

provide competition for other pubs in the area. The retail space is a kiosk and very small and in any case competition as such is not considered to be a material planning consideration.

It is also considered by residents and others that the kiosk will concentrate activity around the dam rather than spreading visitors around the reservoir site.

## CONCLUSION

Although it is acknowledged that there are parking problems on busy days in the vicinity of the dam, it is considered that the substitution of a kiosk for the ice cream van normally stationed at the dam, will not be an attraction in its own right and that there are no highways grounds for refusing the application. The use of the highway in an inappropriate way that causes obstruction is a matter for the police. The provision of toilets can only be a positive move and is supported.

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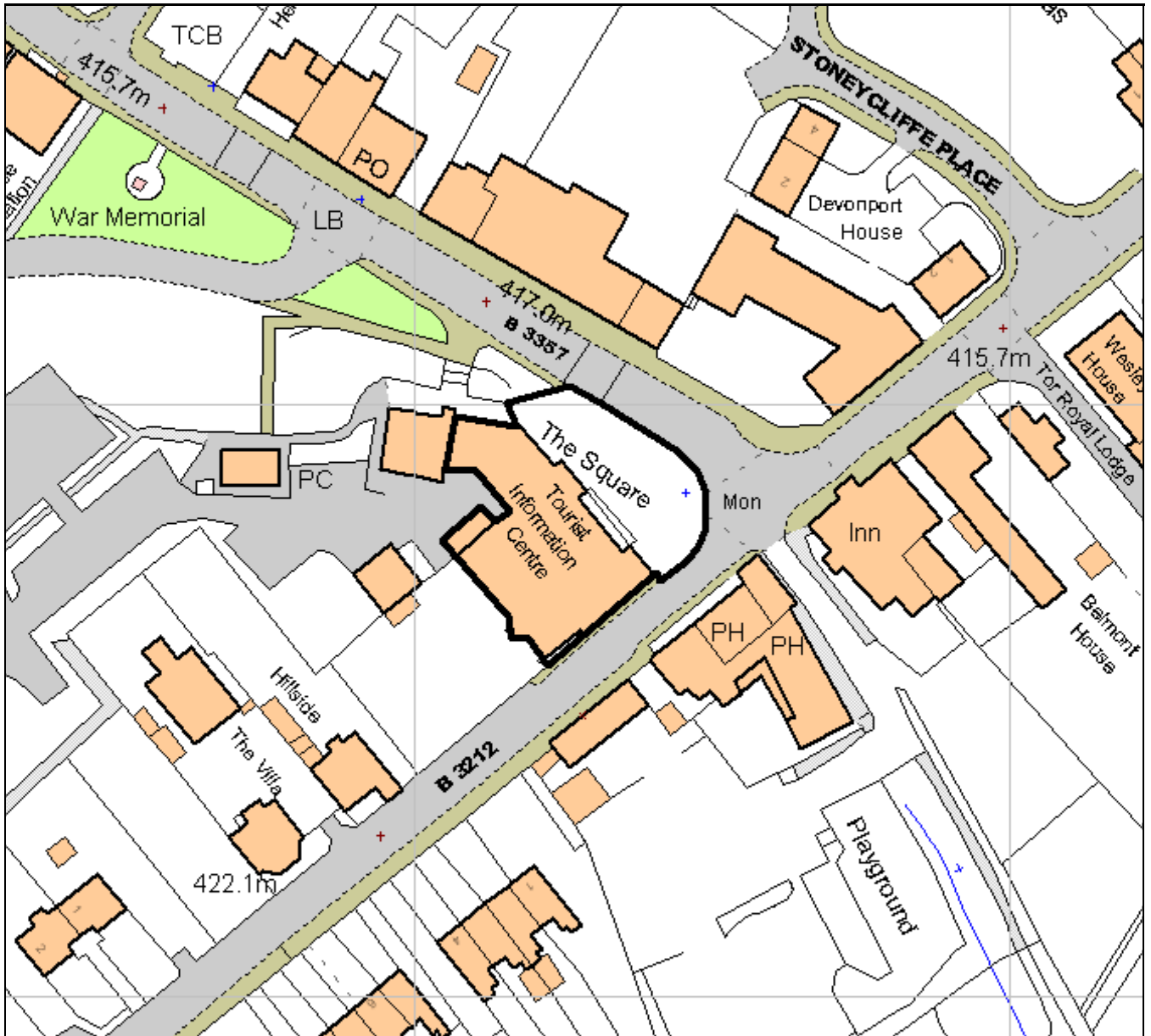
2. Application No: **0010/14**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX590734**

