

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 July 2015

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Planning

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Item No. **Description**

1. 0253/15 - Demolition of existing workshop and garages and erection of five cottages with garaging and parking (Full Planning Permission), 24 Station Road, Horrabridge
2. 0212/15 - Loft/roof extension plus other works (Full Planning Permission - Householder), 11 Manor Drive, Chagford

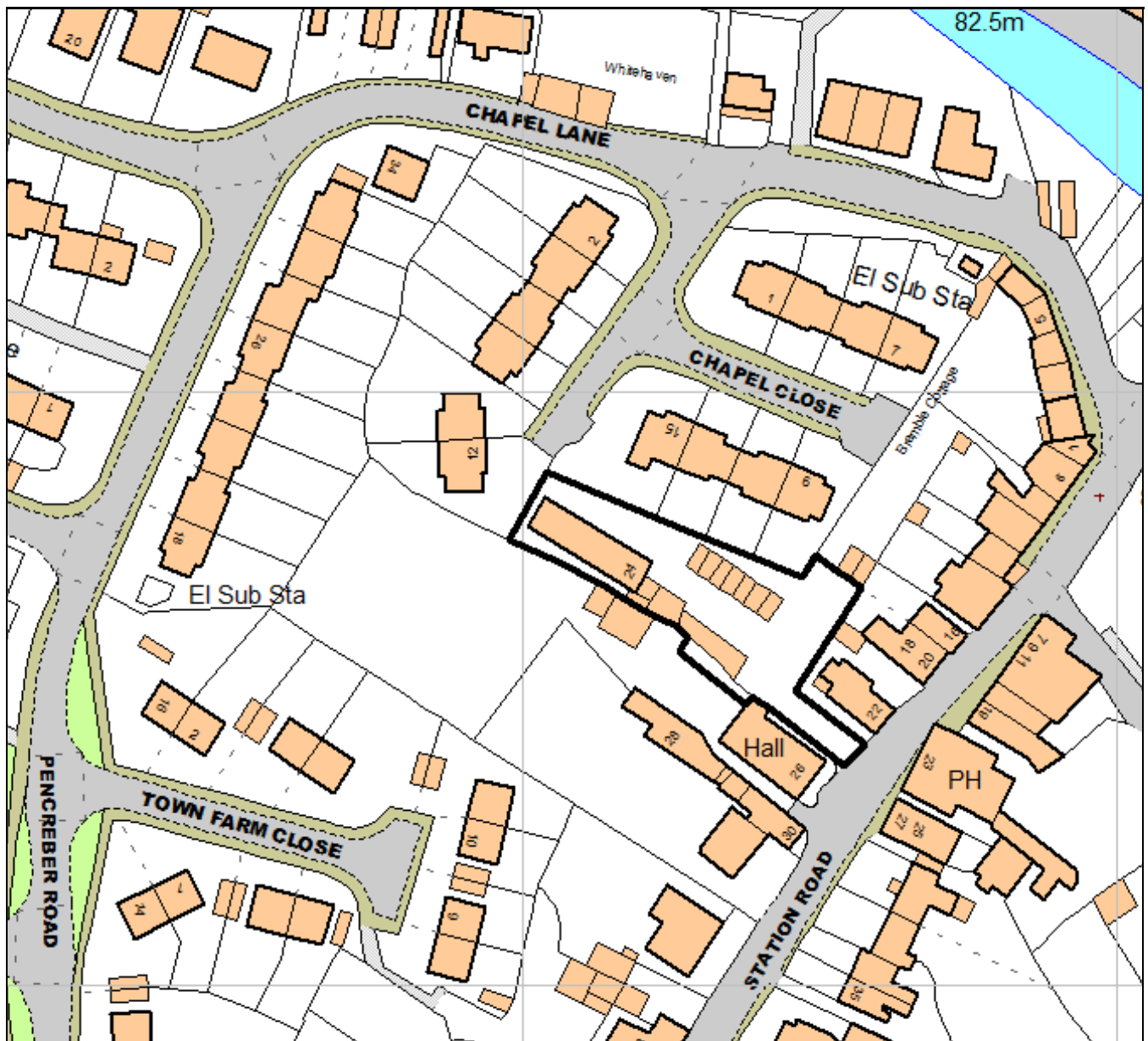
1. Application No: **0253/15**
Application Type: **Full Planning Permission**
Grid Ref: **SX512698**

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

Proposal: **Demolition of existing workshop and garages and erection of five cottages with garaging and parking**

Location: **24 Station Road, Horrabridge**

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



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50m
Scale 1:1250 @ A4

Recommendation **That 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the dwellings hereby permitted 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 the dwellings hereby permitted, 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.
3. Notwithstanding the details hereby approved, prior to the commencement of the development, samples of the slates, ridge tiles, external cladding and surfacing materials including granite kerbs and setts, shall be submitted to and approved in writing by the Local Planning Authority; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved roofing, slates and surfacing materials shall be used in the development.
4. The slate roofs hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
5. Notwithstanding the details hereby approved, detailed drawings, at a scale of 1:5, of all new external timber joinery and glazing shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and shall receive a painted finish within one month of its installation. The approved joinery shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
7. Prior to the installation of any rooflight in the development hereby approved, details of the size and design of the proposed rooflight(s) shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved rooflight(s) shall be used in the development.
8. Prior to any demolition taking place, details of the boundary treatment and screen planting to form the rear boundary of Unit 5 shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatment and planting shall be retained in accordance with the approved details in perpetuity.
9. The dwellings hereby permitted shall not be occupied until the parking spaces and carport for motor vehicles together with the associated access and turning area shown on the approved plan have been constructed and surfaced in accordance with details previously agreed in writing by the Local Planning Authority and made available for use; thereafter the parking spaces shall be permanently retained for that use alone.

