

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 August 2014

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning

INDEX

<u>Item No.</u>	<u>Description</u>	
1.	0276/14 - Erection of 28 houses and 4 flats with associated estate roads, car parking and open space (Full Planning Permission), Briar Tor, Yelverton	Pg 11
2.	0255/14 - Erection of timber framed agricultural livestock building (Full Planning Permission), land adjacent to Bonehill, Widecombe-in-the-Moor	Pg 24
3.	0287/14 - Erection of general purpose agricultural building (169sqm) plus creation of access track (Full Planning Permission), Northmoor Farm, Mortonhampstead	Pg 29
4.	0312/14 - Continued use of temporary access road for a period of three years (Full Planning Permission), Dolbeare Business Park, Eastern Road, Ashburton	Pg 34
5.	0253/14 - Single storey conservatory extension to rear of dwelling (Listed Building Consent), The Old Vicarage, Sheepstor, Yelverton	Pg 40
6.	0252/14 - Single storey conservatory extension to rear of dwelling (Full Planning Permission - Householder), The Old Vicarage, Sheepstor, Yelverton	Pg 44
7.	0215/14 - Creation of new farm track (215m) between field and barns (Prior Approval), Challacombe Farm, Postbridge	Pg 48
8.	0344/14 - Two-storey extension and alterations (Full Planning Permission - Householder), Mardon View, North Bovey Road, Moretonhampstead	Pg 53
9.	0328/14 - Conversion of redundant store and workshop into a farm worker's dwelling (Full Planning Permission), Middle Drewston Farm, Moretonhampstead	Pg 58
10.	0064/14 - Demolition of workshop/garages and erection of four dwellings (Full Planning Permission), 24 Station Road, Horrabridge	Pg 65

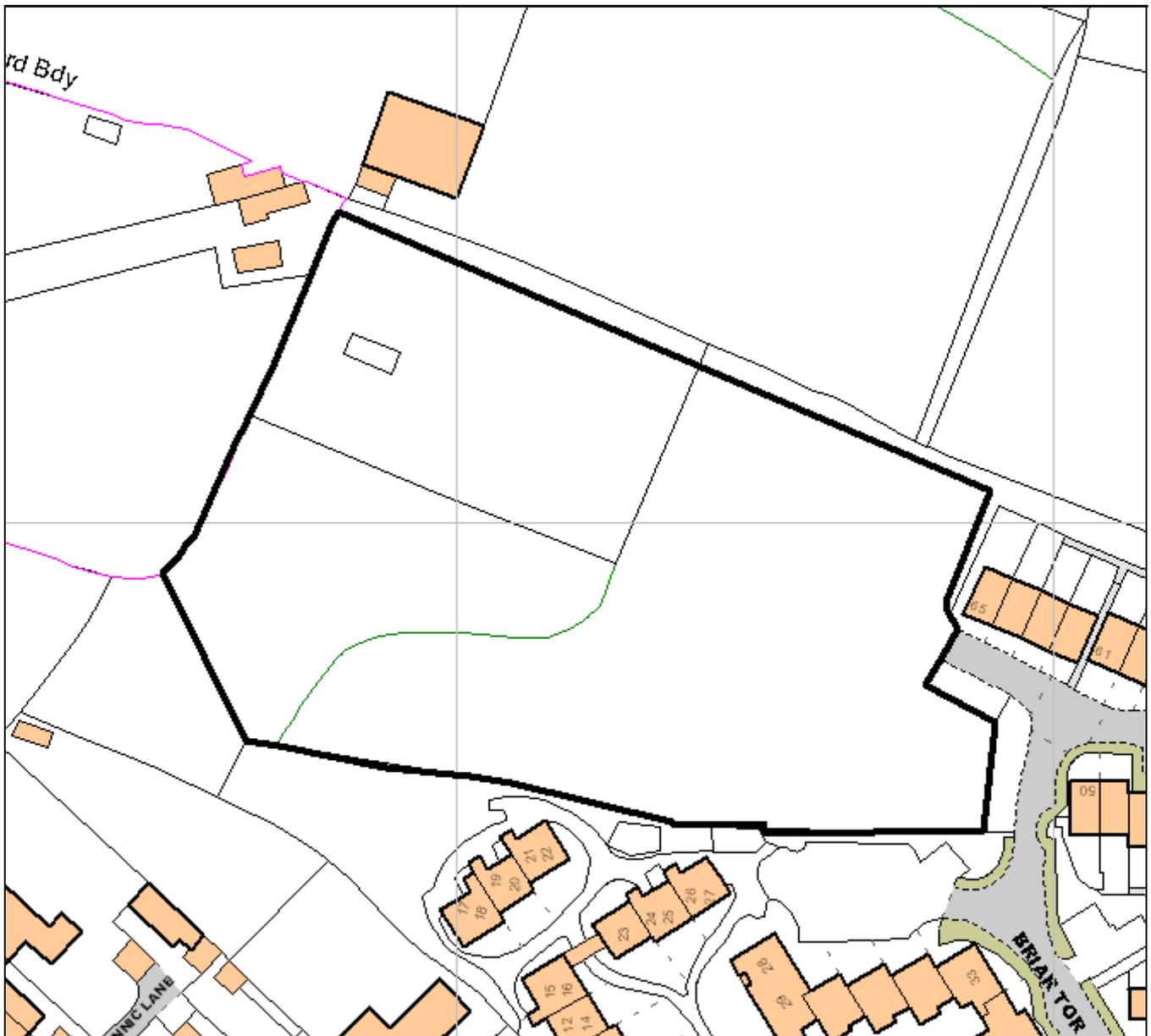
1. Application No: **0276/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX522681**

District/Borough: **West Devon Borough**
Parish: **Buckland Monachorum**
Officer: **Christopher Hart**

Proposal: **Erection of 28 houses and 4 flats with associated estate roads, car parking and open space**

Location: **Briar Tor, Yelverton**

Applicant: **Trand (UK) Ltd**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to the clarification of viability issues and the completion of a s106 legal agreement in respect of the following;**

- **affordable housing (minimum 11 no. units)**
- **contributions to education transport provision (£16000)**
- **off-site highway works (£5000)**
- **the laying out and future maintenance of public open space**
- **the provision of off-site play equipment**
- **the phasing of the development (including appropriate triggers to allow for re-evaluation of development viability)**

permission be GRANTED

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of any works, demolition or development on the land, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
3. Prior to the commencement of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping 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 landscaping 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.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the affordable housing units hereby approved shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of these dwellings, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
5. Prior to the commencement of the development hereby permitted, details of the proposed sewage pumping station to serve the development shall be submitted to the Local Planning Authority for approval. Implementation of the pumping station and sewage disposal works shall be strictly in accordance with the approved details.

6. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials, together with full joinery details of external windows and doors, shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials, external facing materials, roofing materials, windows and doors shall be used in the development.
7. Prior to the substantial completion of the development hereby permitted, details of the proposed highway surfacing materials and kerb stones shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials and kerb stones shall be used in the development.
8. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Extended Phase 1 Ecological Survey report and the Phase 2 Reptile and Bat Survey report received 23 May 2014.
9. No development shall take place until a detailed Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority that incorporates the mitigation recommendations made within the submitted Phase 1 Ecological Survey report (May 2014) and the Phase 2 Reptile and Bat Survey report (May 2014). The development shall proceed strictly in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.
10. A detailed lighting scheme shall be submitted to the Local Planning Authority for approval in writing. No dwelling shall be occupied until such time as the lighting scheme has been approved and implemented in accordance with the agreed details.
11. Any other conditions deemed necessary to be delegated to the Director of Planning.

Introduction

The development site lies to the north west of the Yelverton - Princetown road adjacent to existing development at Briar Tor. It is a gently sloping site of 0.95 ha of scrubland bounded by mature trees. Open farmland lies beyond its northern boundary. The site is allocated in the Local Plan for residential development aimed at the provision of affordable housing.

The application proposes a single phase development of the whole site for 32 units comprising 28 houses and 4 flats. 11 of the dwellings will be affordable units for rent.

This is classified as a major application. It is presented to the Committee in view of its scale and the policy issues that it raises.

Planning History

0522/08	Development of 16 affordable/local needs residential dwelling units, comprising 2 one bedroom flats, 10 two bedroom houses and 4 three bedroom houses	Full Planning Permission	Grant Conditionally	16 July 2009
0783/05	Local needs housing	Outline Planning Permission	Refused	24 November 2005

0828/04	Erection of local needs housing		
	Outline Planning Permission	Grant Outline Conditionally	30 September 2005
0675/99	Erection of sixteen new sheltered homes		
	Full Planning Permission	Grant Conditionally	26 November 1999

Consultations

County EEC Directorate:	<p>The proposed development is acceptable in principle subject to the consideration of the following points;</p> <ul style="list-style-type: none"> - a plan showing a long section of the road and parking areas - a section that illustrates the visibility splays from the parking spaces - correcting the numbering of parking spaces for plots 17 & 18 - there is a soakaway underneath the position of a bin store at the entrance to the development - some bin stores are shown as opening across the carriageway - the road layout in the vicinity of plot 9 is a little tight and could be eased - the street lighting will have to be conventional columns if the road is to be adopted at public expense - the development brief requires a construction method statement to be produced. This is important to ensure that construction traffic enters the site in the appropriate manner to avoid disruption to existing residents - clarification of the off-site footway works
South West Water:	No objection provide that foul drainage only is connected to the public foul or combined sewer.
Environment Agency:	Flood risk zone 1 - standing advice applies.
West Devon Borough Council (Housing):	<p>Supports the application which includes affordable housing to meet the needs in Buckland Monachorum parish. A housing needs survey was carried out in March 2013. This identified a need for 18 affordable homes of which 14 required rented accommodation and 4 identified a need for shared ownership.</p> <p>The Council is happy with the sizes of the affordable properties being provided which would fit the outcome of the needs survey.</p>
Natural England Consultation Service:	Does not wish to comment on application details
DNP - Archaeology:	No archaeological concerns
DNP - Trees & Landscape:	The application is for the erection of 28 houses and four flats on land at Briar Tor, Yelverton. The site was a grazed paddock which had been unmanaged for many years and allowed to scrub up. Most of the scrub was cut back a couple of years ago. The site is divided by a Devon bank

with a mixed hedgerow growing on top. The northern and western boundaries are formed by a Devon banks with a mixed hedgerows growing on top. The hedgerow in the centre of the site has not been managed for many years and will restrict light to adjacent properties. The hedgerow will be oppressive to future residents in its present form.

Numerous trees are growing around the boundary of the site. Many of these trees are protected by an area Tree Preservation Order. The applicants have submitted a tree survey report.

This report has identified the root protection areas of the retained trees and the dwellings lie outside of these root protection areas (RPA). However, the development shows paths and sheds within the RPA of several trees. There is no information about the method of construction for the paths or what type of foundations will be used for the sheds. Paths within a Root Protection Area should be of no dig construction and have a permeable surface to allow gaseous exchange. The sheds should be constructed avoiding traditional concrete foundations. The applicant should submit and the Authority agree details of the sheds and paths.

The tree report has a protective fencing plan and a recommendation that the RPAs should be protected prior to any ground works being carried out. The fencing plan cuts across the parking areas immediately to the north of the central hedge.

One tree has died and will have to be removed. The report identifies another tree to be removed, but is shown as being retained on the submitted plans. It would be better (cheaper) to remove the tree prior to the development starting.

The arboricultural report comments on the trees' growth, the daylight and shading exposure, damage to structures by the trees, future potential growth and leaf litter and other forms of tree deposition. However it does not appear to address the relationship of the structures to the trees. The canopies of the tree growing along the northern boundary of the site are dense and close to the properties. The trees will be oppressive and there will be pressure to raise the canopies of the trees to allow more ambient light into the properties and gardens and to open up views. We experienced the same problem on the adjacent site, the scheme also complied with British Standard recommendations, but when residents moved into the properties they considered the trees to be too oppressive. In the end we allowed the canopies of the trees to be

raised to create a better relationship with the trees. I anticipate this issue being a problem on this site. It would be useful to have a specification of works showing how this issue will be addressed.

Landscaping

An indicative landscape scheme has been submitted. In principle the scheme would be acceptable. I would like to see predominantly native trees and shrubs to be planted on this site to reflect the character of the local landscape.

Conclusion

The development is close to several protected trees growing around the boundary of the site. The development will have no direct impact on the trees as long as the protective fencing is erected prior to works commencing. The properties along the northern boundary have small gardens and there is poor relationship with the trees. I can see pressure being put on the Authority to reduce the size of the trees to allow more ambient light into the gardens and to create views. The boundary hedges have not been cut for many years and it would be desirable to bring the hedges into active management. A detailed description of future hedgerow management would help maintain these features in the future. The hedges if not managed will be oppressive and restrict light into the adjacent properties and gardens.

The applicants have only submitted an indicative landscape scheme, we should ask the applicants to submit and the Authority agree a detailed landscape scheme.

DNP - Ecology & Wildlife
Conservation:

No Objection. The scheme has been well designed in terms of incorporating existing biodiversity features (hedgerows and mature trees) into the landscape scheme on site and thereby avoiding and reducing potential ecological impacts. A low level lighting scheme has also been incorporated which would reduce potential impacts on commuting and foraging bats species.

A Phase 1 Habitat Survey report and a Phase 2 protected species (reptiles and bats) survey report were submitted with this application. The survey methods, results and recommendations are satisfactory and include recommendations made regarding mitigation measures for protected species (bats, dormice, nesting birds and reptiles).

These recommendations should be incorporated into the working method statement and compliance with these recommendations should be made condition of planning consent.

DCC Strategic Planning

A contribution to education infrastructure is sought. The

(Education): primary schools within 1.5 mile radius of this development have capacity for the likely number of pupils that this development would create. No contributions required in this respect.

The secondary school within the development area is Tavistock College which also has capacity for the expected secondary aged pupils.

However, as the proposed development is further than the recognised safe walking distance to school for the expected 5 secondary aged pupils a contribution in respect of school transport costs is requested. This equates to £16007.50.

Parish/Town Council Comments

Buckland Monachorum PC: The Parish Council supports the application subject to the following issues being addressed;

- (i) the mix between the affordable and market housing units to be improved so as to better reflect the recent housing needs survey
- (ii) the affordable units to be more evenly distributed across the site. The current proposal sees all the affordable units bunched in the corner of the site.
- (iii) the current provision of pedestrian access for local residents to local facilities (shops/health care) requires improvement to encourage residents to walk rather than drive, and to make access by wheelchair safe. This includes access to Yelverton play park from Briar Tor as it is likely that new residents will have children. The Parish Council wishes to be included in discussions about how the requirements can be better met as part of the planning permission.
- (iv) the current vehicle access into and out of Briar Tor is unsatisfactory and improvement is to be addressed to meet the current needs of the estate and its growth
- (v) what provision is being made for the units to generate their own electricity?
- (vi) assurance that local facilities, such as the local doctors surgery can support the additional population

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR21 - Dealing with development and transport issues in a sustainable way

COR4 - Design and sustainable development principles

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD14 - Biodiversity and geological conservation
DMD15 - Renewable energy
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD2 - Major Development
DMD21 - Residential development in Local Centres
DMD40 - Parking provision - Residential
DMDYEL1 - Housing land adjacent Briar Tor

Representations

2 letters of objection 1 other letter

The objectors raise concern that the proposed development is too large for the site. The existing neighbouring developments will be blighted as a result. The road into the development is narrow. Increased use will conflict with elderly residents and children who currently play in the street.