District/Borough: **West Devon Borough**  
Parish: **Dartmoor Forest**  
Officer: **Jo Burgess**

Proposal: **Provision of new steps and ramp access to the front entrance**

Location: **National Park Visitor Centre,  
Tavistock Road, Princetown**

Applicant: **Dartmoor National Park  
Authority**



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50m  
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

**Condition(s)**

1. Standard 3 Year Condition
2. Samples of railings

**Introduction**

The National Park Visitor Centre is located in the Old Duchy Hotel at the centre of the Princetown Conservation Area. Access to the front of the building is currently by means of steps. There is ramped access to a secondary access to the side of the building.

This application seeks to provide new steps and a ramped access to the front of the building to meet current building regulations and equality act requirements and provide the inclusive access required of a visitor attraction or local authority run building.

The application is presented to the Committee as the Authority is the applicant.

**Planning History**

3/55/021/97/03	Installation of satellite dish	Full Planning Permission	Grant Unconditionally	13 March 1997
3/55/185/93/13	Provision of porch to protect the rear entrance door	Circular 18/84 Consultation	No objection	29 September 1993
03/55/1600/91	Circular 18/84 application to alter the lantern	Other	No objection	25 February 1992
03/55/1624/90	Visitor Centre	Other	Deemed Consent	08 February 1991

**Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	Comments awaited
South West Water:	Comments awaited
Environment Agency:	Flood Zone 1 - standing advice applies
Dartmoor For All:	Comments awaited
Historic Buildings Officer:	The Duchy Hotel is a key building in the Princetown Conservation Area and is located at the heart of the original settlement dating from the late 18th to early 19th century. It is a local heritage asset identified in the Conservation Area Character Appraisal as 'Historic Building and high quality'. The historic building appears on the 1841 Tithe map and was remodelled in the early 20th century for a visit by the Prince and Princess of Wales in 1909.

There are few such high quality historic buildings to compliment the small number of listed buildings (apart from the grade II prison site) upon which the character and appearance of the conservation area is essentially predicated. The distinctive character of Princetown and the



visitor centre building possess considerable historic interest and special architectural qualities which should be retained and valued to ensure harm is not caused to significance.

Whilst appropriate access for all user groups is accepted, the proposed works in this case do not respect the special interest and qualities of the building and the conservation area. The front elevation of the property has a strong architectural style and distinctive approach to the former hotel building comprising an integral balcony, columns and broad flight of steps set symmetrically in the frontage. This element should be the starting point for any proposals in order to ensure this architectural integrity is not harmed. The granite steps should remain insitu and not be relocated elsewhere in new structure.

Creation of a 'deck' type structure in front of the historic building which interferes with the proportions and meaning of the architectural presentation of the property combined with very dominant steps and ramp approach structure, mix of traditional and modern materials and little detail will, in this case, impact upon the character and cause harm to significance of the building and conservation area, both heritage assets,

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

Dartmoor Forest PC: Support - Will greatly enhance the area. Please note the cabling for the Christmas tree lights to remain in place

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

DMD1a - Presumption in favour of sustainable development

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

### **Representations**

None to date.

### **Observations**

## INTRODUCTION

The main entrance to the visitor centre is elevated approximately 1 metre above the external public space outside the front elevation. Six granite steps have to be negotiated to gain access. Although there is currently ramped access to a secondary entrance, this is shared with 'back of house' areas and does not provide inclusive access to the building.

The new access looks to incorporate the need for inclusive wheelchair/disabled access with an improved experience of entering the building for all users.

## THE WORKS

To provide access and improve connectivity between the internal space and the external areas, a new 'deck type' raised surface will extend out from the front door beneath the portico to create a level area flush with the internal floor level. New stepped access will be provided to the front and south side of this new terrace, whilst a ramped walkway will form the main thoroughfare for visitors from the coach park/car park area to the north. The main ramp and stepped form will sit slightly off the existing building and the three public benches will be relocated as part of the works to site in front of the ramp and raised terrace. The bottom of the steps leading from the front of the building will project 4.5m from the front elevation of the existing building and the ramp will project 3m from the front elevation of the building.