10. Unless otherwise agreed in writing by the Local Planning Authority, no external ground disturbance work shall commence on the development hereby permitted until a written scheme, providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all external ground disturbance works has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
11. Unless otherwise agreed in writing by the Local Planning Authority, no external ground disturbance work shall commence on the development hereby permitted until the expiration of 14 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
12. No works shall take place in connection with the approved development until a detailed construction method statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the location and type of any welfare and storage cabins, parking for vehicles of site personnel, operatives and visitors, loading and unloading of plant and materials, areas for storage of plant and materials, hours of working (which shall be between 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, not at any time on Sundays, Bank or Public Holidays) and the route for all construction traffic. The works shall be carried out in accordance with the agreed method statement.
13. The remedial and protective measures to deal with soil contamination contained in report no. 2796/2 dated July 2006 shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to the Local Planning Authority.
14. No site clearance work or development or specified operations shall take place on the land between 31 March and 31 July without the prior written approval of the Local Planning Authority.

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 a staggered terrace of five houses and a car port at right angles to Station Road.

The application is presented to the Committee in view of the departure from the Development

Plan in respect of affordable housing.

Planning History

0064/14	Demolition of workshop/garages and erection of four dwellings	Full Planning Permission	Refused	04 August 2014
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

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: Although the existing access onto Station Road is not ideal with respect to available visibility, as there will be a reduction in traffic generation potential this is not an issue. Conditions in respect of provision of parking spaces, turning area and garage/hardstanding and a method of construction statement are requested.

Environment Agency: Flood Risk Zone 1 - standing advice applies

West Devon Borough Council: Does not wish to comment

Historic Buildings Officer: The proposal will enhance the character and significance of the conservation area, a designated heritage asset

DNP - Trees & Landscape: No comment received

DNP - Archaeology: An archaeological watching brief is recommended due to the strong possibility of the presence of medieval remains. This should be undertaken by qualified archaeological personnel.

Parish/Town Council Comments

Horrabridge PC: Support, however, it notes that moving Unit 5 one metre south would give more privacy to existing residents, suggests parking spaces rather than a car port due to its proposed proximity to the boundary and raises concern regarding the management of Japanese Knotweed.

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
COR5 - Protecting the historic built environment
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD12 - Conservation Areas
DMD13 - Archaeology
DMD14 - Biodiversity and geological conservation
DMD17 - Development on contaminated land
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD40 - Parking provision - Residential
DMD7 - Dartmoor's built environment

Representations

1 letter of objection 3 other letters

Neighbours have expressed concerns regarding the proximity of the dwellings to their properties and the potential loss of light and privacy as well as maintenance issues.

Neighbours and the local West Devon Borough Councillor have also raised the issue of Japanese Knot Weed on the site.

Observations

INTRODUCTION

This site is 'previously developed land' within Horrabridge, a designated Local Centre. It has been the subject of several previous applications. The 2008 permission ref 0394/08 expired and the 2014 application which did not include provision of affordable housing was refused for design reasons and the impact on the Horrabridge Conservation Area.

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 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.

The 2014 application did not include affordable housing and was advertised as a Departure from the Development Plan. Officers were satisfied having taken independent advice, that on

the basis of the scheme being proposed (for 4 dwellings) it would not be viable to deliver affordable housing on this site. Although the development would have facilitated an improvement in the appearance of the site in that the garages would be removed, it was not considered that it would constitute a significant environmental improvement. This was because although the proposed layout optimised the separation distances between the dwellings and the neighbouring properties, it did not reflect, conserve or enhance the setting of the Conservation Area or the wider built environment.

PLANNING ADVICE

Following the refusal of the previous application discussions regarding the design and layout of a proposed development and the details of that development have been had between officers and the developer. The architect has been encouraged to minimise overlooking of and impact on the neighbours while creating a layout that gives a more traditional feel to the development.

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 permission was granted in 2008 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. This remains the case and this development will improve considerably on that previously approved.

PROVISION OF AFFORDABLE HOUSING

Horrabridge 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 previously provided information regarding the viability of the site and stated that it is not viable to provide affordable housing on the site.

Although the addition of one additional dwelling could change the viability of the site, the high standard of materials and finishes being proposed to satisfy the design requirements is acknowledged to increase costs. In light of the Ministerial Statement in November which means that the Authority is unable to impose a legal agreement in respect of affordable housing where five houses are being proposed, it was not considered appropriate to put the developer or the Authority to the expense of carrying out a further viability assessment.

In accordance with the Interim Statement on Section 106 obligations agreed by Members in January, the Environmental, Economic and Social aspects of sustainability fall to be considered with each application that does not provide affordable housing in accordance with DMD21.

SOCIAL ASPECTS - IMPACT ON RESIDENTIAL AMENITY

The Dartmoor National Park Design Guide states that privacy can be maintained by retaining an appropriate distance between the main habitable rooms of facing properties - usually 21m of separation.