There is a lack of appropriate jobs and services in the village to service the development. In particular, there is no primary school - children in this age group will be expected to travel to neighbouring villages. The distance, nature of roads and lack of footways mean that these journeys cannot be done on foot and will lead to additional car journeys. There is also a concern that the local doctors surgery has a lack of capacity.

They express the view that the development should help fund other projects in the village including play equipment, a new pelican crossing across the main road and financially assist other community groups.

This is considered to be the wrong location for social housing where there is a lack of access to appropriate jobs.

The loss of distant views across the site is also noted.

Observations

POLICY BACKGROUND

The site in question is allocated for residential development in the Development Management and Delivery Plan Document (DMD) which was adopted in July 2013. Policy YEL1 states that 'an area of 0.95ha adjoining the existing social housing scheme at Briar Tor is allocated for housing not less than 50% of which should be affordable housing to meet local needs. Development of the site should include an area of recreational open space for community use'.

A development brief has been prepared for the site following public consultation. This brief was approved by the Authority at its meeting on the 4 October 2013. It sets out the parameters for how the development will be integrated into the settlement. This includes commentary on access to the site, road layout, parking, pedestrian and cycle movements, facilities for waste water and the incorporation of renewable energy features.

APPLICATION DETAILS

The application is presented as a single phase development of 32 residential units comprised of 28 dwellings and 4 flats covering the whole of the allocated site. 11 of the units are proposed as affordable houses for rent. The remaining are to be placed on the open market.

The development is accessed by way of a spur road linked to the existing development (phase 1) at Briar Tor. This in turn links to the access road onto the B3212 in the centre of the village. The entrance road also provides a link to the existing sheltered housing development on the southern boundary of the site. Entering the site the road forks to serve the higher and lower part of the site. These are divided by a mature belt of trees in the centre of the site. Further mature trees form the northern boundary with open fields. The layout respects the need to retain these features. A small area of informal public open space is proposed at the entrance to the site. Pedestrian links through the site and with the neighbouring sheltered housing scheme are included.

The house styles are a mix of flats, terraced housing, semi-detached and detached dwellings with a uniform theme of render, timber and slate cladding under natural slate roofs. The Architects have presented a scheme which seeks to combine traditional forms with modern treatments and detailing of a style which differs from the existing Briar Tor development but nevertheless is complimentary and seeking to provide a high quality finish. This includes a variety of housing styles and forms with low eaves lines broken by modern dormer treatments. The plots are served by associated parking or parking courts broken up by strategically placed landscaping to soften the development and break up uniformity. The natural gently sloping contours of the site are reflected in the stepped floor and roof forms which add further variety. Elements of soft landscaping, stone walling and close board fencing are used to provide private space and to enclose necessary bin stores and visitor parking spaces. The existing mature tree cover both within and around the site will be retained to give context. It is intended to manage this effectively to retain glimpsed views of the countryside and moorland beyond on the northern aspect of the site.

Waste water will channelled towards a pumping station in the lowest north western corner of the site linked to the public sewer. Grey water is to be directed to strategically placed soakaways within the site. Solar PV collectors are to be installed on each property.

GENERAL POLICY IMPLICATIONS

The site is located within Yelverton, a selected Local Centre. The allocation of this site for housing sets the precedent for development for residential purposes however, while this principle is established the usual policy implications concerning appropriate, neighbourly development, high design standards and sympathetic access arrangements all need careful consideration. It proposes a development which seeks to meet one of the key objectives of local planning policy – that of providing affordable housing to meet specific needs.

The development respects the overarching requirements of the Core Strategy, in particular policies COR1 and COR15. It pays heed to the needs of neighbouring residents in its layout and design, recognising the requirements of policy COR4.

DMD policy 1a allows for sustainable development where this improves the social and economic fabric of communities and that this is delivered in a way that does not compromise the special qualities of the National Park (DMD policy 1b). The application has identified the need to address species protection (DMD14), renewable energy (DMD15), amenity space and the specific requirements of policy DMD21 regarding housing provision in Local Centres.

AFFORDABLE HOUSING

The site allocation and development brief stipulates that the development of this site should be aimed at meeting the identified needs for affordable housing in the immediate location, principally the parish of Buckland Monachorum. This should be aimed at a threshold of not less than 50% affordable housing with a tenure mix that reflects an up to date housing needs assessment. The corresponding open market housing should provide the financial incentive to fund the provision of the affordable housing. There is an acknowledgement that, in the current climate, assessments will be necessary to examine the overall viability of the development and its delivery.

A housing needs survey was undertaken in March 2013. This identified a need for 18 units within the parish over a five year period. This is a dynamic figure; however the Housing Officer has confirmed that the need is still expressed and the 11 units, in both size and tenure, will go some way towards meeting that need in the immediate future. The housing will be managed by a Registered Provider on behalf of the landowner.

A detailed housing viability assessment has been presented by the applicant to support the assertion that the site can only deliver 11 affordable units. This equates to approximately 35% of the total development. Officers have carried out an analysis of this aspect which indicates that this is likely to be a realistic level of provision given the development characteristics and the additional contributions sought in addition to the affordable units. An independent assessment, at the applicant's expense, has been commissioned. The findings of that analysis will be presented at the meeting.

It will be important to ensure that the legal agreement reflects appropriate phasing to bring forward the affordable units in the build programme and also to incorporate an appropriate mechanism to trigger a re-evaluation of development viability should there be a delay in either implementing or completing the development.

ADDITIONAL OBLIGATIONS

In addition to the expected provision of affordable housing, the developers have an obligation to contribute to other community infrastructure. The Education Authority has requested £16000 towards transporting children of secondary school age to the local facility. There are no requested contributions towards places at local primary schools.

The development brief also identified a desire to improve pedestrian linkages with the local centre. A contribution of £5000 towards the provision of an improved footway has been offered.

Within the site is a small area of public open space. This is proposed as informal recreational space which is considered appropriate in this location close to elderly residents. The legal agreement will provide for the setting out and future maintenance of this green space. The applicant has been requested to consider provision of play equipment to be placed on an existing informal play area within Briar Tor phase 1.

REPRESENTATIONS

The Parish Council amongst other comments has raised concern as to whether this is meeting the specific requirement of the housing needs survey. The Housing Officer has acknowledged this concern however, feels that this is a comfortable fit and provides for at least some of the

latent demand. The type and tenure mix are supported in this respect.

The concerns of neighbouring residents regarding local facilities are recognised. These are well considered points which are pertinent to many settlements across the moor. Retaining and enhancing local service provision in the right location is a key element of sustainable communities. Housing is just one component of that mix which seeks to provide affordable homes for local people who are already, in the most part, integrated into the community. The rigorous occupancy clauses applied to the affordable units do not allow for people from outside the immediate community to occupy the affordable accommodation. The introduction of an element of market housing to subsidise the development is necessary to ensure the main element of affordable housing is delivered – a scheme of 100% affordable units would simply not be economically viable in the absence of government grant aid. The public consultation process prior to allocation of this site hopefully went some way towards engaging with the local community on this issue.

The relative proximity of the new housing to existing residents will inevitably bring some element of disturbance however this is not felt to be an overriding reason not to support this development. Distant views currently enjoyed may be compromised however this in itself is not a material planning consideration.

The proposed development will make small contributions to community infrastructure through the education contributions, play space and off-site footway.

In respect of the comments of the Highway Officer, many of the points raised have been dealt with through the submission of revised plans. The detailed construction method statement will ensure that the construction traffic is guided away from existing parking area which will hopefully ensure that this development would go ahead with minimal disruption to neighbouring residents in terms of site works, construction traffic and working practices. The request for alternative lighting columns can be dealt with by an appropriate condition.

SUMMARY

This is a development which has been expected to come forward on land which is allocated for residential purposes in the recently adopted Local Plan. The standard of presentation is high both in layout and design. While the anticipated threshold for affordable housing is less than expected by policy, the analysis of viability suggests that, in order to deliver the scheme, a lower proportion will be necessary. It is important to note that this is still making a significant contribution to housing needs in the locality.

As with all development proposals of this scale there will inevitably be significant change to the characteristics of the site and its surroundings. It is acknowledged that this will include impact on neighbouring residents through additional traffic, general disturbance and some loss of amenity previously enjoyed. However, it is considered that this is a well-designed scheme which responds to the desires expressed within the development brief and one that, within time, will integrate well with the settlement as a whole.

CONCLUSIONS

This is a development which aims to deliver on one of the Authority's strategic aims in providing affordable housing to satisfy identified local needs. It is the first application seeking to develop one of the sites allocated in the adopted Local Plan for this purpose. In both principle and detail it is considered to be an appropriate development proposal which meets

the exacting policy requirements of high quality design in a sensitive location.

Project No.	1790 June 2014
Client	TRAND UK LTD
Site	BRAY, CO. DUBLIN
Scale	1:250 @ A1

0276/14

100% of the site is to be developed for residential use. The site is to be developed for residential use. The site is to be developed for residential use.



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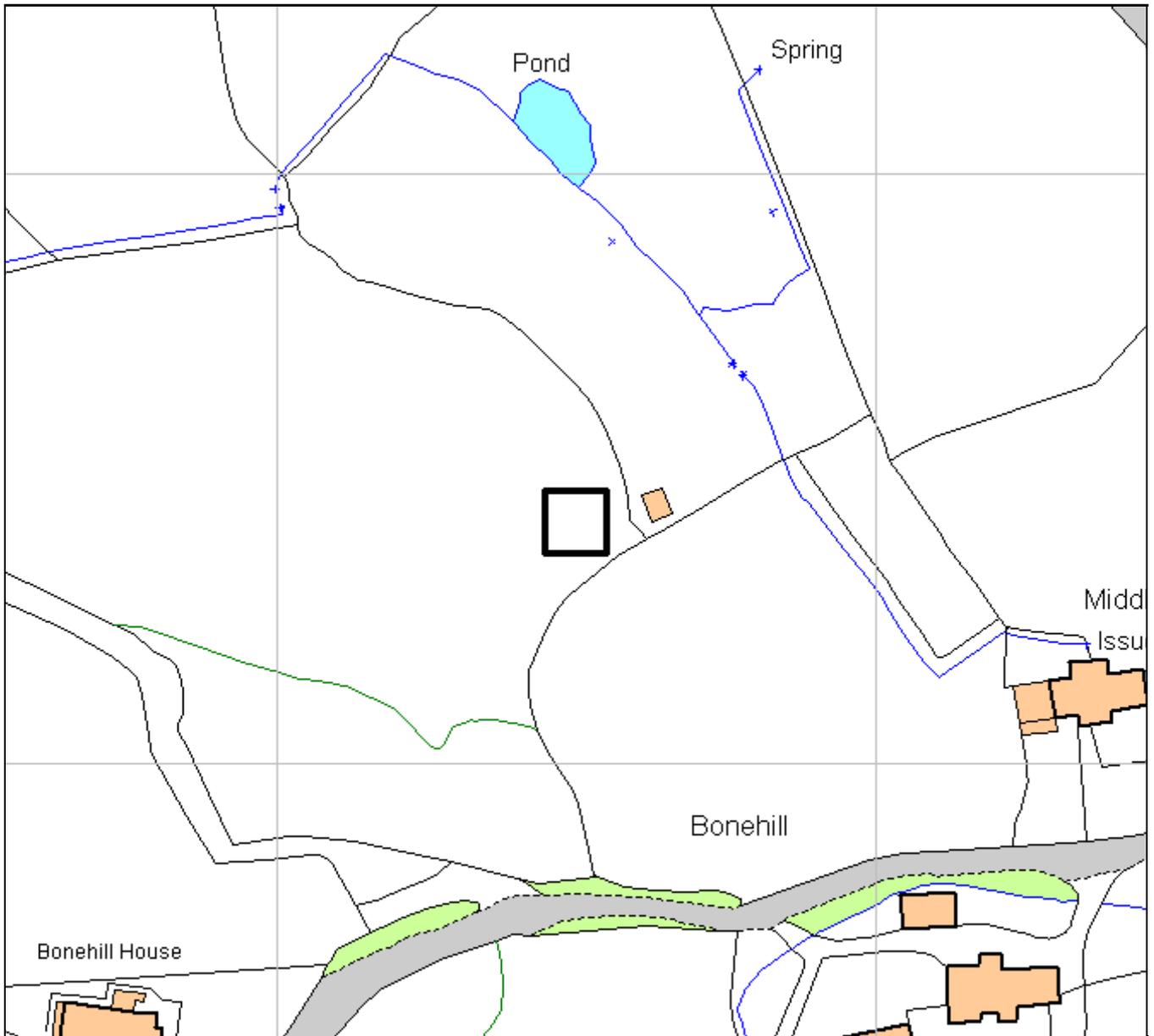
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ARCHITECTS

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Housing Development at
Bray, Co. Dub.
Client: TRAND UK LTD.
Site Layout Plan
As Proposed
1835 - 003 P



2. Application No: **0255/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX724775**
Proposal: **Erection of timber framed agricultural livestock building**
Location: **land adjacent to Bonehill,
Widcombe-in-the-Moor**
Applicant: **The Rugglestone Inn Ltd**

District/Borough: **Teignbridge District**
Parish: **Widcombe-in-the-Moor**
Officer: **Jim Blackwell**



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Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in the introduction of an isolated building in a particularly sensitive location in the open countryside of the National Park which, by reason of its location, size and design, would have a detrimental visual impact and result in harm to the landscape character and appearance of this part of the National Park. The development would therefore be contrary to policies COR1, COR3 and COR4 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD1, DMD3, DMD5, DMD7 and DMD34 of the Dartmoor National Park Development Management and Delivery Development Plan Document, to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.

Introduction

The site forms part of undulating agricultural land currently used for pasture to the north west of the linear group of dwellings and farm buildings of Bonehill. It is bounded by Devon banks, hedgerows and trees and is accessed from a gate leading to the lane. A redundant store shed lies beyond a number of stones and trees to the east. Electric cables pass through the site running east to west.

The site is highly visible when viewed from two surrounding hills to the east and west.

The application proposes an agricultural building and simple track leading from the lane.

The application is before Members in view of the comments received from the Parish Council.

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection. Flood Risk Zone 1 - Standing advice applies.
DNP - Trees & Landscape:	Objection. The site is an iconic medieval landscape and is mostly intact. The development will have an adverse impact and does not respect or enhance the character, quality or tranquillity of the local landscape. There is no mitigation proposed. The site is highly visible from Chinkwell Tor and Bonehill Down.
DNP - Ecology & Wildlife Conservation:	Unlikely to have significant ecological impact.

Parish/Town Council Comments

Widcombe PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

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
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD34 - Agricultural and forestry
DMD5 - National Park Landscape
DMD6 - Dartmoor's moorland and woodland
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

The application is to construct an agricultural building and simple track leading from the lane within Bonehill.