It is proposed to re-use the granite steps to form the new steps where possible. The Historic Buildings Officer considers that this is inappropriate and that the granite steps should remain in situ under the structure. The rest of the structure will be faced with concrete that will be light grey and have a fine aggregate/smooth appearance. The handrails and balustrades will be painted black. The surface of the ramps and terrace are to be bound loose stone chippings to provide a non slip surface. The bases of the columns that will be partially hidden by the new raised terrace will have new cast bases in the form of the original but raised to suit the new terrace level.

## POLICY

The National Planning Policy Framework (NPPF) identifies that new development should make a positive contribution to local character and distinctiveness. It also advises that Local Planning Authorities (LPAs) should avoid or minimise conflict between Heritage Asset's conservation and any aspect of a development proposal and that as Heritage Assets are irreplaceable, any harm or loss should require clear and convincing justification. It goes on to state that where a proposed development will lead to substantial harm to or total loss of significance to the designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Policy DMD7 refers to the Design Guide, DMD8 to local heritage assets and DMD12 states that development should only be permitted where the character or appearance of the Conservation Area is preserved or enhanced. The Dartmoor Design Guide states in respect of access to historic buildings that the desire to provide an accessible environment needs to be balanced against the need to conserve the building with the aim of improving access where it is practically possible without damaging the special character of the building.

The National Park Authority has to be able to demonstrate that they have fulfilled their Section 62 Duty and have had regard to national park purposes when coming to their decisions.

Greater weight should be applied to the first purpose - that concerned with conservation and enhancement.

The building is clearly a heritage asset although not formally designated as such. The Conservation Area and Listed lampposts are heritage assets.

## IMPACT ON THE CONSERVATION AREA AND HERITAGE ASSETS

The Conservation Area appraisal identifies the Duchy Hotel as a historic building of high quality. It also states that the low number of listed buildings in a relatively large Conservation Area suggests Princetown's designation is based mainly on its' historic interest. The Duchy Hotel is a key building that has a strong architectural style with an integral balcony, columns and broad flight of steps set symmetrically in the frontage. The adjacent Jubilee lamp post is listed. It is one of several free standing monuments identified in the Conservation Area Appraisal. The appraisal states that the main thoroughfare between the Prison and Duchy Hotel has a sense of civic with relatively large scale architecture set in wide open spaces.

The Visitor Centre is a prominent landmark building in the heart of the Conservation Area and the Authority has a duty to conserve it and its' setting. It is acknowledged that the proposed structure will be a very visible addition to the historic setting of this public space in the heart of the Conservation Area and that it will disrupt the symmetry and architectural integrity of the building, however it is a matter of judgement as to whether the new structure will preserve the character and appearance of the Conservation Area, damage the special character of the building itself or result in substantial harm to the Listed lamppost. The Authority has considered other alternative solutions and sought to limit the impact of the works on the significance of the Conservation Area and heritage assets by using appropriate materials that will blend in and be attractive in the future. The inclusion of the granite steps on the new structure is a matter for discussion.

Building work is being kept away from the face of the original building with the terrace being suspended between the new steps and the ramp and although the visitor centre is a building of architectural quality in a very prominent and sensitive location the provision of inclusive access to the building is a key element in the revitalisation of the building and will benefit the wider regeneration needs of Princetown.

## CONCLUSION

Paragraph 133 of the NPPF and policy DMD8 state that where harm to heritage assets is necessary to achieve substantial public benefits that outweigh that harm, permission can be granted. It is considered that the improvement to access for all users is a substantial public benefit and although the Historic Buildings Officer considers that the proposal will cause harm to the character and the significance of the local heritage asset and designated conservation area it is important that there is no discrimination against disabled visitors and in broader terms the ramp will provide a general concourse to the car park that is more likely to draw visitors into the centre. In National Park terms it therefore supports the purpose of promoting understanding and enjoyment; supports the statutory duty to foster the economic and social well being of local communities; and as far as practically possible supports the purpose of conserving and enhancing cultural heritage.