In this case there is a separation distance of 16m between a bedroom window in Unit 2 and bedroom windows in 11 Chapel Place and an oblique distance of 13.5m between a bedroom window in Unit 4 and upper floor windows in 15 Chapel Place. The bedroom window in Unit 3 looks directly over the garages between 11 and 13 Chapel Place. The rear of Unit 5 is 16 metres from 12 Chapel Place which is lower and at an oblique angle to the new development. There will clearly be some overlooking of the rear gardens in Chapel Place and the front and side garden of 12 Chapel Place. There are bathroom windows in all the Units facing Chapel Place however these can be conditioned to be obscure glazed.

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. Although a separation distance of 21m is not achieved in all cases, this has to be balanced against the design merits of the revised layout.

ENVIRONMENTAL ASPECTS - DESIGN & IMPACT ON CONSERVATION AREA

The previous scheme was driven by a desire to protect the residential amenity of the neighbours and resulted in a site layout that was not appropriate for this site from a design point of view, bearing in mind it's sensitive location. It proposed blocks that ran against the grain of historic development and at the front of the site a layout where parked cars would dominate.

The site is adjacent to and partly within the Horrabridge Conservation Area.

In the context of policies COR3, COR5, DMD7 and DMD12 and the adopted Dartmoor Design Guide, the Historic Buildings Officer previously commented that the disposition of the proposed dwellings required further consideration to ensure positive enhancement of the setting and views from within the conservation area.

The design and layout of the dwellings now reflects 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, so as to give a more distinctive character and connection between existing 'place' and proposed works within the site. The articulated nature of the footprint with a prominent angled elevation facing the entrance to the site, a mix of canopy designs, simple slate roofs with mitred hips, timber joinery and detailing reflecting advice in the design guide and the character of the Conservation Area such as stone walls and metal gates, a rolled gravel access road with granite sets to delineate parking spaces and granite kerbs, a mix of render colours and timber boarding on the elevations facing the access mean that the quality of the scheme will offer significant environmental benefits as well as providing housing in a sustainable location within the Local Centre.

It is noted that there is a drop in levels between the back of the site and the adjacent road which means that a two-storey house on this part of the site will be dominant when viewed from the adjacent properties and the road itself. The architect has presented the rear elevation

with a hipped roof to reduce the bulk and massing of Unit 5 and provided landscaping is provided to soften the impact of the proposed 1.2m boundary fence, the impact on the street scene in this location is not considered to be such that the application can be refused on these grounds.

Unlike with the previous scheme where parking was proposed to the front of the dwellings, parking is now proposed in a robustly and simply designed carport with sufficient room in front of it to allow additional cars to be parked discretely behind the proposed stone walls.

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.

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 . The Environmental Health Officer has confirmed that the report and its recommendations are acceptable.

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.

ARCHAEOLOGY

The site is partly within the Conservation Area based around the river crossing and Listed Bridge. The medieval growth of the settlement is reflected in the burgage plots which are preserved in property boundaries along the eastern side of Station Road. The elongated pattern of several of the boundaries along the western side of the road hints at the potential presence of burgage plots, suggesting a strong possibility that medieval archaeology may be present. The site is archaeologically sensitive because there has not been significant development at least as far back as the mid-19th century. An archaeological watching brief is therefore required.

OTHER MATTERS

Japanese Knotweed has been present on the site for many years. Some clearance has taken place and this has been raised by residents. The disposal of Japanese Knotweed is licenced by the Environment Agency under separate legislation so cannot be controlled through a planning condition. A covering letter with any planning permission can include a link to the

necessary guidance instead.