The site comprises undulating agricultural land comprising small to medium size fields currently used as grazed pasture. The boundaries of the field are formed of Devon banks with mixed native hedgerows.

THE PROPOSAL

The proposed agricultural livestock and storage building would measure 10.9m by 10.9m with low eaves of 3m and an overall height to the ridge of 4.4m.

The applicant owns two parcels of land in Bonehill of 6 hectares in total. The land subject of this application is formed of a figure of eight shape to the west of Bonehill of approximately 2 hectares. The building would be located in the north east corner of a sloping field.

It would be constructed of timber stockwalling with timber boarding above. It would be enclosed on all four sides and accessed by a pair of 3m by 3m timber doors on the south elevation. The roof would be constructed of corrugated fibre cement roof in anthracite grey with six roof lights, three on each roof slope.

The building would be accessed from a gated entrance in the lane. A simple stone track would be constructed using compacted stone and follow the line of the hedge and tree line.

It would be used for the storage of machinery, feed and to provide undercover space for pigs and sheep. The intention is to farm the land in connection with the business of the Rugglestone Inn, providing locally produced meat. It is considered there is reasonable justification for the building.

LANDSCAPE CHARACTER

The site lies within a historic field system, which although difficult to date are consistent with a medieval field system. The field system is mostly intact, which can be confirmed by combining

the tithe map and the latest aerial photograph. There is a close relationship with the field system and the medieval settlement of Bone Hill and is therefore considered one of the best examples of Dartmoor's iconic medieval landscapes.

The land is within Landscape Character Assessment (LCA) landscape type 2D Moorland Edge Slopes where there is a sparse settlement pattern with a strong pattern of medieval fields with Devon hedge banks and dry stone walls.

This building would not respect the valued attributes of the Landscape Character Type and will be unsympathetic development that will harm the wider landscape. It should be located closer to the other buildings if it is to have a lower impact.

The proposal would therefore have an adverse impact on this landscape. And therefore contrary to policy COR1 in that it fails to respect or enhance the character, quality or tranquillity of the local landscape.

It would also be contrary to COR3 as it would fail to conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special qualities.

Finally, it would be contrary to DMD5 and DMD34 because it does not conserve or enhance the character and special qualities of the Dartmoor landscape, specifically the medieval field system with prominent hedge banks and pastoral fields in contrast to moorland.

VISUAL AMENITY

The building would be very visible in the landscape. It would be seen from areas of high ground, particularly Chinkwell Tor and Bonehill Down. The proposal would appear as an isolated building set away from the cluster of buildings forming Bonehill.

Two sycamore trees to the boundary would ensure an element of screening to the east, but the proposal would still be highly visible.

The track may also be viewed from the high ground and from the access gate to the lane.

No mitigation is proposed as part of the scheme.

UPDATE

Given the clear objections on landscape impact grounds, officers have met the applicant and agent on site to discuss potential alternatives. A solution may have been found which overcomes many of the concerns from this application by relocating a smaller building adjacent the lane to the south of the site. A modest building in this location would reinforce the linear cluster of buildings forming Bonehill, rather than appearing isolated. This would require a smaller length of track to serve the building which would minimise the impact of the proposal.

However, the applicant has requested Members determine this application.

CONCLUSION

The support from the Parish Council is acknowledged, however, officers are unable to support the application given the conflict with policy.

Policy DMD34 states that agricultural and other rural business development will only be permitted where they relate well to local landscape features and building groups. It is considered that the proposal would conflict with this advice. It would also be contrary to policy DMD5 in that it would fail to conserve or enhance the character and special qualities of the Dartmoor landscape. Buildings in the local landscape are mostly found in settlements or as nucleated farmsteads. The introduction of an isolated building in this location would fail to reflect the building pattern associated with this landscape type and would therefore be harmful to landscape character.

3. Application No: **0287/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX756882**

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

Proposal: **Erection of general purpose agricultural building (169sqm) plus creation of access track**

Location: **Northmoor Farm,
Mortonhampstead**

Applicant: **Mr PJ Martin**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would comprise the introduction of an isolated building in the open countryside which, by reason of its location, size and design, would have a detrimental visual impact and result in harm to the landscape character and appearance of this part of the National Park. The development would therefore be contrary to policies COR1, COR3 and COR4 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD1, DMD3, DMD5, DMD7 and DMD34 of the Dartmoor National Park Development Management and Delivery Development Plan Document, to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.

Introduction

Northmoor lies 2km north of Moretonhampstead and comprises a linear historic farmstead and adjacent residential dwelling, formed into the rolling landform. The land subject of the application rises up and away from the farmstead to the east. The site is a long grass meadow bounded by mature trees and hedgerows. The field is accessed from a gate along the lane with an entrance track. Currently, various agricultural machines are stored in the field.

The site is visible from the lane and to the south from elevated positions, particularly Mardon Down and on the approach to Northmoor Farm via the lane to the west.

The application is before Members in view of the comments made by the Parish Council.

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	Flood Risk Zone 1 - Standing advice applies
Historic Buildings Officer:	Objects. The setting of the heritage asset is a consideration which in this case is impacted by the formation of a new track and a large isolated farm building to the east. An alternative site should be considered which takes account of the significance of the heritage asset and its setting.
DNP - Trees & Landscape:	Objection. The application would have a visual and detrimental impact on the landscape character of the area, particularly from the high ground to the south. From Mardon Down the building and track would be visually intrusive.
DNP - Ecology & Wildlife Conservation:	No objection

Parish/Town Council Comments

Moretonhampstead PC: Support

Relevant Development Plan Policies

COR3 - Protection of Dartmoor's special environmental qualities
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
DMD34 - Agricultural and forestry
DMD5 - National Park Landscape
DMD6 - Dartmoor's moorland and woodland

Representations

None to date.

Observations

INTRODUCTION

The application is to construct an agricultural building and track against the northern boundary of a field to the east of Northmoor Farm.

The site comprises undulating agricultural land comprising medium to large size fields currently used as grazed pasture. The boundaries of the field are formed of Devon banks with mixed native hedgerows with several mature trees.

THE PROPOSAL

The proposed agricultural livestock and storage building would measure 18.2m by 9.1m with low eaves of 3.65m and an overall height to the ridge of 5.85m. This building would be located in the north east corner of a gently sloping field.

The building would be constructed of tanned timber lapped boarding with three enclosed elevations and the south elevation remaining open. The roof would be constructed of corrugated fibre cement roof in anthracite grey with six rooflights on each side.

The building would be accessed from a gated entrance in the lane. A track would be constructed using compacted stone and follow the line of the hedge and tree line.

The proposed building would be for the storage of machinery, feed and to provide undercover space for cattle and sheep.

The applicant owns 80 acres which make up the holding of Northmoor Farm.

LANDSCAPE CHARACTER

The site lies within a historic field system, dating from the mid to late medieval period. There is a close relationship with the field system and the historic farmstead of Northmoor Farm.

The land is within Landscape Character Assessment (LCA) landscape type 2D Moorland Edge Slopes where there is a sparse settlement pattern with a strong pattern of medieval fields with Devon hedge banks.

This building would not respect the valued attributes of the Landscape Character Type and

will be unsympathetic development that will harm the wider landscape. It should be located closer to the other buildings.

The proposal would therefore have an adverse impact on this landscape and therefore contrary to policy COR1 in that it fails to respect or enhance the character, quality or tranquillity of the local landscape.

It would also be contrary to COR3 as it would fail to conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special qualities.

It would be contrary to DMD5 and DMD38 because it does not conserve or enhance the character and special qualities of the Dartmoor landscape, specifically the medieval field system with prominent hedge banks and pastoral fields in contrast to moorland.

VISUAL AMENITY

The building would be very visible in the landscape. It would be seen from areas of high ground, particularly to the south. It would be particularly visible to Mardon Down which is used regularly by walkers. It would also be visible from the highway to the west. Northmoor Farm appears nestled into the rolling hillside, whilst the development would be visible on the raised field forming an intrusive feature.

The proposal would appear as an isolated building set away from the cluster of buildings forming Northmoor.

A track exists at the entrance to the field adjacent to the gate, but it appears to return to grassland after only a few metres. No details have been provided so no assessment can be made to determine the impact on what could potentially be an intrusive feature. The track would cut across the field which would change its pastoral character.

Finally, the access track and building are proposed only 1.5m from the field boundary comprising of mature trees. The construction of a built form so close to this boundary is likely to cause a decline in tree health.

No mitigation is proposed as part of the scheme.

IMPACT ON THE HERITAGE ASSET

Northmoor Farm is an historic farmstead which appears on the C1840 tithe map and is considered a local heritage asset. The proposal would cause harm to the setting of the asset when viewed from areas of height, particularly Mardon Down.

CONCLUSION

The application has been presented to officers without any pre-application discussion. This would have identified the conflict with policy. Attempts have also been made by officers to contact the applicant and agent to discuss the proposal without success.

The support from the Parish Council is acknowledged, however, officers are unable to support the application given the conflict with policy.

Policy DMD34 states that agricultural and other rural business development will only be

permitted where they relate well to local landscape features and building groups. It is considered that the proposal would conflict with this advice. It would also be contrary to policy DMD5 in that it would fail to conserve or enhance the character and special qualities of the Dartmoor landscape. Buildings in the local landscape are mostly found in settlements or as nucleated farmsteads. The introduction of an isolated building in this location would fail to reflect the building pattern associated with this landscape type and would therefore be harmful to landscape character.

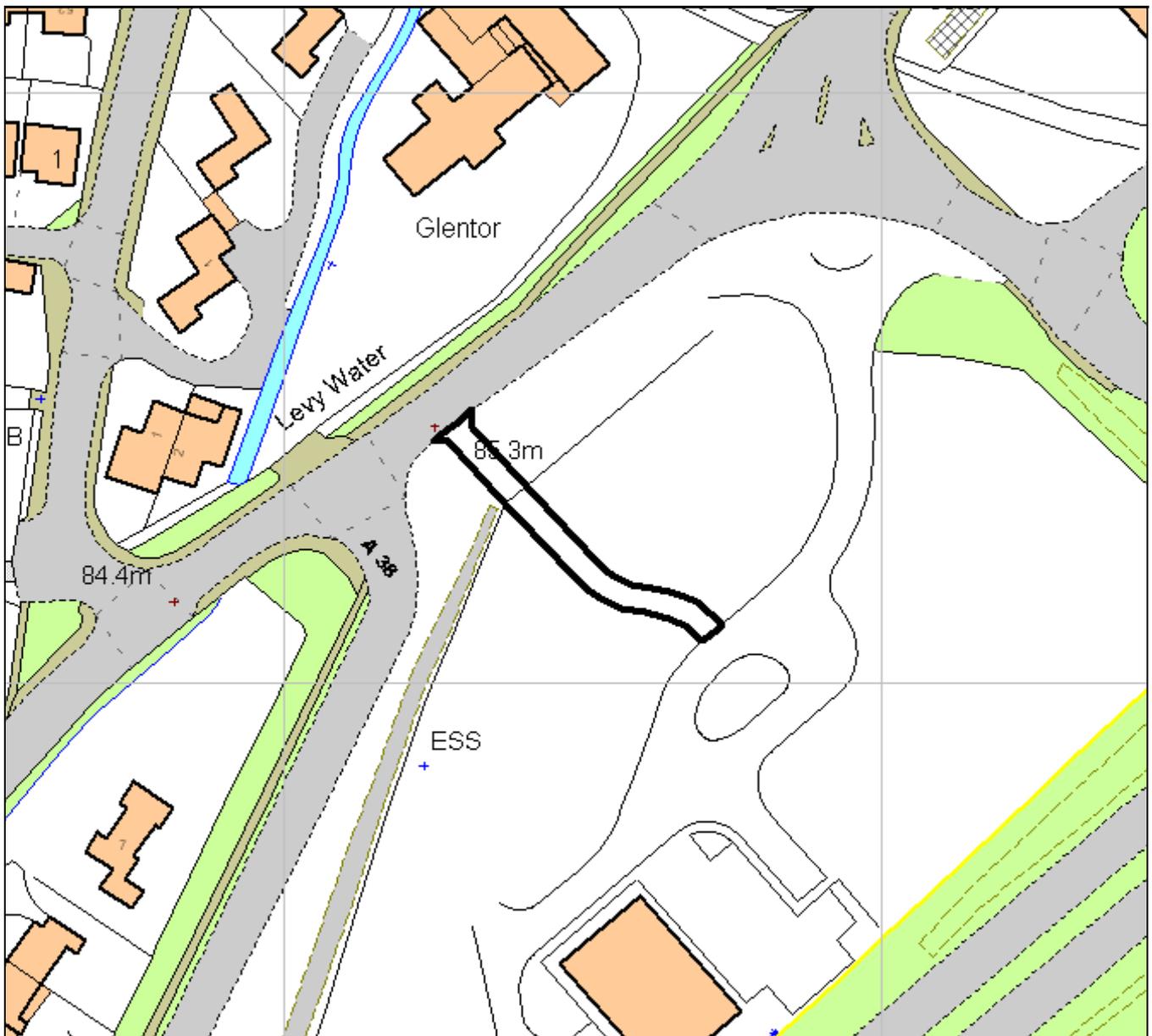
4. Application No: **0312/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX763704**

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

Proposal: **Continued use of temporary access road for a period of three years**

Location: **Dolbeare Business Park,
Eastern Road, Ashburton**

Applicant: **Poppy Properties Ltd**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be GRANTED**

Condition(s)

1. The temporary access road hereby approved shall be strictly limited to use by and for the current occupiers of the police building only and for no other purpose including any construction traffic associated with the neighbouring development site unless specifically agreed in writing with the Local Planning Authority prior to any works taking place.

Introduction

Dolbeare Business Park is located at the eastern entrance to Ashburton adjacent to the B3352 and close to the Linhay junction of the A38 Devon Expressway. The site is partly developed following the initial planning permission granted in 2003 with permission granted for the detailed approval of buildings in 2009. An extant permission for seven industrial/office units has been implemented by the construction of the police station building. This is currently the only building on the site.

The application is for the retention of the temporary road for a further period of three years. The time period is made at the request of the applicant.

The application is presented to Committee in view of the objections of the Town Council.