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3. Application No: **0626/13**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX724736**

District/Borough: **Teignbridge District**  
Parish: **Buckland-in-the-Moor**  
Officer: **Jo Burgess**

Proposal: **Erection of agricultural machinery store to adjoin existing building**

Location: **Elliots Farm, Buckland-in-the-Moor**

Applicant: **Mr T Andrew**



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**50m**  
Scale 1:1250 @ A4

## Recommendation **That permission be REFUSED**

### Reason(s) for Refusal

1. It is considered that insufficient information has been provided to demonstrate that the proposed agricultural machinery store is necessary to meet the proven needs of agriculture on this holding. The proposal would therefore be contrary to the Dartmoor National Park Authority Development Plan in particular policies COR1, COR2, and DMD34 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

### Introduction

Elliots Farm is located north of the village and consists of a dwelling, storage barns, stables, a pool and activities building and a manege.

On the western edge of the farm is a stone clad building with a slate roof and timber doors which was approved in 2007 as an open cattle shed with adjoining feed storage. In total these buildings provide a floor area of 89m<sup>2</sup>. The building is currently being used for the storage of hay. It is proposed to erect a machinery store adjoining and matching the existing building. The rear wall and side wall of the proposed building have already been constructed in block. The application form states that the floor area of the proposed building is 69m<sup>2</sup> and it is 5m high to the ridge.

The application is presented to Committee at the discretion of the Director of Planning.

### Planning History

0068/07	Open cattle shed with adjoining feed storage (17m x 5m)	Full Planning Permission	Grant Conditionally	19 April 2007
0698/05	Barn (133sqm) for hay storage	Prior Approval	No objection (conditionally)	07 November 2005
5/07/124/93/03	Block of four stables in natural stone and timber	Full Planning Permission	Grant Conditionally	06 September 1993
05/07/2130/91	Refurbishment & extension of existing farmhouse, conversion & refurbishment of redundant barn to form single dwelling.	Full Planning Permission	Grant Conditionally	01 November 1991
05/07/2129/91	Refurbishment & extension of existing farmhouse, conversion & refurbishment of redundant barn to form single dwelling.	Full Planning Permission	Grant Conditionally	01 November 1991
05/07/1083/91	Conversion of redundant barns to residential accommodation	Full Planning Permission	Withdrawn	06 June 1991
05/07/0065/78	Additional use of an agricultural holding from April to September as a pony trekking centre	Full Planning Permission	Grant Unconditionally	10 November 1978

### Consultations

Teignbridge District Council: No comments received

County EEC Directorate:	No comment received
South West Water:	No objections
Environment Agency:	Flood Risk Zone 1 - standing advice applies
Historic Buildings Officer:	The proposal to extend an existing single storey outbuilding will have little impact on the setting of the local heritage asset.
DNP - Trees & Landscape:	The development will have no impact on the hedgerow forming the boundary of the site. The building has the appearance of a garage which does not reflect the Dartmoor vernacular. However the building is grouped with other buildings of a similar design. There are only glimpsed views of the site and the building will not be visually intrusive.

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

Buckland-in-the-Moor Parish Meeting:	No objection because the proposed building will match the existing buildings on site, be constructed with a traditional exterior of granite stone with a slate roof and will not be visible to any significant degree from the nearby lane or other publicly accessible land. The Parish Meeting is very concerned that developments in Buckland in the Moor should conform to planning guidelines for the National Park. The Meeting does not want to see a situation where successive planning applications for any site create a development which would not be allowed as a single planning application, or a development that intrudes significantly into the landscape. The Parish Meeting would like to see specific conditions on non-residential buildings such as a machinery store to make sure that residential use requires further planning permission.
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### **Relevant Development Plan Policies**

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR4 - Design and sustainable development principles
- COR5 - Protecting the historic built environment
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD34 - Agricultural and forestry
- DMD5 - National Park Landscape
- DMD7 - Dartmoor's built environment
- DMD8 - Changes to Historic Buildings

### **Representations**

1 letter of objection

One letter of objection has been received from the nearest neighbour who raises issues regarding drainage and the fact that the applicant does not own a tractor and states that

her brother harvests the hay for the applicant and that he only uses it for the family's own ponies and horses.