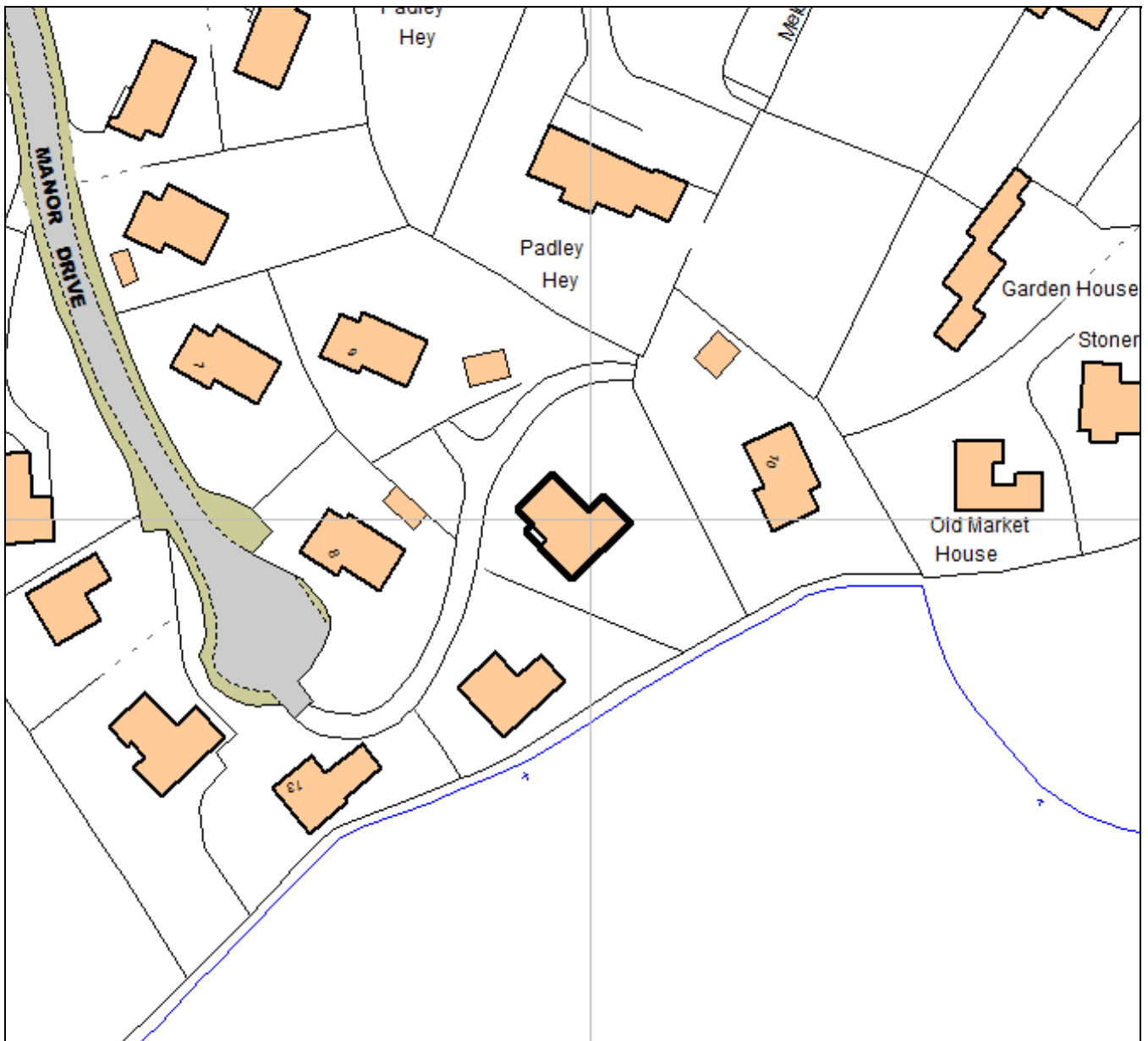
CONCLUSION

Although policies COR2, COR15 and DMD21 require a proportion of the proposed housing to be affordable, as reported at the Authority meeting in January, the Ministerial Statement no longer allows the Authority to impose Section 106 agreements on developments of this number of dwellings. Development proposals therefore need to provide clear evidence as to how the development constitutes sustainable development.

Although the Parish Council has requested two changes to the layout, it is considered that the layout and detailing of the proposed development as it exists will conserve and enhance the special qualities of the National Park and makes the best use of the site, providing appropriate development in the right location. Although the affordable housing needs are not met by this development, the site will help sustain the strength, vitality and health of the community by providing homes for five more families and removing a potentially noisy use and the Japanese Knotweed.

It is therefore considered that this development constitutes sustainable development that will be consistent with National Park purposes and is acceptable.

2. Application No: **0212/15** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -
Householder** Parish: **Chagford**
Grid Ref: **SX698873** Officer: **Jim Blackwell**
Proposal: **Loft/roof extension plus other works**
Location: **11 Manor Drive, Chagford**
Applicant: **Mr & Mrs N Lloyd**



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50m
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension, by reason of its size, scale, proportion, and design will have a harmful impact on the character and appearance of the existing building and this part of Dartmoor National Park. The proposal would therefore be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of 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

Manor Drive is a modern housing estate within Chagford. No. 11 is positioned at the end of the cul-de-sac and accessed from a shared drive. It is a bungalow formed into a 'T' shape and has two bedrooms with a garage to the side.

It is bordered by agricultural land to the rear and is visible from Meldon Hill and Nattadon Hill.

The property is clad in artificial stone with a concrete tiled roof. There is a mix of property styles and sizes on Manor Drive.

The application is before Members following comments from the Town Council.

Planning History

03/08/0978/85	ERECTION OF BUNGALOW AND GARAGE		
	Outline Planning Permission	Refused	10 September 1985
03/08/0350/79	ERECTION OF A DWELLING		
	Full Planning Permission	Grant Conditionally	01 June 1979

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No highway implications.

Environment Agency: Flood Risk Zone 1 - standing advice applies.

DNP - Ecology & Wildlife Conservation: No objection.

Parish/Town Council Comments

Chagford PC: 'Support. It is considered that as the alterations will be on the same footprint as the original building that it is better to allow the extension into the roof space to be done properly and aesthetically now, ignoring the 30% regulation. Rather than this application be reduced for someone else to come along and add something else either legally or illegally. At the present time there seems to be a fashion for many roof spaces to be altered and occupied.'

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
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
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
DMD7 - Dartmoor's built environment

Representations

1 letter of support

The letter of support welcomes the improvement to the property in terms of design and energy performance. They also consider that there is sufficient space on the site to accommodate extensions of this scale.

Observations

INTRODUCTION

Manor Drive is a modern housing estate within Chagford. No. 11 was built in the late 1970's. It is positioned at the end of the cul-de-sac and accessed from a shared drive and bordered by agricultural land to the rear.

PROPOSAL

The application is for an extension to the roof on the rear wing of the house to provide a master bedroom with en suite, two bedrooms and a bathroom. It would become a four bedroom house with three bedrooms located within the roof extension.

Three large dormers would be provided on the rear elevation and a balustraded window balcony to the south west elevation.

As part of the increase in overall roof height, the central bedroom 2 would be stepped up from the main roof.

The property would be rendered to replace the artificial stone and have a slate roof.