Planning History

0287/12	Permanent access road Full Planning Permission	Refused	10 June 2014
0523/11	Temporary access road for a period of three years (retrospective application) Full Planning Permission	Grant Conditionally	09 January 2012
0243/11	Erection of supermarket Full Planning Permission	Withdrawn	04 August 2011
0504/10	Change of use of land adjacent to existing business park to provide 17 additional parking spaces Full Planning Permission	Grant Conditionally	11 January 2011
0906/07	Erection of seven business units with associated access road, car parking and landscaping Approval of Details	Approve Conditionally	14 April 2009
0278/07	Erection of five business units with associated access road, car parking and landscaping Approval of Details	Withdrawn	29 June 2007
0286/06	Variation of Condition 1 of outline permission ref 0043/02 to allow period for submission of reserved matters to be extended from three years to five Full Planning Permission	Grant Unconditionally	16 June 2006
0043/02	Employment use, Class B1 only Outline Planning Permission	Grant Outline Conditionally	07 July 2003
0419/01	Employment uses B1, B2 and B8		

	Outline Planning Permission	Refused	10 September 2001
5/31/028/95/03	Renewal of permission ref 88/0388/31/3D for the construction of an office building with associated car parking and access works		
	Full Planning Permission	Grant Conditionally	11 April 1995
05/31/0388/88	Headquarters for Greymatter Ltd: Business use classes B1, B2 and B8		
	Approval of Details	Approve Conditionally	07 March 1990
05/31/0825/86	Workshop units		
	Outline Planning Permission	Refused	05 September 1986
	Appeal lodged: 05 October 86 Result: Allowed		

Consultations

Teignbridge District Council: Does not wish to comment

County EEC Directorate: When consulted on the previous application in 2011, the Highway Authority raised no objection in principle, but recommended the imposition of a suitably worded condition allowing the use of the access for a maximum of three years at that time (which would effectively have taken any consent to the end of 2014 if the recommendation had been approved). The specific wording of the condition was not recommended at the time. Planning permission was granted by the Planning Authority with a condition limiting the temporary consent to 12 months, expiring on 31 December 2012.

Since the previous application was considered and determined, The National Planning Policy Framework has been published (in March 2012). This document makes it quite clear in Paragraph 32 on what grounds development may be considered unacceptable on transport grounds. It states 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.'

As the access is existing it would be impossible to argue that the impacts of its remaining would be 'severe'. In addition, the County Council's personal injury accident database has been interrogated and there are no personal injury accidents recorded at the junction of the temporary access since it was created. This illustrates to the Highway Authority that there is no evidence available to demonstrate that the existing access is unsafe to serve the current level of development.

On that basis, the Highway Authority raises no objection to the application to extend the temporary consent for a period of three years.

South West Water: No objection

Environment Agency: Flood Risk Zone 1 - Standing advice applies

Parish/Town Council Comments

Ashburton TC: Objects - impact on Ashburton. The Town Council considers the applicant has had sufficient time to resolve the issue. Additional concerns were also raised regarding the overall appearance of the site, non-compliance with planning regulations and any approval would mean being no further forward in 3 years time.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR21 - Dealing with development and transport issues in a sustainable way

COR4 - Design and sustainable development principles

DMD38 - Access onto the highway

Representations

1 letter of objection 1 letter of support

There has been one letter of objection concerned with the appearance of the access road and its impact on Ashburton.

One letter of support has been received from the current occupiers of the site.

Observations

PLANNING HISTORY

The current planning permission relating to the development of Dolbeare Business Park dates back to 2003 when outline permission was granted for B1 class industrial use of the land.

The 2003 permission did not include for any off site highway works. An indicative plan showing a large roundabout in the north eastern corner of the site was included as part of the drawings, but was not formally approved. A later detailed permission under 0906/07 imposed a condition as follows:-

Condition 2. 'The offsite highway works and new access to the site shall be completed to the satisfaction of the Highway Authority prior to the commencement of the development hereby approved.'

A subsequent detailed application, granted in 2009, gave permission for the erection of seven business units for office and light industrial uses. Access to the site was proposed by way of newly constructed roundabout onto Eastern Road (B3352).

The first of these units was constructed and is now occupied by the Devon & Cornwall Constabulary. Construction of the corresponding units halted when the development company went into receivership. The proposed roundabout access remains incomplete.

In 2011 a temporary planning permission was granted to regularise an unauthorised access road which had been constructed to serve the building now occupied by the Constabulary. That permission was limited in time and expired on 31 December 2012. The temporary

permission limited its use to that of the existing building only.

In 2012 an application for a permanent road to serve the entire site was approved subject to legal agreement requiring the provision of off site highway works. Unfortunately, the police remain the only tenants on site with the other plots remaining vacant. The applicant is therefore unwilling to sign an agreement to complete the permanent access road until the remaining plots have been occupied due to the cost of the works.

THE APPLICATION

The application is for the retention of the temporary road for a further period of three years. This period has been requested by the applicant.

POLICY

The Core Strategy policy COR21 and emerging Development Management and Delivery Development Plan Document policy DMD38 are specific to this application. Both policies seek to ensure that highway related development respects the need for safe accesses and that associated development does not compromise the standard, function and use of the adjoining road network. In policy DMD38 particular attention should also be given to the impact of the access on the character and appearance of the locality.

The Core Strategy general policies COR1 and COR4 emphasise the need for high quality design solutions appropriate to their setting.

APPLICANTS SUPPORTING STATEMENT

The applicant states that is unfortunate that no occupants have yet been found for the remaining plots and it is not financially viable to carry out the required off site works and construct a permanent road to serve the units yet to be built, until they have an end user. The owner is therefore unwilling to sign an Agreement until they are in a position to meet the specified timescales. It is therefore considered that a way forward is to apply for permission to retain the temporary road for a further period of three years.

HIGHWAY SAFETY

The Highway Authority (Devon County Council) has been consulted and has no objection. Their comments are set out above.

The Highway Authority has raised no objection to the application to extend the temporary consent for a period of three years.

ENVIRONMENTAL IMPACTS

The principal issue with this application concerns highway safety matters. In visual terms the access road has had no material impact on the appearance of the area.

However, as the Town Council has raised concerns about the appearance of the site and its impact on Ashburton it is pertinent to give consideration to the continued environmental impact of the scheme. The site does form part of the arrival experience gained when entering Ashburton from the west.

However, the landscaping to the front of the site has been recently improved and it also appears to be maintained to a reasonable standard. Furthermore, the site is situated opposite the existing Glendinnings office and the access and use do not appear out of character with the area.

CONCLUSION

The continued use of the access road offers a solution which would allow the continued development of this important employment site.

The current access serves only the police building. Provided it is limited to that use the Highway Authority has confirmed there are no objections to it remaining for a temporary period.

The Authority does not normally grant multiple temporary permissions, however the principal issue is that of highway safety and as it can be demonstrated that there is no impact on these grounds the continued use of the access road causes minimal harm and is considered acceptable. The scheme therefore complies with policies COR21 as there are no clear grounds to refuse the application on highway safety grounds and DMD38 as the works do not detract from the character of the locality.

Members will be aware that Officers have expended considerable effort to encourage the land owners to provide a permanent solution which would serve the needs of the whole development site. It is unfortunate that the current economic climate is delaying the completion of the extant scheme which would bring permanent resolution in this respect. The Authority has no power to enforce that the previously approved scheme is undertaken.

Given the lack of a highways objection, a refusal could not be substantiated on appeal. It is considered prudent to limit the actual use of the access to the police use of the only building on site. This particular use results in no unacceptable highway impact. A different user perhaps more intensive in nature could however result in different trip characteristics and could trigger a highway safety issue.

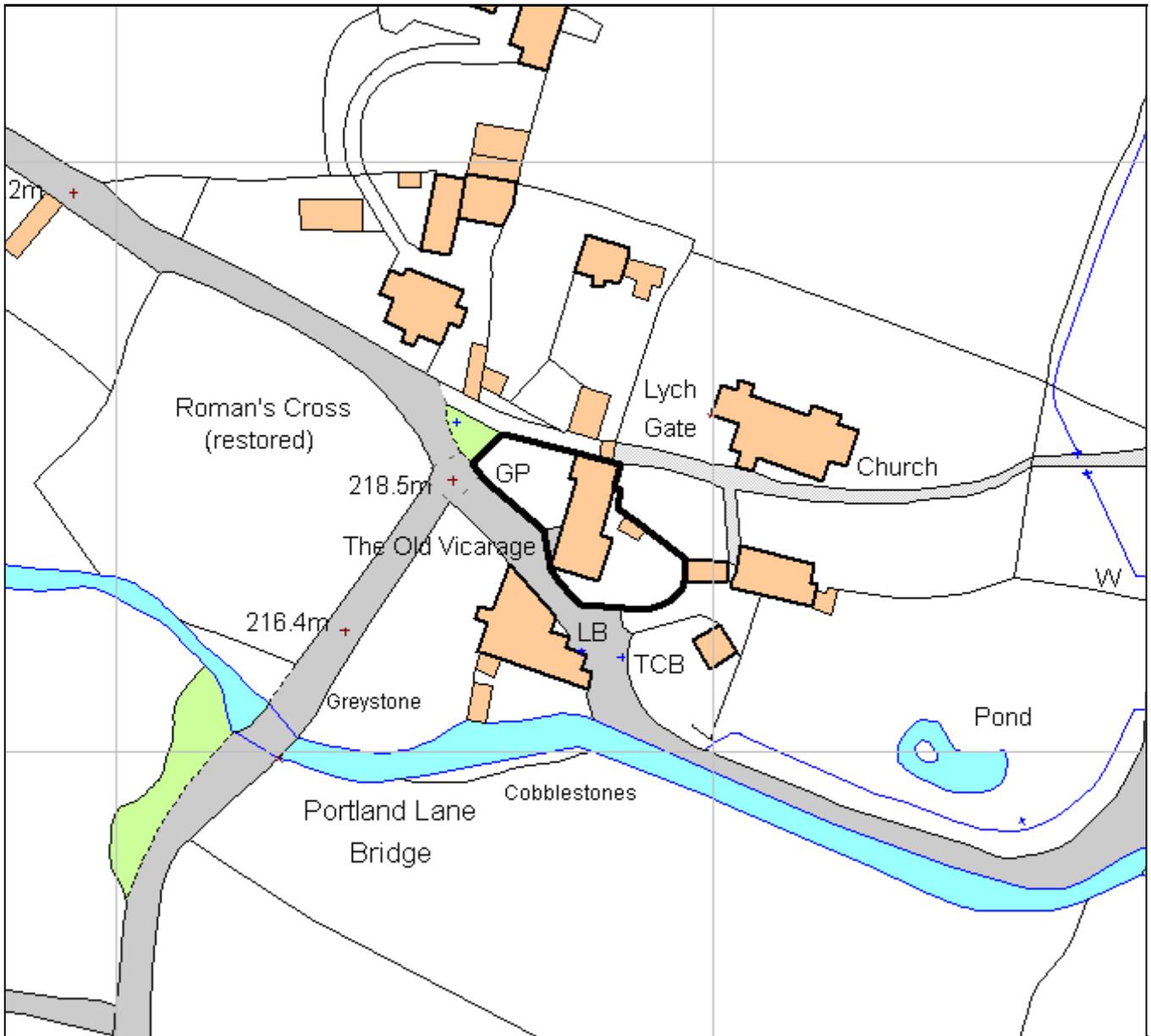
The suggestion for a continued use of the temporary access road for a further three years will need careful consideration, Members may have their own view on this time period.

5. Application No: **0253/14** District/Borough: **West Devon Borough**
 Application Type: **Listed Building Consent** Parish: **Burrator**
 Grid Ref: **SX559676** Officer: **Oliver Dorrell**

Proposal: **Single storey conservatory extension to rear of dwelling**

Location: **The Old Vicarage, Sheepstor, Yelverton**

Applicant: **Mr & Mrs T Rookes**



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50m
 Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed conservatory extension, by reason of its siting and design, would be detrimental to the character and appearance of the designated heritage asset, contrary to policies COR1 and COR4 of the Dartmoor National Park Authority Core Strategy Document, policies DMD1b, DMD7, DMD8 and DMD24 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document, the advice of the Dartmoor National Park Design Guide and statements of Government advice contained in English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The Old Vicarage is a detached two-storey dwelling located in the middle of Sheepstor village. Sheepstor Church lies immediately to the north-west.

This proposal is for a small conservatory extension off the eastern elevation.

The application is presented to committee in view of the Parish Council's comments.

Planning History

0520/12	Single storey extension to rear of dwelling Full Planning Permission - Householder	Grant Conditionally	30 October 2012
0521/12	Erection of single storey extension to rear of dwelling Listed Building Consent	Grant Conditionally	30 October 2012
0155/12	Single storey extension to rear of dwelling Full Planning Permission - Householder	Grant Conditionally	08 May 2012
0156/12	Single storey extension to rear of dwelling Listed Building Consent	Grant Conditionally	08 May 2012
0068/06	Alteration to existing front garden area to create an additional off-road parking space Listed Building Consent	Grant Conditionally	27 March 2006
0067/06	Alterations to front garden area to create additional off-road parking space Full Planning Permission	Grant Conditionally	27 March 2006
03/47/1187/89	Alteration of existing painted softwood windows by replacement with new windows of the same size but constructed of hardwood, whitepainted and double-glazed Listed Building Consent	Grant Unconditionally	27 April 1989
03/47/0754/78	Addition of a conservatory Listed Building Consent	Grant Conditionally	03 November 1978
3/47/1974/831	Erection of a new single storey garage Full Planning Permission	Grant Conditionally	22 November 1974

Consultations

West Devon Borough Council: Does not wish to comment
County EEC Directorate: No highway implications
South West Water: No objections
Environment Agency: Standing advice applies - flood risk zone 1
Historic Buildings Officer: Refusal. The proposed conservatory will have a detrimental impact on the specific interest of the listed building and cause harm to the designated heritage asset

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

SITE DESCRIPTION

The Old Vicarage is a detached two-storey dwelling located in the middle of Sheepstor village. Sheepstor Church lies immediately to the north-west.

The property is Grade II listed. The northern gable also abuts the grade II listed lych gate on the western approach to the church.

PLANNING HISTORY

The property is much altered with gabled extensions and a lean-to garage.

The property has been recently extended off the eastern aspect into the rear garden in the form of a single storey gable projection (refs: 0520/12 and 0521/12).

A previous approval (refs: 0155/12 & 0156/12) also included the provision of an enclosed access to the kitchen and garage which covered part of the area proposed for the conservatory however this has not been implemented.

THE PROPOSAL

The proposal is to extend between the new extension and the rear wall of the garage to provide a small conservatory.

The conservatory would measure 3 square metres and would be formed of timber glazing panels under a glass roof with rendered dwarf walls.

PRE-APPLICATION ADVICE

No advice was sought prior to the submission of the application.

POLICY

Development Plan Policies COR4, DMD7 and DMD24 apply to extensions. However the building is also listed and a designated heritage asset so policy DMD8 is also applicable.

DESIGN

The building dates from early to mid C16 with C17 alterations and C20 additions. Although it has been clearly altered many times, the extensions all appear of an appropriate size, scale and massing to match the predominantly rendered property with steep sloping slate roofs.

The proposal is formed of a roof design which would not match that seen on the rest of the property. The conservatory appears as an 'off the shelf' design which fails to respect the existing architectural and historic form of the property.

This part of the property is visible from the churchyard, with glimpses also possible from the road below.