## **Observations**

### INTRODUCTION

In support of this application for an agricultural machinery store the applicant has included a letter sent in April 2012 to the Authority in respect of the applicant. It states that the farm consists of 31 hectares (76 acres) of owned land all down to grass, the applicant is now semi retired and intends to farm the land himself and that he owns a considerable amount of agricultural machinery most of which has to be stored outside resulting in it deteriorating. It is also stated that he has insufficient space to store the hay he produces. No Agricultural Assessment has been included with the current application and the applicant confirmed that he has no stock at present.

Also included with the application was a letter from a nearby farmer in respect of the appeal heard last year in which it is stated that he fertilises some of the applicants land with slurry and grazes his cows on the applicant's fields once hay has been made.

In a subsequent email the applicant has stated that the extension will house the farm's three hay balers and other small equipment. This machinery was not seen during the site inspection.

### PLANNING HISTORY

The applicant has made several applications on his land. Most recently enforcement action resulted in an appeal in respect of a barn for hay storage on land to the south within his ownership. The Authority raised concerns that this building was not being used for the purposes of agriculture and the Inspector on the basis of hay being stored in the building at the time of his visit imposed an agricultural condition and allowed the appeal. Having examined documentation associated with the recent appeal by the applicant and documentation associated with previous applications and appeals and in light of the doubts expressed by the Authority about the use of the most recently erected building the subject of the appeal, clarification regarding the use of existing buildings was sought.

In 2006 an appeal was considered against the refusal by the Authority on a different site within the applicants ownership for an open fronted cow shed with an adjoining barn for hay storage. The Inspector in considering that appeal was told that the applicant would be introducing a small herd of Dexter cattle and needed cattle housing and some storage space for feed. On the basis of this the Inspector considered at that time that there was justification for the building but not on the site which was the subject of the appeal, which he dismissed.

A subsequent application in 2007 for an open cattle building with feed storage attached was approved in light of the Inspectors decision and it is this building which the proposed machinery store is adjoining. However the applicant has no cattle. The approved building was conditioned to be used for agricultural purposes only.

### CURRENT POSITION

The building approved in 2007 is now enclosed with doors and used for hay storage. Clarification was sought whether the hay stored in the existing building was hay cut on the holding to be sold outside the holding or used to feed the applicant's wife's horses and ponies.

No evidence has been submitted that confirms that the hay being stored in the building is predominantly to be sold as an agricultural product. If it is not and is instead used for horses and ponies in the ownership of the family, the building is not being used for agricultural purposes.

The applicant has stated his intention to plough up 8 acres to make more hay and also sow some barley.

## OTHER BUILDINGS

There are buildings including a Dutch Barn that appear to have originally been constructed for agricultural purposes and suitable for storage of agricultural machinery on the holding, but the applicant has stated that they are being used for wood and domestic storage purposes and that this domestic use of the buildings has been taking place since his ownership in 1997.

## POLICY

DMD34 requires there to be a demonstrable need for a new agricultural building and that it is proportionate to the use of the land, demonstrating a scale and form well related to its function. Information to demonstrate the need has not been submitted specifically in respect of the current proposal despite it being requested and it is not therefore considered that permission can be granted for this building.

## PARISH MEETING AND PUBLIC COMMENTS

Although the Parish Meeting has raised no objections they have expressed concerns about controlling the use of the building and the cumulative impact of applications being approved on the site.

A neighbour has objected to the application stating that the applicant has no machinery of his own and that the hay is used solely for the family's own horses and ponies. This casts doubt on whether there is a demonstrable need for a new agricultural building.

## VISUAL IMPACT

The visual impact of the building is minimal, being adjacent to an existing building and relatively close to other non agricultural buildings and storage barns within the farm and seen up against a hedge and rising ground. Although it will have the appearance of a garage it will have little impact on the setting of the local heritage asset.