POLICY IMPLICATIONS

Policy allows for the consideration of proposals to refurbish and enhance properties where there would be no demonstrable harm to either wider National Park interests or indeed direct harmful impact on neighbouring amenity. Specifically, policies COR4 and DMD7 reflect the Authority's stance on good design. The adopted Design Guide reflects this approach. Policy DMD4 has specific guidance concerning the protection of residential amenity. Policy DMD24 sets the parameters of scale that should be applied to domestic extensions.

DESIGN CONSIDERATIONS

The extension would appear disjointed and large in comparison to this modest bungalow. The

central step up to provide bedroom 2 in particular, fails to ensure the extension is subservient to the main house.

The proposed scheme fails to adhere to the design principles set out in policy and the Design Guide. It is considered that the extensions would be damaging to the character and appearance of the building when viewed from both from the side and front.

The overall increase equates to 65% significantly over the 30% set out in policy DMD24.

IMPACT ON RESIDENTIAL AMENITY

Although a large balcony is proposed to the side, it is considered that the proposed development would not have a detrimental impact on the amenity of neighbouring occupiers due to the changes in ground levels, distance to neighbouring dwellings and the proposed scale, layout and design of the extension. The proposal is therefore not considered to conflict with policy COR1 and policy DMD4.

REPRESENTATIONS

The Parish Council supports the application as it is on the same footprint as the existing building. Whilst the views expressed by the Parish Council are noted, there is clear disregard to adopted policies in this case in relation to size limitations set out in policy DMD24 and in relation to design principles.

There has been one letter of support from a neighbouring resident.

A protected species statement was submitted with the application and the Authority's Ecologist has no objection.

The Highway Authority has no objection.

CONCLUSION

The proposal would result in a disproportionate and unsympathetic extension that would overwhelm the existing building. It will transform this well-proportioned, simple dwelling into a substantial building.

The proposal clearly conflicts the objectives of planning policy and the design guide and is therefore recommended for refusal.

Members should note that there was no pre-application discussion regarding this proposal. In addition, there are other ways of extending this property in a more sympathetic way and which will have due regard to policy DMD24.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 July 2015

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Head of Planning

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

1	Grid Ref:	SX435 798	District/Borough:	West Devon
	Officer:	Jo Burgess	Parish:	Milton Abbott
	Proposal	Installation of wind turbine, hub height 40.15 and blade height 57.64m		
	Location	Land at Cardwell Farm, Tavistock		
	Response:	OBJECT		

The consultation is in respect of an application for a 57m high wind turbine, 3.5 km west of the National Park boundary and Brentor Church. It would be visible from Brentor Church, the National Park and public rights of way to the east.

The proximity of the proposed wind turbine to the boundary of the National Park means that it will be very visible from Brentor Church in particular, but also from the western part of the National Park, including Blackdown and elevated moorland to the north and west of Lydford. It is considered that the turbine would be a vertical structure in an open landscape which would have a detrimental impact on its setting and would fail to conserve or enhance the natural beauty of the National Park.

In particular, the Landscape Character Assessment for Dartmoor National Park has been highlighted. Officers contend that the imaging used to produce the figures that indicate the zone of theoretical visibility does not fully represent the true effect of the size and scale of the wind turbine from the various receptor points – in particular Brent Tor, and have requested that the accuracy and adequacy of the material submitted, and the cumulative impact of the proposed turbine in conjunction with Beckwell Farm, is considered very carefully by WDBC; especially in view of the comments by the Inspector in respect of a smaller turbine approved at Beckwell Farm.

Officers have stated the opinion that from Landscape Character Area 1L (Upland Moorland with Tors) the proposed wind turbine will be visible in long views from a number of locations, impacting on the valued attribute of wide open spaces, panoramic views and a

strong sense of tranquillity. This will not just impact on the character of the landscape itself but on those seeking to enjoy its special qualities. From Landscape Character Area 2D (Moorland Edge Slopes) including Brent Tor, although it is acknowledged that movement on the adjacent road is visible the proposed wind turbine will impact on the valued attribute of spectacular views to the countryside outside the National Park. From Landscape Character Area 1D (Inland Elevated Undulating Land) although the tranquillity is broken to a degree by the road, the impact on views for residents of the National Park in the nearby settlements such as Mary Tavy, North Brentor and Lydford and isolated dwellings will be substantially significant.

In addition Brentor Church (St Michael de Rupe Church) is a Grade I listed building, an important heritage asset and the most prominent landmark on the western edge of the National Park. The proximity of the proposed wind turbine and its height (approx. 272m to tip) in comparison with the height of Brentor (334m) will mean that it will be very dominant when viewed from the Church. The significance of a heritage asset can be harmed or lost by development within its setting and it is considered that, in this case, the impact on the setting of the Grade I church will be substantial and for this reason permission should be refused.

The purposes of the National Park are 'to conserve and enhance the natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities (of the National Park) by the public'.

This Authority considers that the size and location of the proposed wind turbine at such close proximity to the National Park and an important heritage asset will have a significant impact on the National Park, in particular the Grade I Listed Brent Tor Church and will not conserve and enhance the natural beauty and cultural heritage of the National Park, contrary to the first statutory purpose of National Park designation and impact on the ability of the public to enjoy its special qualities contrary to the second purpose. Consequently an objection has been raised to this proposal.