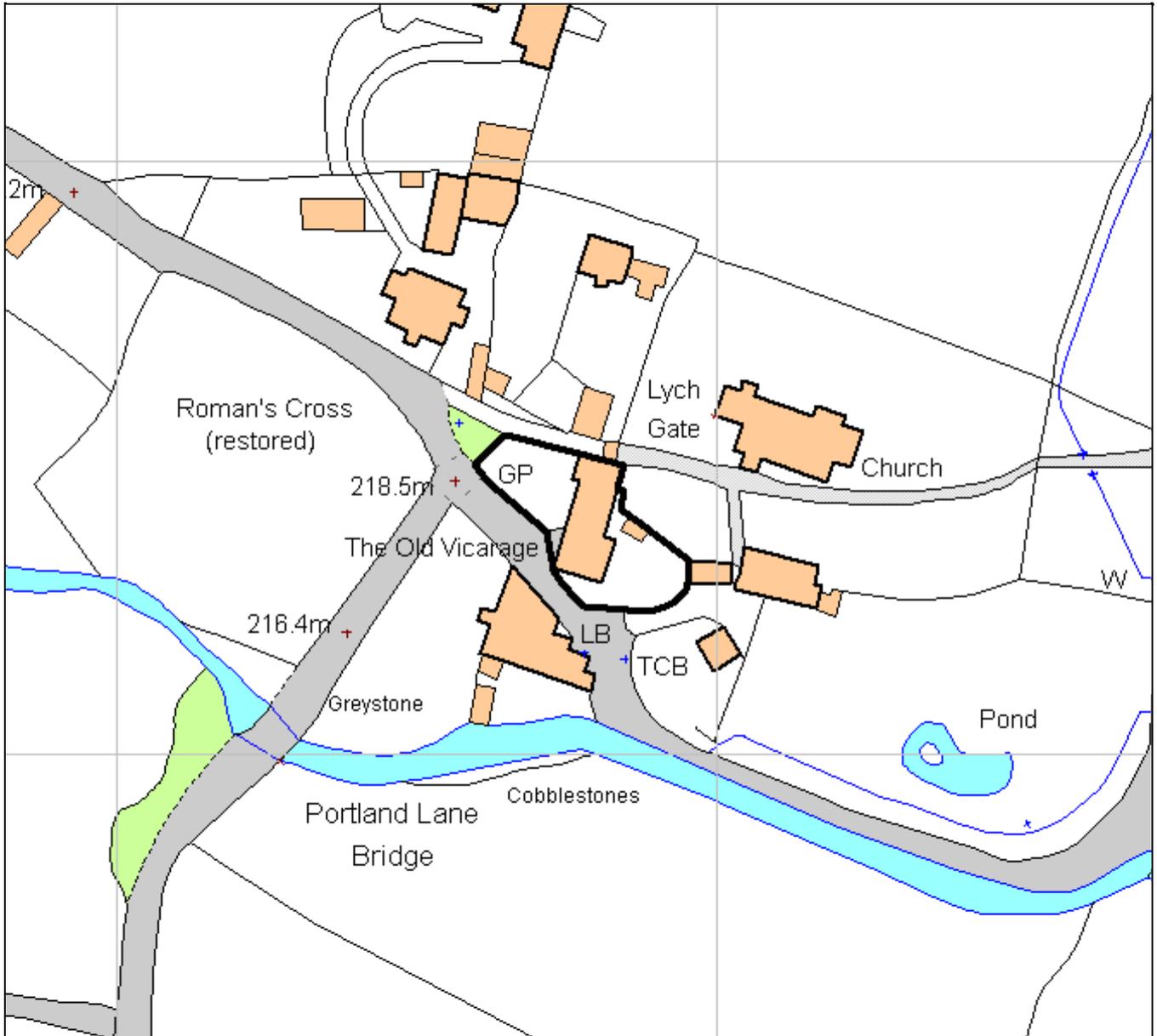
IMPACT ON THE HERITAGE ASSET

The Historic Buildings Officer has advised that the structure will cause harm to the character and significance of the grade II listed building. The previous rear extension was considered to be the limit of any further expansion to the property.

CONCLUSION

Although the Parish Council has supported the application and the addition is a small extension, it is considered unacceptable in terms of its design and detrimental to the character and appearance of this designated heritage asset. It would therefore be contrary to policies DMD7 and DMD8 which seek to preserve the quality and distinctiveness of the built environment.

6. Application No: **0252/14** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **Burrator**
Grid Ref: **SX559676** Officer: **Oliver Dorrell**
Proposal: **Single storey conservatory extension to rear of dwelling**
Location: **The Old Vicarage, Sheepstor,
Yelverton**
Applicant: **Mr & Mrs T Rookes**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed conservatory extension, by reason of its siting and design, would be detrimental to the character and appearance of the designated heritage asset, contrary to policies COR1 and COR4 of the Dartmoor National Park Authority Core Strategy Document, policies DMD1b, DMD7, DMD8 and DMD24 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document, the advice of the Dartmoor National Park Design Guide and statements of Government advice contained in English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The Old Vicarage is a detached two-storey dwelling located in the middle of Sheepstor village. Sheepstor Church lies immediately to the north-west.

This proposal is for a small conservatory extension off the eastern elevation.

The application is presented to committee in view of the Parish Council's comments.

Planning History

0520/12	Single storey extension to rear of dwelling Full Planning Permission - Householder	Grant Conditionally	30 October 2012
0521/12	Erection of single storey extension to rear of dwelling Listed Building Consent	Grant Conditionally	30 October 2012
0155/12	Single storey extension to rear of dwelling Full Planning Permission - Householder	Grant Conditionally	08 May 2012
0156/12	Single storey extension to rear of dwelling Listed Building Consent	Grant Conditionally	08 May 2012
0068/06	Alteration to existing front garden area to create an additional off-road parking space Listed Building Consent	Grant Conditionally	27 March 2006
0067/06	Alterations to front garden area to create additional off-road parking space Full Planning Permission	Grant Conditionally	27 March 2006
03/47/1187/89	Alteration of existing painted softwood windows by replacement with new windows of the same size but constructed of hardwood, whitepainted and double-glazed Listed Building Consent	Grant Unconditionally	27 April 1989
03/47/0754/78	Addition of a conservatory Listed Building Consent	Grant Conditionally	03 November 1978
3/47/1974/831	Erection of a new single storey garage Full Planning Permission	Grant Conditionally	22 November 1974

Consultations

West Devon Borough Council: Does not wish to comment
County EEC Directorate: No highway implications
South West Water: No objections
Environment Agency: Standing advice applies - flood risk zone 1
Historic Buildings Officer: The proposed conservatory will have detrimental impact on the special interest of the listed building and cause harm to the designated heritage asset

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

SITE DESCRIPTION

The Old Vicarage is a detached two-storey dwelling located in the middle of Sheepstor village. Sheepstor Church lies immediately to the north-west.

The property is grade II listed. The northern gable also abuts the grade II listed lych gate on the western approach to the church.

PLANNING HISTORY

The property is much altered with gabled extensions and a lean-to garage.

The property has been recently extended off the eastern aspect into the rear garden in form of a single storey gable projection (refs: 0520/12 and 0521/12).

A previous approval (refs: 0155/12 & 0156/12) also included the provision of an enclosed access to the kitchen and garage which covered part of the area proposed for the conservatory however this has not been implemented.

THE PROPOSAL

The proposal is to extend between the new extension and the rear wall of the garage to provide a small conservatory.

The conservatory would measure 3 square metres and would be formed of white painted timber glazing bars and glazed panels under a glass roof with rendered dwarf walls.

PRE-APPLICATION ADVICE

No advice was sought prior to the submission of the application.

POLICY

Development Plan Policies COR4, DMD7 and DMD24 apply to extensions. However the building is also listed and a designated heritage asset so policy DMD8 is also applicable.

DESIGN

The building dates from early to mid C16 with C17 alterations and C20 additions. Although it has been clearly altered many times, the extensions all appear of an appropriate size, scale and massing to match the predominantly rendered property with steep sloping slate roofs.

The proposal is formed of a roof design which would not match that seen on the rest of the property. The conservatory appears as an 'off the shelf' design which fails to respect the existing architectural and historic form of the property.

This part of the property is visible from the churchyard, with glimpses also possible from the road below. In any event whether or not the extension is publicly visible is not material in judging the impact on a designated heritage asset.

IMPACT ON THE HERITAGE ASSET

The Historic Buildings Officer has advised that the structure will cause harm to the character and significance of the grade II listed building. The previous rear extension was considered to be the limit of any further expansion to the property.

CONCLUSION

Although the Parish Council has supported the application and the addition is a small extension, it is considered unacceptable in terms of its design and detrimental to the character and appearance of this designated heritage asset. It would therefore be contrary to policies DMD7 and DMD8 which seek to preserve the quality and distinctiveness of the built environment.

7. Application No: **0215/14**
Application Type: **Prior Approval**
Grid Ref: **SX695794**

District/Borough: **Teignbridge District**
Parish: **Manaton**
Officer: **Louise Barattini**

Proposal: **Creation of new farm track (215m) between field and barns**

Location: **Challacombe Farm, Postbridge**

Applicant: **Mrs J Cullum**



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50m
Scale 1:1250 @ A4

Recommendation **That, subject to the consideration of comments from Natural England and the Parish Council, NO OBJECTION be raised**

Condition(s)

1. Prior to the commencement of development, samples of the proposed surfacing materials of the track hereby approved shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing materials shall be used in the development.
2. Prior to the commencement of the development, details of a new hedge bank to be constructed along the eastern edge of the track in the northern field parcel shall be submitted to the Local Planning Authority for approval. The new hedge bank shall be formed in accordance with the approved details within 12 months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The hedge banks shall be maintained for a period of not less than 5 years from the date of the commencement of the development, such maintenance to include the replacement of any trees or shrubs that die or are removed.

Introduction

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

The application proposes a new 215m long, and 2.4m wide, farm track for cattle.

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

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection - flood risk zone 1 - standing advice applies
DNP - Archaeology:	No archaeological concerns
DNP - Ecology & Wildlife Conservation:	There are no anticipated impacts to the component features of the Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) and therefore on this occasion a Habitats Regulations Assessment (HRA) is not required.
	Natural England should be notified in case they have any comments to make regarding the proximity to the adjacent SAC.
DNP - Trees & Landscape:	Objects - the proposal will have a detrimental impact on visual amenity and on the character of the area.
Natural England Consultation	Comments awaited

There is a longstanding problem with run-off from high ground into the application site which is the cattle route from the barns through to the grazing pasture. As a result this land gets heavily poached in the winter months and create poor livestock conditions.

In a response to the Catchment Sensitive Farming project for the River Dart and a soil protection review, it has been proposed to create a farm track for the cattle to link direct from the barns to the grazing fields.

LANDSCAPE IMPACT

Challacombe farm is located in a sensitive landscape on the moorland edge slopes.

The Dartmoor National Park Design Guide recommends that new farm tracks should follow the contours of the land and field boundaries to reduce impact on landscape character and visual amenity.

The first section of track would cut straight across the field, unrelated to existing landscape features and having potential to harm visual amenity and landscape character. However, it is proposed to bisect the field along the line of a former enclosure within this medieval landscape and therefore there is potential to reinstate the boundary enclosure adjacent to the proposed track to soften the impact of the development and to restore the integrity of this historic landscape. The second section of track would be closely aligned with the existing medieval field boundary thus minimising potential for landscape harm.

There would need to be a small amount of cut and fill to accommodate the track, with seeded earth batter either side which would help to minimise visual intrusion when viewed from the public highway on lower ground. Careful consideration would need to be given to surfacing materials to minimise impact.

Whilst the proposed track will have some adverse impact on landscape character and amenity, this will be mitigated in part by the re-establishment of a historic field enclosure and the development is viewed against the background of the environmental gains which are set out in the justification for the proposal. This has been discussed with the Authority's Landscape Officer who agrees this could help to mitigate impact.

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

ARCHAEOLOGY

Much of the immediate landscape is designated scheduled ancient monument (SAM) and a premier archaeological landscape. The proposed track is outside of the SAM and no archaeological features are recorded along the route of the track and will not harm archaeological interests in this landscape.

WILDLIFE

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

CONCLUSION

The proposed development arises from the Catchment Sensitive Farming project for the River Dart. The track is proposed in the interests of preventing soil erosion and landscape degradation, water pollution and improving animal welfare.

Whilst the proposed track will have some adverse impact on landscape character and visual amenity, this will be mitigated in part by the re-establishment of a historic field enclosure which will also help to restore the integrity of the medieval field system.

In light of the above, the scheme is considered to be acceptable.

8. Application No: **0344/14** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -
Householder** Parish: **Moretonhampstead**
Grid Ref: **SX751858** Officer: **Louise Barattini**
Proposal: **Two-storey extension and alterations**
Location: **Mardon View, North Bovey
Road, Moretonhampstead**
Applicant: **Mr & Mrs L Solly**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED, subject to the consideration of any comments received by the 23 July 2014 (statutory consultation period)**

Reason(s) for Refusal

1. The proposed extensions by reason of the percentage increase in habitable floor space, the associated increase in the scale and massing of the dwelling and the design of the projecting first floor extension, would have an unacceptable impact on the character and appearance of this building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

Mardon View is a detached 1960's former police house associated with the former police station which is currently being redeveloped to accommodate 3 new dwellings.

Mardon View is positioned on elevated ground, behind the redevelopment site, and accessed by the shared driveway.

This application proposes two-storey and first floor extensions to provide enlarged bedroom, additional bedroom with en-suite, study, family room, children's room and porch extension.

The application is presented to the committee at the request of Member Mike Jeffries who considers the proposed extension would be in line with others in the area and that the policy issues need to be debated.

Planning History

0214/14	Extensions and alterations incorporating timber cladding
	Full Planning Permission - Withdrawn 09 June 2014
	Householder

Consultations

Teignbridge District Council:	Any comments will be presented at the Committee meeting
County EEC Directorate:	No highway implications
South West Water:	Any comments will be presented at the Committee meeting
Environment Agency:	No objection - flood risk zone 1 - standing advice applies
DNP - Ecology & Wildlife Conservation:	Any comments will be presented at the Committee meeting

Parish/Town Council Comments

Moretonhampstead PC:	The Parish Council supports this application and comments that although it is a slightly larger extension than normally permitted it will still be a small house in respect of the others in the area.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD4 - Protecting local amenity
DMD7 - Dartmoor's built environment

Representations

1 letter of objection

The neighbouring occupiers to the north of the application site have raised concerns about loss of light into their kitchen and sitting room, and overlooking from the proposed ground floor children's room into their garden.

They request that consideration is given to obscure glazing for the proposed roof lights on the north elevation of the extensions.

Observations

POLICY CONSIDERATIONS

The National Planning Policy Framework recognises good design as a key aspect of sustainable development, indivisible from good planning. Development should respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Policies DMD1a, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout, detailing and materials.

Policy DMD24 requires extensions to not increase the habitable floor space of the existing dwelling by more than 30%, be consistent with advice contained in the Dartmoor Design Guide and not to adversely affect the appearance of the dwelling and its surroundings. The 30% floor space increase is reiterated in the Design Guide.

The Dartmoor Design Guide requires high quality locally distinctive design and stipulates that new extensions should not overwhelm the existing property and should be set back from the main elevation.

Policy DMD4 sets out the objectives for protecting residential amenity and policies DMD14 and COR7 establish the requirement to safeguard biodiversity and protected species.