## CONCLUSION

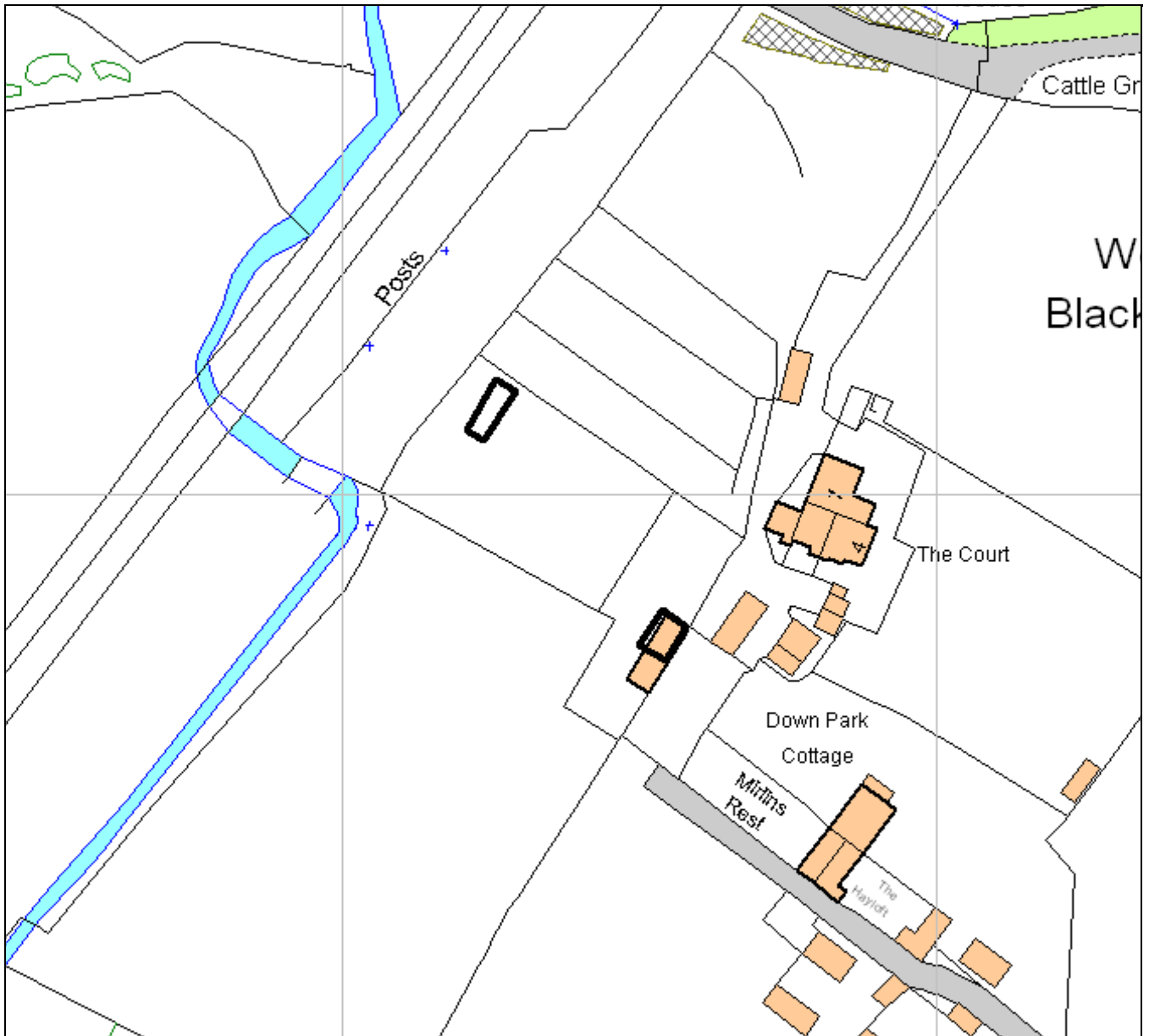
It has not been demonstrated that there is an agricultural need for a further building. The approved building was justified on the basis of the applicant taking on a small herd of cattle which he has never had and it appears that the building may not be in use for agricultural purposes contrary to the condition imposed upon it. As there is doubt regarding the proposed use for the building taking a precautionary approach is appropriate and under the circumstances there is a fundamental policy objection to the proposal.

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4. Application No: **0569/13**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX490815**  
Proposal: **Alteration and extension to existing agricultural building**  
Location: **The Court, Brentor**  
Applicant: **Mr D Lovell**

District/Borough: **West Devon Borough**  
Parish: **Brentor**  
Officer: **Christopher Hart**



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50m  
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

**Condition(s)**

1. Standard 3 year condition - A01
2. The agricultural building hereby permitted shall only be used for agricultural purposes and the storage of timber. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
3. Retention of existing eastern boundary hedge at not less than 3m in height.