In the response by Officers, the requirements of Section 62 of the Environment Act 1995 making it a duty for all relevant authorities to have regard to National Park purposes when coming to their decisions has been highlighted and those purposes set out.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 July 2015

APPEALS

Report of the Head of Planning

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

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

1 Application No:	W/14/3001274	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Lustleigh
Proposal:	Retrospective horticultural building		
Location:	North Harton Farm, Lustleigh		
Appellant:	Mr R Bradford		
Decision:	ALLOWED		



The appeal was made in respect of the refusal to grant retrospective planning permission for the provision of a horticultural building for the storage of blue berries at North Harton Farm, Lustleigh, application 0461/14.

The main issue was the effect of the development on the landscape character and appearance of the Dartmoor National Park.

The inspector identified that the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals and that great weight should be given to conserving landscape and scenic beauty in National Parks.

He argued, however, that the building integrates well with immediate landscape features and although not representative of the strong stone vernacular its use of timber is appropriate in its context. He goes on to suggest that the building also merges into the trees to varying degrees due to the overhanging branches, the fairly dark background provided by the trees and the shadow cast by them.

He further states that importantly the building is not clearly visible from public vantage points it being set well away from the road and screened by the road side vegetation.

He identified that the building was in an isolated location but that this was through functional necessity.

He concluded that the appeal be allowed and that planning permission be granted for the building.

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

1 Application No: W/15/3022971 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Drewsteignton
Proposal: Change of use of part of agricultural building into a holiday-let (retrospective application)
Location: **Westford Farm, Drewsteignton**
Appellant: **Mr M Nugent**

2 Application No: F/15/3029543 District/Borough: West Devon Borough
Appeal Type: Enforcement Notice Parish: Drewsteignton
Proposal: Unauthorised works to a Listed Building
Location: **Hillside House, Drewsteignton**
Appellant: **Mr A Thomas**

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

1 Application No: C/14/2214372 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Unauthorised shipping container, buildings and untidy site
Location: **Land near Waye Plantation, Ashburton**
Appellant: **Ms H Ranger**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 July 2015

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

Report of the Head 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: 0098/15 Application Type: Full Planning Permission - Householder Proposal: Single and two storey rear extension to dwelling Location: Silver Devon, Southella Road, Yelverton Decision: Grant Conditionally	District/Borough: West Devon Borough Parish: Buckland Monachorum
2	Application No: 0130/15 Application Type: Full Planning Permission Proposal: Change of use from redundant hayloft to single bedroom holiday-let Location: Lowton, Moretonhampstead Decision: Grant Conditionally	District/Borough: Teignbridge District Parish: Moretonhampstead
3	Application No: 0131/15 Application Type: Listed Building Consent Proposal: Change of use of redundant hayloft to single bedroom holiday-let Location: Lowton, Moretonhampstead Decision: Grant Conditionally	District/Borough: Teignbridge District Parish: Moretonhampstead
4	Application No: 0138/15 Application Type: Change of Use Proposal: Change of use from A3 to mixed use A3 & A5 Location: 22 Mill Street, Chagford Decision: Grant Conditionally	District/Borough: West Devon Borough Parish: Chagford

5 **Application No:** 0142/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Christow
Proposal: Creation of access door into rear garden
Location: The Old Chapel, Dry Lane, Christow
Decision: Grant Conditionally

6 **Application No:** 0147/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** Ugborough
Proposal: Single storey extension to rear, new roof over conservatory and new window in first floor bedroom
Location: 2 Leigh Close, Bittaford
Decision: Grant Conditionally

7 **Application No:** 0148/15 **District/Borough:** South Hams District
Application Type: Advertisement Consent **Parish:** South Brent
Proposal: Erection of pole and plate sign
Location: Little Orchard Nursery & Preschool, Exeter Road, South Brent
Decision: Grant Conditionally

8 **Application No:** 0150/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Buckland Monachorum
Proposal: Single storey rear extension to provide garden room
Location: 5 Grenville Park, Yelverton
Decision: Grant Conditionally

9 **Application No:** 0151/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Manaton
Proposal: Alterations, improvements and extension of existing staff residence
Location: A&B, The Woods, Heavitree House, Manaton
Decision: Grant Unconditionally

10 **Application No:** 0152/15 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Moretonhampstead
Proposal: Erection of a hanging sign
Location: 1 Ford Street, Moretonhampstead
Decision: Grant Conditionally