PROPOSED DEVELOPMENT & PLANNING HISTORY

The application proposes the erection of a two-storey extension to the side and rear elevation of the dwelling to provide an enlarged bedroom, additional bedroom with en-suite, study, family room, children's room and porch extension. The proposal also incorporates areas of timber cladding to the exterior of the building

The proposal presents a 57% increase in habitable floor space for this dwelling. A planning application was submitted for a similar scheme earlier this year and a smaller scaled down scheme was negotiated which was acceptable to officers (planning ref: 0214/14). The applicant decided to withdraw this application and re-apply for the original scale of development to meet the family's needs.

FLOOR SPACE INCREASE AND IMPACT ON CHARACTER AND APPEARANCE

The proposal seeks to increase the existing habitable floor space of the dwelling by 57%; this is almost double the permitted allowance under policy DMD24. The proposal clearly conflicts with this policy and there are no clear material planning considerations to depart from this policy requirement.

The proposed extensions present a significant increase in the scale and massing of the existing building and the two-storey extension does not respect the Design Guide requirement to set back the extension from the main elevation and therefore lacks subservience to the existing building. The first floor extension with undercroft below presents a rather awkward detail and does not reflect a high quality, locally distinctive design that is sympathetic to the existing building, contrary to policy.

IMPACT ON NEIGHBOUR AMENITY

The immediate neighbouring dwelling to the north of the site (Ashwood) is partially offset to the side of Marden House and positioned on higher ground. There is a ground floor kitchen window facing the proposed projecting first floor extension, the outlook of which would be affected by the development. However, given the existing relationship, change in levels, scale of the extension and having regard to the other windows serving this open plan kitchen/diner it is not considered that the proposal would harm the residential amenities of this neighbouring occupier. There are a number of windows serving the lounge at the western end of the house and the first floor outlook from bathroom and small room/study would not be adversely affected. There would also be no substantial loss of light to this neighbouring property.

The relationship presented between fenestration, ground levels and juxtaposition of dwellings is such that the proposed two-storey extensions to the east elevation of the dwelling will not harm the residential amenities of the occupiers of the dwelling to the north (Ashwood).

The proposed extensions are to the north of the new houses being constructed on the adjacent former police station site and the layout, design and relationship presented is such that no adverse impact is considered for the residential amenities of the future occupiers of these dwellings.

The extension would be seen against the backdrop of the existing dwelling when viewed from the neighbouring property to the east (Newlands). There is an existing first floor bedroom window in the east gable at first floor and the proposed development would not significantly alter the existing overlooking relationship presented between neighbouring dwellings.

IMPACT ON PROTECTED WILDLIFE SPECIES

The roof is modern and in a good state of repair, however, there are some access gaps in the existing fascia boards and therefore potential for occasional individual roosting bats and nesting birds. Existing soffits and fascias should only be taken down outside summer roosting months and carried out under a watching brief of a qualified ecological consultant, bat slates/bat box should also be incorporated.

CONCLUSIONS

Prior to submitting this revised scheme the applicants were aware of the policy restriction and the difficulty officers would have in supporting the proposal. The proposal seeks to increase the existing habitable floor space of the dwelling by 57%; this is almost double the permitted allowance under policy DMD24. The proposal clearly conflicts with this policy and the design is harmful to the character and appearance of the existing dwelling and there are no clear material planning considerations to depart from this policy requirement. The Authority has maintained a consistent stance on the 30% floor space rule since its adoption. An amendment to the earlier application to provide a more modest extension just over the 30% limit was better in design terms, more neighbourly and generally in line with policy.

The recommendation is therefore one of refusal.

9. Application No: **0328/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX726873**

District/Borough: **West Devon Borough**
Parish: **Chagford**
Officer: **Louise Barattini**

Proposal: **Conversion of redundant store and workshop into a farm worker's dwelling**

Location: **Middle Drewston Farm,
Moretonhampstead**

Applicant: **Mr & Mrs M Perriman**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. Having considered an assessment of the holding, the Authority is not satisfied that there is a clearly established existing functional need for a second farm worker dwelling on the holding. The proposal is therefore contrary to policies COR2, COR15 and DMD23 of the Dartmoor National Park Authority Development Plan and to the advice contained in the National Planning Policy Framework 2012.
3. In the absence of a wildlife survey report to ascertain the effect of the development on protected species, the Authority is unable to determine whether the proposal will have a detrimental impact on biodiversity contrary to policies COR7 and DMD14 of the Dartmoor National Park Authority Development Plan, to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, to the advice contained in the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

The application relates to a traditional stone barn, with modern alterations, previously associated with the historic farmsteads of Higher Drewston and located in the open countryside to the north west of Moretonhampstead. Middle Drewston Farmhouse is grade II listed and is separated from the barn by the public highway.

The applicant lives at Middle Drewston farmhouse which is the main and sole dwelling for his farming enterprise. It is proposed to convert the barn into a dwelling to provide a second farm workers dwelling on the holding.

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

Planning History

0025/08	Machinery store and general craft workshop including alterations to east elevation of existing barn	Full Planning Permission	Grant Conditionally	06 March 2008
3/08/060/97/04	Conversion of barn to form a two bedroom dwelling	Change of Use	Withdrawn	29 April 1997
03/08/1320/86	Conversion of barn to form agricultural workers dwelling	Change of Use	Grant Conditionally	05 December 1986
	Appeal lodged: 03 June 87		Result: Dismissed	
03/08/0910/86	Conversion of stables into holiday cottage and indoor pool	Change of Use	Refused	05 September 1986
03/08/0040/86	Change of use of barn to holiday cottage	Change of Use	Refused	07 March 1986
03/08/1296/77	Conversion of barn into holiday cottage	Full Planning Permission	Grant Conditionally	10 February 1978
3/8/74/704	Conversion of outbuildings into kitchen & dining rooms, formation of			

cloakroom & doorway

Full Planning Permission

Grant Conditionally

22 November 1974

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

South West Water: No objections

Environment Agency: No objection - flood risk zone 1 - standing advice applies

Land Agent Consultant: The independent agricultural consultant makes the following conclusions on the proposal for a second on-farm dwelling against the policy tests set out in DMD23:-

(i) Use of existing buildings

The building, which is the subject of the application, is satisfactory for conversion to the accommodation required, should the other criteria be satisfied.

(ii) Is there a functional need for a worker to be readily available at most times:

It beholds me to look at this application on a totally objective basis, not taking into consideration the personal circumstances of the applicant. The criteria asks whether or not for the proper functioning of the existing enterprises there is need for 2 full time workers to be present on the holding at all times of the day and night. I am quite clear that the needs of the holding do not require 2 people to be in attendance at all times. The presence of the applicant in the main farmhouse is quite adequate for the needs of the existing enterprises and in particular the ewe flock and the suckler herd. I fully appreciate that for the proper daily management of the holding there is a need for 2 full time workers (with possibly an additional part time input) but that is just for the day to day management of the holding. Obviously there are peaks and troughs of labour demands, with peaks being at the times of lambing and calving but at all other times the presence of 1 full time worker on the holding will adequately meet the needs/emergencies/on site requirements for the proper management of the business. As I have already mentioned, I have to look at this application purely objectively and not in terms of the personal requirements of the applicant. It was made very clear to me on my inspection that the applicant would prefer to be less involved in the day to day management of the business and the converted barn would be for a full time worker who would take on more of the out of hours labour requirements such as lambing and calving, and the applicant himself would then be less involved in those out of hours activities. I fully appreciate why the applicant

would like to take these management decisions, and move towards a 'semi-retirement position', but the planning policy does not make any allowance for those personal circumstances and the personal wishes of the farmer in question. The simple question is whether or not the existing farm business requires 2 people to be on site at all times of the day and night for its proper functioning and the simple is no it does not. It can function properly with one person being resident and that one person is the occupant of the main farmhouse.

(iii) Does the need relate to a full-time worker or one solely or mainly employed on the holding or enterprise;

I accept the labour requirements as set out in the agent's appraisal and that there is in excess of 2 full time workers required to operate this business, but as I have said in (ii) above that is not the same as the functional need of 2 full time workers to be present at all times of the day and night for the business to operate properly.

(iv) Has the enterprise been established for at least three years, profitable for at least one, currently financially sound and has a clear prospect of remaining so:

I have inspected the financial accounts of the business and I confirm that it has been established for at least 3 years, it has been profitable for at least 1 and is currently financially sound with a clear prospect of remaining so.

(v) can the need be met by another suitable and available dwelling on the holding or in the locality;

As I do not believe there is a functional need for the second on farm dwelling this criteria is not relevant.

(vi) is the scale of the dwelling and siting appropriate:

Same comments as (v) above.

In summary, my advice with regard to this application is both difficult to give and yet simple to give at the same time. I have a lot of sympathy for the applicant who appears to be looking to lessen his involvement in the 24 hours a day treadmill of farming a holding of this size, but at the same time the planning policy requires me to look objectively at the facts of the case. I am quite clear that with the size of the holding and the needs of the enterprises that the functional need for 2 people to live on site is not met. So in conclusion, I cannot support this application as I am of the opinion that the necessary criteria are not satisfied for this proposed second on-farm dwelling.

Parish/Town Council Comments

Chagford PC:

The Council supports this application subject to the application of an agricultural occupancy condition.

The Council considers the proposed structural changes and change of use will ensure the long-term maintenance of this historic traditional farm outbuilding and will not result in loss of privacy to the dwelling to the west. There will be no detrimental impact on appearance and the roadside setting will be improved.

The Council has no reason to disbelieve the man-hours details presented by the applicant and is therefore of the opinion that the requirements of policy are satisfied.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR21 - Dealing with development and transport issues in a sustainable way

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD23 - Residential development outside Local Centres and Rural Settlements

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD40 - Parking provision - Residential

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

PROPOSED DEVELOPMENT

The proposal is for a modest three bedroom dwelling (amounting to just over 80sqm in floor space) making use of the existing barn and lean to-extensions, with small garden area and provision for on-site parking.

JUSTIFICATION FOR SECOND FARM WORKER DWELLING

Middle Drewston Farm comprises a range of modern and traditional buildings commensurate with the needs of the existing farming system, which is a breeding ewe flock and suckler cow herd (approximately 360 breeding ewes and 45 suckler cows). The farming policy is to sell lambs as fat and rear ewe lamb replacements for the main flock. The suckler cows calve all year around and the breeding ewes lamb in 2 batches between March and May each year. A number of calves/young store cattle are purchased each year.

At the present time the labour employed on the holding is the applicant and his wife together with two regular part-time workers. The holding comprises a total of 400 acres, most of which is owner occupied with some rented, and the majority is down to grass with approximately 40 acres of forage crops grown each year.

The National Planning Policy is explicit at paragraph 55 that 'Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as ...the essential need for a rural worker to live permanently at or near their place of work in the countryside...' The emphasis is on functional need.

Local Plan Policy DMD23 sets out the criteria for assessing proposals for farm worker dwellings and this is the principal consideration for this application.

The Authority's independent agricultural agent has assessed the application and clearly concludes that a proposal for a second on site farm workers dwelling does not pass the functional needs test of policy DMD23. A detailed summary of his findings is set out earlier in this report.

The key consideration is whether or not for the proper functioning of the existing enterprise there is need for 2 full time workers to be present on the holding at all times of the day and night.

The independent consultant is explicitly clear that the needs of the holding do not require 2 people to be in attendance at all times; the presence of the applicant in the main farmhouse is quite adequate for the needs of the existing enterprise and in particular the ewe flock and the suckler herd.

It is acknowledged that for the proper daily management of the holding there is a need for 2 full-time workers (with possibly an additional part-time input) but that is just for the day to day management of the holding. Obviously there are peaks and troughs of labour demands, with peaks being at the times of lambing and calving but at all other times the presence of 1 full time worker on the holding will adequately meet the needs/emergencies/on site requirements for the proper management of the business.

The proposal therefore amounts to an unjustified dwelling in the open countryside, in clear conflict with policies COR2, COR15 and DMD23.

LANDSCAPE IMPACT AND DESIGN

This stone barn, possibly a former cart shed, has undergone modern alterations and partial reconstruction and is currently used as a craft workshop and machinery store (planning ref: 0025/08). These alterations have impacted on the character and appearance of the building.

The proposed conversion makes use of an existing building and whilst it will further domesticate the character of this building it is on the whole sympathetic to its existing appearance and will not conflict with policy DMD9.

The proposal will conserve the character and appearance of the local landscape, built environment and setting of listed buildings in line with the objectives of policies COR1, COR3, COR4, DMD1b, DMD5 and DMD7.

WILDLIFE IMPACT

There is potential for the proposed development to impact on protected species (bats, nesting birds and barn owls specifically).

In the absence of this information, the Authority is unable to determine whether the proposal will have a detrimental impact on biodiversity and therefore a second reason for refusal is proposed in line with policies COR7 and DMD14. The applicant has been made aware of this and is looking to commission a wildlife survey, the recommendations of which may result in the withdrawal of this reason for refusal.

HIGHWAY SAFETY

The application makes use of an existing access and provision is made for on-site parking. No objection is raised to the proposed development from a highway safety perspective. The proposal therefore complies with policy COR21.

NEIGHBOUR AMENITY

The proposed development will not compromise the residential amenities of neighbouring occupiers having regard to the design, layout and relationship presented with neighbouring buildings. The proposal will therefore not conflict with policy DMD4.

CONCLUSIONS

The proposal fails to demonstrate a need for a second farm workers dwelling on the holding and therefore amounts to an unjustified dwelling in the open countryside, in clear conflict with policies COR2, COR15 and DMD23. The recommendation is therefore one of refusal.

The applicant has been informed of the findings of the independent agricultural consultant prior to requesting the bat survey. The applicant would, however, like to progress toward a determination rather than withdraw the application.