**Introduction**

3 The Court, West Blackdown is one of a small number of properties in a hamlet lying 1km east of North Brentor on the edge of Blackdown.

The application is for permission to erect an extension to an existing agricultural building on a small area of land to the west of the dwelling.

The application is presented to the Committee at the discretion of the Director of Planning.

**Planning History**

0363/03	Erection of stables and store for hay, tractor and implements
	Full Planning Permission                      Grant Conditionally      06 August 2003

**Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objection
South West Water:	No objection
Environment Agency:	Flood risk zone 1 - standing advice applies

**Parish/Town Council Comments**

Brentor PC:                                      Objects - lack of consultation with neighbouring residents, concern over size of polytunnel and its visual impact.

Revised plans - no further comments to make.

**Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR4 - Design and sustainable development principles  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD34 - Agricultural and forestry  
DMD4 - Protecting local amenity

**Representations**

3 letters of objection

The representations originate from neighbouring residents. They consider that the proposed extension will have a significant and detrimental visual impact in this location.

The intended use of the building is questioned. It is a concern that the applicant may begin to trade from the site. It is suggested that timber could be stored/seasoned within the existing building. There is also concern about noise/disturbance relating to the operation of machinery.

## **Observations**

### THE PROPOSAL

The applicant has a holding of approximately 1 hectare. The original proposal included an extension to the existing building together with a small polytunnel. The application has subsequently been revised, omitting reference to the proposed polytunnel.

The application is now for two extensions (9.5m x 9m and 12.m x 4.5m) to the existing building; a modest structure partly constructed under a planning permission granted in 2003. It is intended to provide shelter for agricultural equipment and a ventilated covered area where logs can be cut, split and stored for drying. This is to replace a variety of small sheds and tarpaulins currently being used for this purpose. The applicant uses the timber to fire his wood burner in the domestic property. This provides a sustainable resource for general heating, water heating and cooking.

The extension is to be constructed of materials to match the existing namely, timber clad elevations under a profiled metal sheet roof. An open lean-to is proposed on the western side of the building to allow for log drying. The building is located in a small paddock with a mature hedgebank tight to its rear eastern elevation.

### POLICY

The principle test to apply is whether the proposed building is reasonably necessary to serve the agricultural needs of the land to which it relates. Where this is met policy DMD34 accepts that suitably designed agricultural buildings can normally be accommodated in rural locations. It should be noted that the extended building is not intended to provide shelter for livestock. In similar instances it is common to accept a modest building to provide dry storage for a range of small implements and machinery.

### REPRESENTATIONS

The objectors concerns relating to the use of the building are perhaps understandable given the previous history of activity on this site. However, many of the matters relating to unauthorised structures, caravans stationed on the land and the untidy nature of the site have been adequately dealt with. The close knit nature of properties in this location and fragmented ownership of land and garden areas means that there is a degree of overlooking from a number of vantage points. This appears to apply equally to all concerned in this location. While the extended portion of the building will be 1m taller than the existing structure it sits against a mature hedge screening it from views from the east where the majority of other properties are situated. The concerns over its use can be adequately addressed by condition. Use of machinery is considered to be relatively modest in relation to the scale of the intended operation. The building will screen this use from residents to the east.

### SUMMARY

The applicant's small holding is typical of many elsewhere on Dartmoor. It is a relatively

modest area of land put to a variety of mixed uses in close proximity to the domestic residence. While it is acknowledged that there have, in the past, been issues with unauthorised structures, caravans and unsightly materials stored on the land this has been dealt with and the land is now in a satisfactory state.

The existing building has the benefit of a planning permission for a mixed use of stabling and storage of agricultural implements. It has only been partially completed. The proposed extension seeks to build over the land where the original building has permission to extend.

The proposed extension is well related to this building and grouped in close proximity to other buildings in this location. It is considered that it is relatively well screened from neighbouring properties and will have a limited visual impact in this location. Its use can be adequately controlled by the imposition of conditions to ensure it remains in mixed agricultural use.

## CONCLUSION

The proposed extension is a relatively modest extension to the existing building related to small parcel of agricultural land in a rural location. The policy tests are satisfied in this respect. While it will have some additional visual impact this is not considered to be of a scale which would be detrimental to the character of the area or the amenity of neighbouring residents.

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**STEPHEN BELLI**