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- 11 **Application No:** 0153/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bovey Tracey
Proposal: Erection of detached single storey biomass plant room
Location: Prestbury Court Residential Home, Lower Brimley, Bovey Tracey
Decision: Grant Conditionally
-
- 12 **Application No:** 0156/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** Ugborough
Proposal: Single storey extensions and alterations
Location: Edge Hill, Bittaford
Decision: Grant Conditionally
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- 13 **Application No:** 0157/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** North Bovey
Proposal: Personal permission for Mrs P A Moore for use of building as a single dwelling
Location: Building known as Piglet Cottage, Lower Hookner Farm, North Bovey
Decision: Grant Conditionally
-
- 14 **Application No:** 0158/15 **District/Borough:** West Devon Borough
Application Type: Certificate of Lawfulness for an existing use **Parish:** Chagford
Proposal: Use of the building as a single dwelling
Location: The Small Barn, Treverry, Easton Court, Chagford
Decision: Certificate not issued
-
- 15 **Application No:** 0159/15 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Whitchurch
Proposal: Replace existing covering on left gable end side of roof with slate
Location: Shorts Lane Cottage, Middlemoor
Decision: Grant Conditionally
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- 16 **Application No:** 0160/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ilsington
Proposal: Replacement side extension and extension to garage outbuilding
Location: Littlecourt, Green Lane, Ilsington
Decision: Grant Conditionally
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17	Application No: 0161/15	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Christow
	Proposal: Construction of first floor platform to facilitate stabilisation of east and west walls at south end of threshing barn, plus repairs to cob walls and roof	
	Location: Hill Farm, Christow	
	Decision: Grant Unconditionally	
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18	Application No: 0162/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Substitute a gable end to previously approved hipped end (ref. 0150/11) to north-east elevation	
	Location: 24 Bowring Mead, Moretonhampstead	
	Decision: Grant Conditionally	
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19	Application No: 0166/15	District/Borough: South Hams District
	Application Type: Full Planning Permission - Householder	Parish: South Brent
	Proposal: Replace existing ground floor side extension, build first floor extension over converted garage and create single storey rear extension	
	Location: 12 Heather Park, South Brent	
	Decision: Grant Conditionally	
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20	Application No: 0167/15	District/Borough: West Devon Borough
	Application Type: Outline Planning Permission	Parish: Brentor
	Proposal: Demolish existing disused commercial garage and construct new dwelling	
	Location: Torfield, Lydford	
	Decision: Refused	
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21	Application No: 0168/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Manaton
	Proposal: Construction of new house with integral garage on the site of a former house and garage destroyed by fire	
	Location: Manwood, Manaton	
	Decision: Grant Conditionally	
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22	Application No: 0169/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Ilsington
	Proposal: Conversion of lincay to holiday accommodation	
	Location: Lincay due north of Little Sigford Farm, Sigford	
	Decision: Withdrawn	
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23 **Application No:** 0170/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Demolition of commercial garage and construction of three dwellings
Location: Court Street Garage, Court Street, Moretonhampstead
Decision: Withdrawn

24 **Application No:** 0172/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Dartmoor Forest
Proposal: Erection of lean-to extension to side of house
Location: Babeny Farm, Poundsgate
Decision: Grant Conditionally

25 **Application No:** 0173/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Ivybridge
Proposal: Banking up inside redundant swimming pool and installation of information board
Location: lane past Long Timbers, Ivybridge
Decision: Grant Unconditionally

26 **Application No:** 0174/15 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** Widecombe-in-the-Moor
Proposal: Use for the siting of a residential static caravan and associated garden area
Location: Land at Lower Aish Rear, Poundsgate, Newton Abbot
Decision: Certificate issued

27 **Application No:** 0175/15 **District/Borough:** Mid Devon District
Application Type: Full Planning Permission - Householder **Parish:** Cheriton Bishop
Proposal: Extension to existing garage
Location: Cross Winds, Cheriton Bishop
Decision: Grant Conditionally

28 **Application No:** 0176/15 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Manaton
Proposal: Re-thatch front elevation and replace corrugated metal roof on rear elevation with thatch
Location: 1 Freeland Cottages, Manaton
Decision: Grant Conditionally

29 **Application No:** 0177/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Mary Tavy
Proposal: Conversion of existing barn to a micro-brewery
Location: Axna Farm, Mary Tavy
Decision: Grant Conditionally

30 **Application No:** 0178/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Construction of side and rear extensions
Location: 30 Higher Green, South Brent
Decision: Grant Conditionally

31 **Application No:** 0180/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Dartmoor Forest
Proposal: Revised wheelchair access to rear garden
Location: 5 Heather Terrace, Princetown
Decision: Grant Unconditionally

32 **Application No:** 0181/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** Ashburton
Proposal: Works to an existing slate and render clad gable wall
Location: 6 West Street, Ashburton
Decision: Withdrawn

33 **Application No:** 0182/15 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Works to an existing slate and render clad gable wall
Location: 6 West Street, Ashburton
Decision: Withdrawn

34 **Application No:** 0183/15 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness for an existing use **Parish:** Moretonhampstead
Proposal: Certificate of lawfulness in respect of use of dwelling in breach of agricultural occupancy condition
Location: Beera Farm, Moretonhampstead
Decision: Certificate issued

35 **Application No:** 0184/15 **District/Borough:** West Devon Borough
Application Type: Certificate of Lawfulness **Parish:** Whitchurch
for an existing use
Proposal: Certificate of lawfulness in respect of use of land as domestic curtilage
Location: Hecklake House, Sampford Spiney
Decision: Certificate not issued

36 **Application No:** 0186/15 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Dartmoor Forest
Permission - Householder
Proposal: Erection of two hipped dormers to rear elevation
Location: 3 Albert Terrace, Two Bridges Road, Princetown
Decision: Grant Unconditionally

37 **Application No:** 0187/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Conversion of store into a 1/2 bed mews cottage
Location: The Tin Shed, Kingsbridge Lane Mews, Ashburton
Decision: Refused

38 **Application No:** 0188/15 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Conversion of store into 1/2 bed mews cottage
Location: The Tin Shed, Kingsbridge Lane Mews, Ashburton
Decision: Refused

39 **Application No:** 0189/15 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Manaton
Permission - Householder
Proposal: Two-storey extension and internal alterations
Location: Heatree Lodge, Heatree Cross, Manaton
Decision: Grant Conditionally

40 **Application No:** 0190/15 **District/Borough:** West Devon Borough
Application Type: Advertisement Consent **Parish:** Buckland Monachorum
Proposal: Re-arrangement of existing fascia with new trough lighting, projection
sign and new 'Opening Hours' signage
Location: The Co-operative Food, Moorland Villas, Yelverton
Decision: Grant Unconditionally