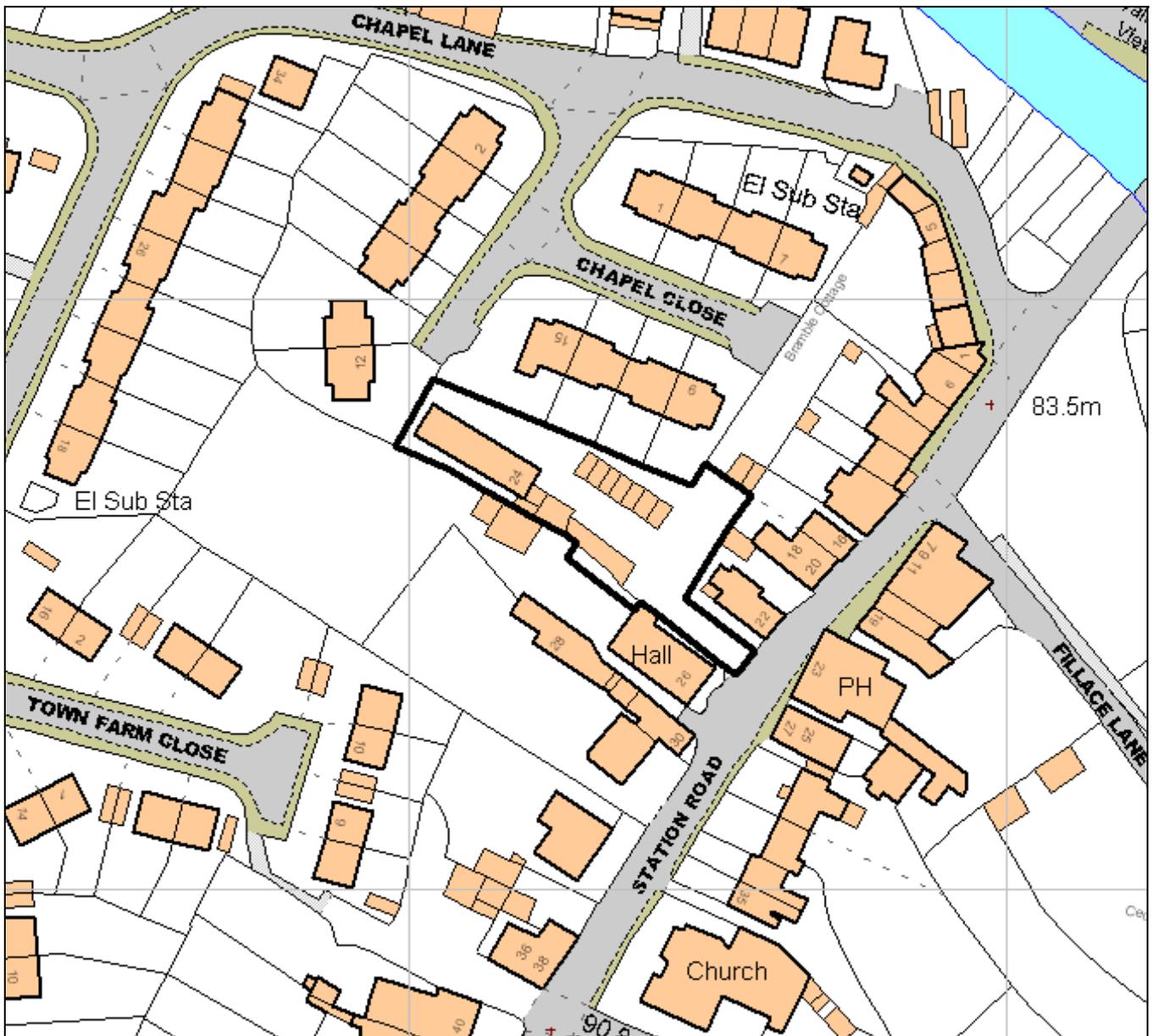
10. Application No: **0064/14**
Application Type: **Full Planning Permission**
Grid Ref: **SX512698**

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

Proposal: **Demolition of workshop/garages and erection of four dwellings**

Location: **24 Station Road, Horrabridge**

Applicant: **Burbage Properties (SW) Ltd**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development by virtue of its scale, form, design and relationship to the surrounding development, would be detrimental to the character and appearance of the site, its surroundings and the setting of the Horrabridge Conservation Area contrary to the Dartmoor National Park Authority Development Plan, in particular policies COR4, DMD7 and DMD12 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

The site described as 24 Station Road, Horrabridge is located to the rear of London House and Honey's Bakery and consists of redundant timber garages most either not in use or only used for storage. One is in use as a car repair garage. Access to the site is between London House (22/24 Station Road) and the Village Hall. The site lies partly within the Conservation Area.

It is proposed to demolish the existing buildings on the site and erect four semi-detached houses.

The application is presented to the Committee in view of the comments received from the Parish Council.

Planning History

0592/12	Renewal of extant permission ref 0394/08 for demolition of timber garages and pre-fabricated concrete workshop and erection of 4 flats (3 affordable) and 2 houses with 10 parking spaces (1 disabled)	Full Planning Permission	Withdrawn	18 June 2013
0394/08	Demolition of timber garages and pre-fabricated concrete workshop and erection of 4 flats (3 affordable) and 2 houses with 10 parking spaces (1 disabled)	Full Planning Permission	Grant Conditionally	15 December 2009
0044/06	Provision of three dwellings comprising a detached house and pair of semi-detached	Outline Planning Permission	Grant Outline Conditionally	21 March 2006
03/35/1321/82	Change of use of existing agricultural workshop to a vehicle repair workshop	Change of Use	Grant Conditionally	14 January 1983

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: The number of units proposed has the potential to generate fewer vehicle movements than the current site activities. Conditions in respect of provision of parking and a method of construction statement are required

South West Water: No objection subject to separate foul water drainage

Environment Agency:	Flood Risk Zone 1 - standing advice applies
Historic Buildings Officer:	The disposition and design of the proposed dwellings requires further consideration to ensure positive enhancement of the setting and views from within the conservation area. It is recommended that permission is refused because the proposed development will cause substantial harm to the setting and significance of the Horrabridge Conservation Area, a designated heritage asset.
Environmental Health (WDBC):	The phase II contamination report makes several recommendations in terms of land remediation which require the consideration of appropriate conditions.
DNP - Trees & Landscape:	The trees to be removed are not significant features in the local landscape and their removal will have minimal impact on the character of the village.
DNP - Ecology & Wildlife Conservation:	The application is likely to affect breeding birds. Works should avoid the nesting season.

Parish/Town Council Comments

Horrabridge PC:	Supports this application with the proviso that the knotweed infestation has to be dealt with properly by the developer. On such a small development affordable housing is problematic.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR10 - Providing for renewable energy
COR12 - Meeting the need for local infrastructure, community facilities and public services
COR15 - Providing for limited new housing to meet local needs
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR24 - Protecting water resources from depletion and pollution
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
COR8 - Meeting the challenge of climate change
COR9 - Protection from and prevention of flooding
DMD10 - Enabling development
DMD12 - Conservation Areas
DMD15 - Renewable energy
DMD17 - Development on contaminated land
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD40 - Parking provision - Residential

DMD7 - Dartmoor's built environment

Representations

1 letter of objection

One letter of objection has been received in respect of boundary issues and maintenance of the shared fence.

Observations

INTRODUCTION

This site is 'previously developed land' within Horrbridge, a designated Local Centre. It has been the subject of several previous applications. The 2008 permission ref 0394/08 has expired so there is no current planning permission for residential development on the site.

PLANNING HISTORY

This site has been occupied by domestic garages for many years. There is a repair garage operating from the site at present which benefits from the planning permission granted in 1982.

Planning permission was granted for four flats and two houses in four detached buildings on the site in 2008. Three of the flats were proposed to be affordable.

The 2012 application to renew this permission was considered by the Development Management Committee in February 2013, when it was resolved to grant planning permission to renew planning permission subject to a Section 106 agreement in respect of the affordable housing. The applicants withdrew the application in June 2013 stating that the approved scheme was not viable.

PLANNING POLICY

One of the buildings on the site is being used as a vehicle repair workshop however this is a secondary workshop to the tenant's main site, so the development will not result in the loss of a business unit. When the previous permission was granted the Authority accepted that although policy COR18 was relevant, the use of the site was a non-conforming use in an otherwise residential area and that residential use of the site was acceptable in principle because it would facilitate significant environmental benefits.

PROVISION OF AFFORDABLE HOUSING

Horrbridge is defined as a Local Centre where Core Strategy policies COR2, COR15 and DMD21 target the provision of affordable housing. On a site such as this these policies require not less than 50% of housing to be affordable unless 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. It should be noted that policies HOR1 and HOR2 allocate land elsewhere in the village for affordable housing.

This is a sustainable site close to the centre of the village where the Authority would normally be keen to deliver affordable housing. However the applicant has provided information regarding the viability of the site and stated that it is not viable to provide affordable housing on the site.

The Authority has taken independent advice in respect of viability from the Valuation Office Agency. The assessment includes a developers profit of 15% of the gross development value which they consider to be a minimum for a scheme of this type. In their figures the applicant did not include this level of profit. This concludes that even if a land value of zero were to be adopted, there would be a deficit of £9,376. It is therefore concluded that the scheme is not viable and is unable to support any affordable housing or commuted sum in lieu of affordable housing. Officers are satisfied that on the basis of the current scheme, it would not be viable to deliver affordable housing on this site. This being the case, a reason for refusal in respect of unjustified open market dwellings in a Local Centre is not included.

DESIGN & IMPACT ON CONSERVATION AREA

The desire to protect the residential amenity of the neighbours has resulted in a site layout that is not appropriate for this site from a design point of view in this sensitive location. It results in blocks that run against the grain of historic development and at the front of the site a layout where parked cars will dominate. No works are being proposed to the existing rear access shared with the properties facing Station Road.

The site is adjacent to and partly within the Horrabridge Conservation Area. It was considered that the layout of the previously approved scheme was the best arrangement for a difficult site.

In the context of policies COR3, COR5, DMD7 and DMD12 and the adopted Dartmoor Design Guide, although the design of the proposed buildings is for two-storey dwellings with simple gable roofs, timber joinery, natural slate roofs and some detailing reflecting advice in the design guide, the Historic Buildings Officer has commented that the disposition of the proposed dwellings, especially the block to the east requires further consideration to ensure positive enhancement of the setting and views from within the conservation area.

It is also considered that the dwellings to the east of the site, their frontage, access lane approach and the space contained by these and the historic buildings adjoining the site need careful consideration to ensure a quality outcome. The dwellings would also benefit from design based on the historic character of dwellings within the conservation area so as to give a more distinctive character and connection between existing 'place' and proposed works within the site.

Although the proposed dwellings are simple, their scale is compromised by their deep plan form. The footprint of the houses reflects the regimented footprints of the modern houses to the west rather than the varied layout of the older properties within the conservation area, which either face the street or are linear and at right angles to the street. There is a drop in levels between the back of the site and the adjacent road which means that any large two-storey houses on this part of the site will be very dominant when viewed from the adjacent properties and the road itself.

Also, parking to the front of the dwellings should not be the dominant view and should be relocated to the rear and enclosure of the front gardens with stone walls would also provide continuity between the old and new.

The agent has developed a sketch scheme which takes on board the concerns expressed above and officers consider that they could work with him to develop that scheme to a point where a positive recommendation could be made. It would be so different that it could not be considered as an amendment to the scheme and the applicant has been invited to withdraw this application and resubmit once further discussions have taken place. Unfortunately the agent has not been able to contact the applicant because he is on holiday abroad so he has asked that the application is considered in its current form.

IMPACT ON PARKING AND HIGHWAY SAFETY

It is acknowledged by the highways officer that the access on to Station Road is not ideal however in view of the traffic movements associated with the former use of the garages and the parking provision meeting the standards set out in policy DMD40, the Highway Authority has not objected and the proposal is considered to be in accordance with the Core Strategy in particular policy COR21.

IMPACT ON RESIDENTIAL AMENITY

In accordance with policies COR4 and DMD4 the likely impact of the development on adjoining residents was a critical consideration in developing this and the previous scheme. The applicant has sought to maintain optimum separation distances from the neighbouring properties in accordance with the advice in the Design Guide. It is therefore considered that the impact of the buildings on the amenity and privacy of surrounding residents is acceptable.

DRAINAGE

The proposal incorporates a sustainable drainage scheme in accordance with Core Strategy policy COR8. Foul drainage will be directed to the mains sewer so the proposal is in accordance with COR24.

CONTAMINATED LAND

The land is contaminated by virtue of the previous use and naturally occurring high levels of arsenic and lead. A phase 2 study has been submitted and makes a number of recommendations .

IMPACT ON BIODIVERSITY

Restrictions in respect of the timing of the works in relation to the bird nesting season would meet the requirements of policies COR7 and DMD14.

CONCLUSION

Policies only allow for a departure from the requirement for affordable housing to secure the overall viability of development or the delivery of significant local infrastructure provision of clear benefit to the local community. In this case having obtained information regarding the potential costs of development on the site and the value of the properties to be built, officers are satisfied that it is not viable for the applicant to provide affordable housing within the proposed scheme.

Although the development would facilitate an improvement in the appearance of the site in that

the garages would be removed, it is not considered that this would constitute a significant environmental improvement. This is because although the proposed layout optimises the separation distances between the dwellings and the neighbouring properties, it does not reflect, conserve or enhance the setting of the Conservation Area or the wider built environment. The site by virtue of its sensitive location warrants a design of the highest standard and this has not yet been achieved.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

1 AUGUST 2014

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Director of Planning Development

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

1	Grid Ref: SX527 999	District/Borough: West Devon
	Officer: Jo Burgess	Parish: Hatherleigh

Proposal **Erection of 1 turbine with 50m hub height, 77m tip height and associated infrastructure**

Location **Heane Farm, Runnon Moor Lane, Hatherleigh**

Response: **NO OBJECTION**

Although the proposed turbine is a substantial structure it is located approximately 13 km (8 miles) from the National Park boundary. In this context it is considered that turbine would not be visually prominent to such an extent that it would cause unacceptable damage to the special qualities of the National Park.

The Authority therefore has raised NO OBJECTIONS to this proposal.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 August 2014

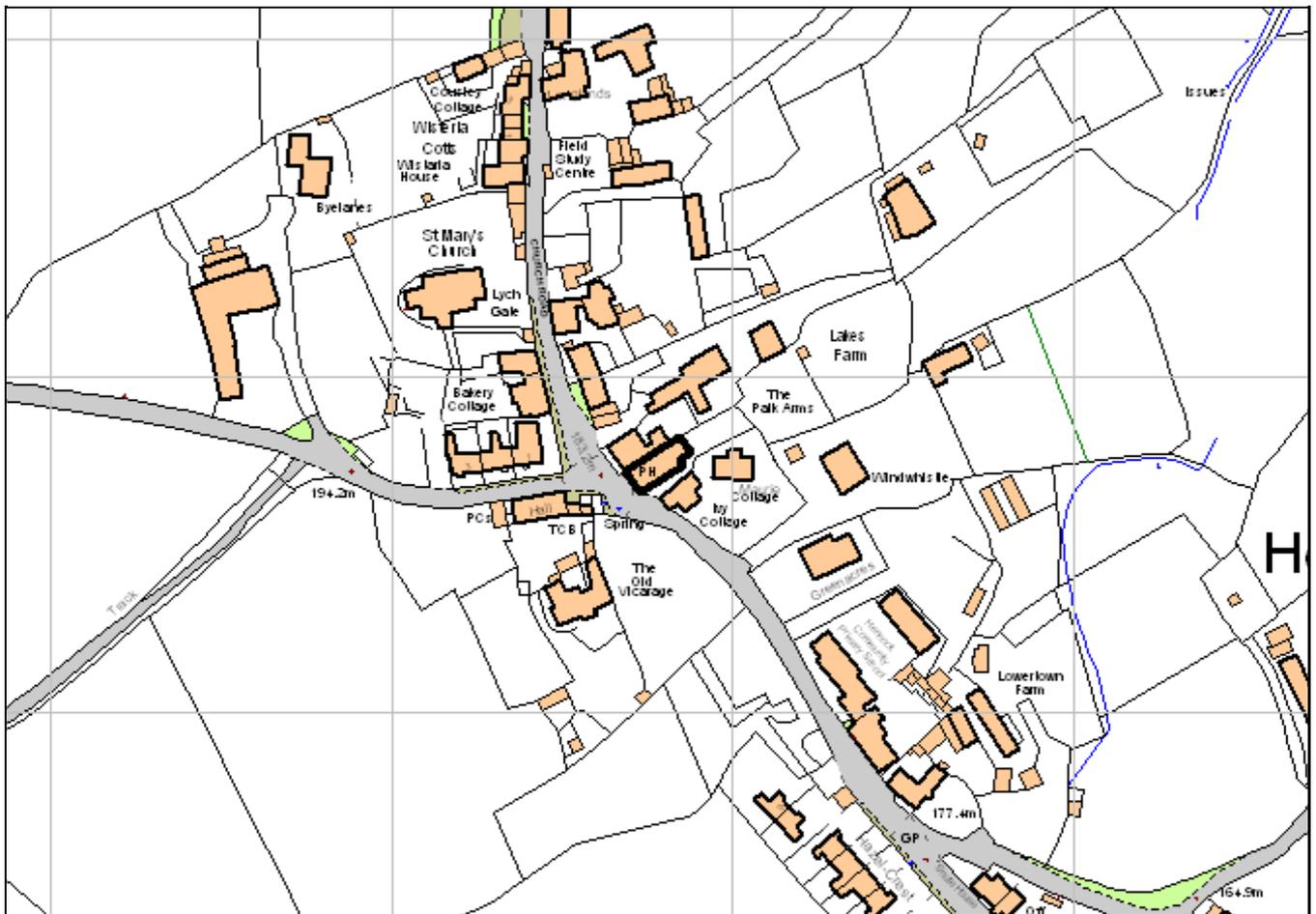
APPEALS

Report of the Director of Planning

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

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

- | | | | |
|-------------------|---|-------------------|----------------------|
| 1 Application No: | A/14/2216138 | District/Borough: | Teignbridge District |
| Appeal Type: | Refusal of Full Planning Permission | Parish: | Henock |
| Proposal: | Change of use of commercial kitchen to manager's flat | | |
| Location: | Palk Arms, Henock | | |
| Appellant: | Mr I Bridle | | |
| Decision: | ALLOWED | | |



This application was dealt with under delegated powers and refused on grounds that the proposed development would result in an unjustified open market unit of residential accommodation within a defined Rural Settlement.

The Palk Arms has two flats on the upper floors, one of which is occupied by the appellant who is the landlord. The proposed managers flat would be accommodated in the former commercial kitchen and would amount to a bed sit with an independent toilet/shower.

The Inspector concluded that it would not be open market accommodation because the occupancy would be restricted to employees of the Palk Arms only. Although the Inspector was mindful of the policies in respect of affordable housing he concluded that the advantages of the scheme outweighed the possible disadvantages in that the additional income stream provided by letting out one of the existing flats, would assist in the viability or profitability of the pub which is recognised in the Hennock Community Plan as an important facility in maintaining the vitality of the community.

The Inspector granted permission subject to occupancy restriction.

2 Application No: C/13/2200153 District/Borough: West Devon Borough
Appeal Type: Enforcement Notice Parish: Burrator
Proposal: Without planning permission, operational development consisting of the erection of a dwelling on the Land
Location: **1000ft Peek Hill, Walkhampton**
Appellant: **Mr J Belcher**
Decision: **ALLOWED AND NOTICE QUASHED**
APPLICATION FOR AWARD OF COSTS REFUSED



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100m
Scale 1:2500 @ A4

The Authority served two Enforcement Notices on 15 May 2013. Notice (A) alleged the erection of a dwellinghouse on the land, without planning permission. Notice (B) alleged the excavation, levelling and hard surfacing with aggregate of part of the land and the erection of a concrete block retaining wall exceeding 2 metres in height.

In the Authority's view, a modest building on the land with the benefit of a Certificate of Lawfulness for use as a dwellinghouse had been almost completely removed and replaced with a new dwelling some 400% larger in floor area. The west wall had been removed and the entire roof structure removed. The interior was completely gutted, including wall coverings and linings. The three remaining walls had been extensively altered and partially rebuilt. The Authority estimated that more than 50% of the fabric of the former building had been removed.

The Inspector decided that as a matter of fact and degree the previous building had not ceased to exist and what had occurred “falls squarely within enlargements, improvements and alterations”. In his view, the appellants would not have openly engaged with DNPA about what could have been done as an extension under permitted development rights if they had set out to erect a new dwelling. This meant that the breach of planning control alleged in Notice (A) had not occurred and the Notice should be quashed.

As regards Notice (B), the Inspector did not feel that the degree of work required to create a level surface amounted to an engineering operation in its own right. There was therefore no breach of planning control. The concrete block retaining wall was found to have been reduced to 2m in height by the date of the appeal and permission was therefore granted for its retention.

Costs Applications

The Appellants’ application for a full award of costs against the Authority was refused. The Inspector stated that despite the seriousness of the Appellants concerns about the position they found themselves in and the expense incurred as a result, in the appeal process itself DNPA did not behave unreasonably. Therefore an award of costs was not justified.

The Authority’s application for a partial award of costs on the basis of the Appellants’ unreasonable behaviour in the appeal process was also refused. The Inspector noted that “the sequence of building works evolved somewhat across the appellants’ evidence” but stated that he did not believe that the appellants set out to mislead the appeal process. He also noted that two of the three grounds for seeking an award of costs related to grounds of appeal which he had not needed to consider and that it would therefore be inappropriate to reach any conclusion on the reasonableness of pursuing those grounds of appeal.

Conclusion

After three hearing / inquiry sessions and almost 12 months of appeal process it is very disappointing that the Inspector accepted that the works at 1000 Feet Peek Hill amount to a mere extension of the former building. The new building is an highly unsightly addition, with exceptionally poor design. It has a clear adverse impact upon the character and appearance of this part of Dartmoor, and light pollution from the new conservatory may be visible over several miles. However, given the Inspector’s findings and the breadth of the current Permitted Development rights for front extensions, officers believe that there would be little prospect of success if further enforcement action was taken. It is therefore proposed to close the enforcement case.

The following appeal(s) have been lodged with the Secretary of State since the last meeting.

1 Application No:	C/14/2220162	District/Borough:	Teignbridge District
Appeal Type:	Enforcement Notice	Parish:	Buckfastleigh
Proposal:	Change of use of shop to a mixed use incorporating a café		
Location:	40 Fore Street, Buckfastleigh		
Appellant:	Miss E Parker		

2 Application No:	C/14/2220163	District/Borough:	Teignbridge District
Appeal Type:	Enforcement Notice	Parish:	Buckfastleigh
Proposal:	Change of use of shop to a mixed use incorporating a café		

Location: **40 Fore Street, Buckfastleigh**
Appellant: **Mr S Paine**

3 Application No: D/14/2220769 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Ashburton
Proposal: Two-storey rear extension
Location: **29 Balland Park, Ashburton**
Appellant: **Ms C Tilley**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 August 2014

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

Report of the Director of Planning

Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.

(For further information please contact Stephen Belli)

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

1	Application No: 0237/14 Application Type: Full Planning Permission - Householder Proposal: Demolish existing outbuildings and construct new timber-frame garage and garden store Location: Coombe Hall, Drewsteignton Decision: Grant Unconditionally	District/Borough: West Devon Borough Parish: Drewsteignton
2	Application No: 0239/14 Application Type: Certificate of Lawfulness for an existing use Proposal: Certificate of Lawfulness for the existing use of former stable block as three dwellings and associated building works Location: Pine Lodge, Fern Lodge & Primrose Cottage, Hayford Hall, Buckfastleigh Decision: Certificate issued	District/Borough: South Hams District Parish: Buckfastleigh West
3	Application No: 0260/14 Application Type: Full Planning Permission Proposal: Remove dilapidated stable and replace with shed for storage of agricultural equipment Location: Barn & Roundhouse, Bridford Decision: Grant Conditionally	District/Borough: Teignbridge District Parish: Bridford
4	Application No: 0272/14 Application Type: Full Planning Permission - Householder Proposal: Single storey flank extension following demolition of existing outbuildings Location: 29 Blackabrook Avenue, Princetown Decision: Grant Unconditionally	District/Borough: West Devon Borough Parish: Dartmoor Forest

5 **Application No:** 0250/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Bridford
Proposal: Single storey side extension
Location: Southwood, Pound Lane, Bridford
Decision: Grant Unconditionally

6 **Application No:** 0247/14 **District/Borough:** West Devon Borough
Application Type: Change of Use **Parish:** Burrator
Proposal: Change of use of land from agricultural grazing for sheep to mixed use grazing for sheep and horses
Location: Moorwings, Burrator Road, Dousland
Decision: Grant Conditionally

7 **Application No:** 0228/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Change of use of farm track and farmyard to mixed use together with alterations to and change of use of agricultural building to use as training room/office
Location: Greenbank, Chagford
Decision: Refused. That permission be REFUSED

8 **Application No:** 0254/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** Ashburton
Proposal: Siting of two steel shipping containers
Location: St Andrews House, Ashburton
Decision: Certificate issued

9 **Application No:** 0246/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Bovey Tracey
Proposal: Construction of open-sided double garage/garden store
Location: Woodland Grove, Bovey Tracey
Decision: Grant Conditionally

10 **Application No:** 0236/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Dean Prior
Proposal: Creation of a ramp to provide disabled access
Location: Parish Village Hall, Higher Dean, Dean Prior
Decision: Grant Conditionally

11 **Application No:** 0264/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Drewsteignton
Proposal: Single storey extension with walkout above
Location: Crossways, Crockernwell
Decision: Grant Unconditionally

12 **Application No:** 0251/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Holne
Proposal: Agricultural worker's dwelling
Location: land at Mill Leat Farm, Holne
Decision: Withdrawn

13 **Application No:** 0242/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Belstone
Proposal: Erection of storage shed, log store and oil tank (retrospective)
Location: Skaigh Lodge, Skaigh Lane, Belstone
Decision: Grant Conditionally

14 **Application No:** 0337/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Holne
Proposal: Change of use of agricultural land to residential curtilage with the formulation of independent access track (Option B)
Location: Little Cross Cottage, Holne
Decision: Withdrawn

15 **Application No:** 0336/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Holne
Proposal: Change of use of agricultural land to residential curtilage with the formulation of independent access track (Option A)
Location: Little Cross Cottage, Holne
Decision: Withdrawn

16 **Application No:** 0244/14 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Burrator
Proposal: Replacement windows on north, west and east elevations
Location: Yeo House, Meavy
Decision: Grant Conditionally

17 **Application No:** 0245/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Two-storey side extension
Location: 1 Clifton Terrace, Plymouth Road, South Brent
Decision: Grant Conditionally

18 **Application No:** 0256/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Single storey side extension
Location: 64 Balland Park, Ashburton
Decision: Grant Conditionally

19 **Application No:** 0268/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Sub-division of house to provide a separate dwelling for holiday use
Location: Nattadon Hill House, Chagford
Decision: Grant Conditionally

20 **Application No:** 0241/14 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for a proposed development **Parish:** Ashburton
Proposal: Certificate of lawfulness in respect of a proposed development for the erection of a single storey extension to the rear of existing dwelling
Location: Pittmoor Barn, Rew Road, Ashburton
Decision: Certificate issued

21 **Application No:** 0233/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Single storey extension plus a replacement flat roof covering for an existing structure
Location: 15a Woodland Road, Ashburton
Decision: Grant Conditionally

22 **Application No:** 0240/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Construction of a garden studio
Location: 11 Westabrook, Ashburton
Decision: Withdrawn

23 **Application No:** 0262/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Dartmoor Forest
Proposal: Slate hanging on additional external elevations to weather-proof house
Location: Wheal Lucky, Rundlestone, Princetown
Decision: Grant Conditionally

24 **Application No:** 0258/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Demolition and replacement of office building with new dwelling, garage and PV array plus demolition of redundant store building
Location: Glazebrook Farm, South Brent
Decision: Refused

25 **Application No:** 0076/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Erection of stable block and sand turn-out area
Location: Moorwings, Burrator Road, DousInd
Decision: Grant Conditionally

26 **Application No:** 0259/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Erection of timber clad car port and store
Location: Higher Justments, Chagford
Decision: Grant Unconditionally

27 **Application No:** 0273/14 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Lustleigh
Proposal: Prior Notification for new access and road into woodland
Location: Yeo Copse, Forder Lane, Bovey Tracey
Decision: Prior Approval Refused

28 **Application No:** 0267/14 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** North Bovey
Proposal: Replacement slate roof tiles to main house and dairy outshot plus associated works
Location: Lower Hookner Farm, North Bovey
Decision: Grant Conditionally

29	Application No: 0271/14	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bovey Tracey
	Proposal: Amended scheme for a single storey extension, first floor extension over garage, two-storey side/rear extension, new detached garage and extended gravel drive (resubmission of 0168/14)	
	Location: Lingham, Bovey Tracey	
	Decision: Grant Conditionally	
30	Application No: 0257/14	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: South Brent
	Proposal: Extension for disabled use and provision of new external leaf for improved insulation	
	Location: Greylands, South Brent	
	Decision: Grant Conditionally	
31	Application No: 0263/14	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Widecombe-in-the-Moor
	Proposal: Replacement of 13 timber windows on the rear and side elevations	
	Location: Southcombe House, Widecombe-in-the-Moor	
	Decision: Refused	
32	Application No: 0226/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Okehampton Hamlets
	Proposal: Construction of 2.2m high retaining wall and pergola	
	Location: The Archway, Kersleigh Court, Meldon	
	Decision: Grant Conditionally	
33	Application No: 0270/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Peter Tavy
	Proposal: Erection of dwelling	
	Location: Peter Tavy Garage, Peter Tavy	
	Decision: Grant Conditionally	
34	Application No: 0269/14	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Lydford
	Proposal: Alterations to approvals for change of use of petrol station to A1 general retail (0380/11) and extension to farm shop (0233/13)	
	Location: Moorside, Lydford	
	Decision: Grant Conditionally. That permission be GRANTED	

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- 35 **Application No:** 0249/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Buckfastleigh
Proposal: Alterations and extension to house plus erection of garage
Location: Pearroc Vean, Grange Road, Buckfast
Decision: Grant Conditionally
-
- 36 **Application No:** 0231/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Gidleigh
Proposal: Alteration to existing field access to form gateway
Location: Gidleigh Village Hall, Gidleigh
Decision: Grant Conditionally
-
- 37 **Application No:** 0291/14 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Moretonhampstead
Proposal: Prior Notification for the erection of replacement forestry storage shed
Location: Fingle Wood, nr Clifford Bridge, Moretonhampstead
Decision: Prior Approval not required
-
- 38 **Application No:** 0277/14 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Demolition of existing conservatory and construction of single storey rear extension
Location: 5 Glazebrook Court, South Brent
Decision: Withdrawn
-
- 39 **Application No:** 0234/14 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Walkhampton
Proposal: Replacement extension and alterations plus replacement garage
Location: Eggworthy House, Walkhampton
Decision: Grant Conditionally
-
- 40 **Application No:** 0232/14 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bridford
Proposal: Erection of timber storage barn (5.4m x 3.6m)
Location: land at Pound Lane, Bridford
Decision: Refused
-

STEPHEN BELLI