41	Application No: 0191/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Lean-to extension to rear of outhouse for storage of logs	
	Location: Yeo House, Meavy	
	Decision: Grant Conditionally	
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42	Application No: 0192/15	District/Borough: West Devon Borough
	Application Type: Listed Building Consent	Parish: Burrator
	Proposal: Lean-to extension to rear of outhouse for storage of logs	
	Location: Yeo House, Meavy	
	Decision: Grant Conditionally	
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43	Application No: 0193/15	District/Borough: West Devon Borough
	Application Type: Listed Building Consent	Parish: Sticklepath
	Proposal: Remove cement render on front elevation and replace with a lime-based material	
	Location: Mill House, Sticklepath	
	Decision: Grant Unconditionally	
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44	Application No: 0194/15	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Ashburton
	Proposal: Raise height of chimney breast in kitchen	
	Location: 14 East Street, Ashburton	
	Decision: Grant Unconditionally	
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45	Application No: 0195/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Ashburton
	Proposal: Change of use from existing domestic ancillary to B1 business use comprising four office units	
	Location: 26 St Lawrence Lane, Ashburton	
	Decision: Withdrawn	
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46	Application No: 0196/15	District/Borough: Teignbridge District
	Application Type: Listed Building Consent	Parish: Ashburton
	Proposal: Change of use from existing domestic ancillary to B1 business use comprising four office units	
	Location: 26 St Lawrence Lane, Ashburton	
	Decision: Withdrawn	
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47	Application No: 0197/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Burrator
	Proposal: Re-join Staddon House and Staddon Cottage into one dwelling	
	Location: Staddon House, Walkhampton	
	Decision: Grant Conditionally	
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48	Application No: 0198/15	District/Borough: West Devon Borough
	Application Type: Listed Building Consent	Parish: Burrator
	Proposal: Re-join Staddon House and Staddon Cottage into one dwelling	
	Location: Staddon House, Walkhampton	
	Decision: Grant Conditionally	
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49	Application No: 0199/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ashburton
	Proposal: Single storey ground rear extension and bridge from first floor to garden	
	Location: 32 Stapledon Lane, Ashburton	
	Decision: Grant Conditionally	
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50	Application No: 0200/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Hennock
	Proposal: Livestock building incorporating straw bedding and feed areas (10.6m x 27.4m)	
	Location: Higher Netton Farm, Bovey Tracey	
	Decision: Grant Conditionally	
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51	Application No: 0201/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Hennock
	Proposal: Hay/straw, fodder and machinery building (22.8 x 9.1m)	
	Location: Higher Netton Farm, Bovey Tracey	
	Decision: Grant Conditionally	
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52	Application No: 0202/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: North Bovey
	Proposal: Construction of detached garage	
	Location: Bowden House, North Bovey	
	Decision: Grant Conditionally	
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53 **Application No:** 0203/15 **District/Borough:** South Hams District
Application Type: Prior Approval (Class O) **Parish:** South Brent
Proposal: Change of use of part of ground floor and first floor from class B1 offices to C3 residential
Location: 15 Station Road, South Brent
Decision: Prior Approval Refused

54 **Application No:** 0211/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Widecombe-in-the-Moor
Proposal: Installation of electronic communications apparatus comprising 22.5m high lattice tower and other equipment within fenced compound - Mobile Infrastructure Project
Location: land at Drywell Farm, Ponsworthy, Widecombe-in-the-Moor
Decision: Withdrawn

55 **Application No:** 0217/15 **District/Borough:** South Hams District
Application Type: Prior Notification **Parish:** Holne
Proposal: Agricultural storage barn (18.2m x 3.6m)
Location: Littlecombe, Holne
Decision: Prior Approval not required

56 **Application No:** 0218/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Erection of two dwellings and enlargement of existing access
Location: Woodcote, Woodcott Lane, Chagford
Decision: Withdrawn

57 **Application No:** 0225/15 **District/Borough:** Teignbridge District
Application Type: Change of Use **Parish:** Buckfastleigh
Proposal: Retrospective change of use of A1 shop to mixed use comprising A1 shop and A3 café
Location: 40 Fore Street, Buckfastleigh
Decision: Grant Conditionally

58 **Application No:** 0227/15 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Dartmoor Forest
Proposal: Roofing (16m x 8m) over existing silage clamp
Location: Babeny Farm, Poundsgate
Decision: Prior Approval not required

59 **Application No:** 0242/15 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Sampford Spiney
Proposal: Extension (164sqm) to existing agricultural barn for storage of hay and straw
Location: Sampford Barton, Sampford Spiney
Decision: Prior Approval not required

60 **Application No:** 0245/15 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** South Tawton
Permission - Householder
Proposal: Rear single storey extension to form sun room and porch
Location: The Barn, Blackhall Court, South Tawton
Decision: Withdrawn

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 July 2015

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head 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 James Aven)

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

1 Enforcement Code:	ENF/0039/15	District/Borough:	Teignbridge District
Grid Ref :	SX740661	Parish :	Buckfastleigh
Breach :	Added decking to top of flat roofed extension (no pp on that), balustrade and also french patio style doors that lead onto decked roof		
Location :	rear of 5/6 Warren Court, off Fore Street, Buckfastleigh		
Action taken / Notice served	No Action		

STEPHEN BELLI