

DARTMOOR NATIONAL PARK AUTHORITY

Development Management Committee Site Inspection

Friday 24 January 2020

Present: Members: Mr P Sanders, Mr J McInnes, Mr D Webber, Mr P Smerdon, Mrs N Oakley, Mr M Renders, Mrs G Hill, Mr J Nutley, Miss D Moyse
Mr Bolton (West Devon Borough Council representative)
Mr Wills (Burrator Parish Council representative)
Mr & Mrs Vanstone (Applicants)
Mr C Hart (Head of Development Management)
Mrs N Turner (Planning Officer)
Mrs N Hand (Planning Assistant)

Apologies: Mrs S Morgan (Member)
Mr B Beasley (Trees & Landscape Officer)

1 Application ref 0459/19 - Erection of an agricultural building and associated access track, land at Meavy, Yelverton

The panel convened at the site. Mr Wills attended as Parish Council representative and Mr Bolton as West Devon Borough Council representative. The applicants, Mr and Mrs Vanstone, were also in attendance.

The Officer explained the proposal and displayed drawings. The Officer referred to a previous application for agricultural buildings to the south of the site that had been refused permission. The applicants had taken the reasons into account when presenting this application. As such, the proposal was now for one building, with associated track. There would be no permanent lighting in the building.

The panel discussed the height of the building and the materials for the proposed track. The Officer explained that there would be approximately two feet of cut and fill in the proposed site.

The Officer reiterated the views of the Trees & Landscape Officer, which had been previously presented at the Development Management Committee. His opinion was that the proposal would have a negative impact on the landscape character of the medieval field system.

The Officer explained the five existing Ash trees surrounding the site, may suffer from Ash die back, and this should be considered. The Oak tree would remain, and the building would be sited sympathetically to that.

The panel stood in the field looking east, where the applicants had staked out the building size and location in the field with metal stakes.

The panel discussed the proximity of the nearest agricultural building which was approximately 150 yards away, and walked through the lane to view this.

The Officer demonstrated where the proposed hedge bank would be sited, and the hard standing area outside the building. The panel were provided with details regarding the siting of the proposed hedge bank, which was intended to screen the proposed track.

The panel moved to the point of access from the public highway on the lane to Meavy village. They looked west to the proposed site from a distance and walked up the field tracing where the proposed access track would be located, noting its width, the proposed hedgebank and extent of the hardstanding adjacent to the access point through the hedgebank adjacent to the proposed building.

The Head of Development Management pointed out the other vantage points the panel would be viewing the site from and the importance of doing so.

The panel proceeded to view the site from distance; from the east adjacent to the cattlegrid on the road leading to Burrator reservoir; from the southwest on Lovaton Lane and from the south east from Lynch Common. The applicants pointed out the extent of their landholding.

The Parish representative referred to his Council's support for the application and indicated other similar agricultural developments in the local area.

The Borough representative confirmed there had been no objections from West Devon Borough Council.

The Head of Development Management clarified the policy position, and reiterated the conflict with policies DMD5 and DMD24.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 February 2020

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

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1. Application No: **0459/19** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Meavy**
Grid Ref: **SX534676** Officer: **Nicola Turner**

Proposal: **Erection of an agricultural building and associated access track**

Location: **land at Meavy, Yelverton**

Applicant: **Mr & Mrs Vanstone**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by virtue of its location in a virtually complete historic field system, will not conserve or enhance what is special and locally distinctive about the historic character of this landscape contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.
2. The proposed would result in an isolated development, visible and visually intrusive, detrimental to the character and appearance of this part of the Dartmoor National Park, contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.

Introduction

The site is an area of land measuring 0.34ha in area, to the northern side of an existing Devon Hedgebank, on land north of Meavy. The site also includes land to form an access track that would run to the east of an existing Devon hedgebank on land to the south of the main site that would link to the adopted highway.

The area is agricultural in character, set below the level of higher moorland to the south and east.

The site is circa 130m south/south-east of Lower Lake Farm and its associated farm buildings.

This application has been called to Committee by Miss Moyse concerning the conflict with policy DMD5 (landscape character) and DMD34 (agricultural justification).

The application was the subject of a Site Inspection on 24 January 2020.

Planning History

0477/18	New road for agricultural vehicles (160m x 2.8)		
	Prior Approval	Prior Approval Refused	28 November 2018
0020/18	Erection of two agricultural buildings (323.3sqm each) and creation of new access track		
	Full Planning Permission	Refused	10 April 2018

Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objection
Environment Agency:	Flood Zone 1
DNP - Archaeology:	Does not wish to comment
DNP - Trees & Landscape:	An application for two agricultural buildings and an access track was refused by the Authority in 2018. This submission has the access track in the same location, but locates a single agricultural building in the adjacent field. It also looks like a hard standing will be created at the end of the new drive. Access onto the site will be via an existing gateway. The land rises to the north and the building will be located on the higher part of the land. The site will have to be levelled and the building will be partly dug into the site.

The field and adjacent land are grazed pasture.

The fields are enclosed with Devon banks with mixed native hedgerow growing on top. The banks and hedges are in good condition. A new gateway will be created in the bank requiring the removal of one tree and a section of hedgerow. If the hedgerow is assessed against the criteria set out in the Hedgerows Regulations 1997 it would be classed as important because it appears on the Meavy Tithe map. There is general presumption against the removal of 'important' hedges.

Several trees are growing on the hedgebanks close to the development. A number of these trees are ash. Ash Die back is widespread across Dartmoor and it is highly likely that the ash trees will be infected and have a very short life expectancy.

The field system to the south is part of a strip field system enclosed in the 15th to 17th centuries and recorded in the Dartmoor Historic Landscape Assessment. The field system to the north is part of a medieval field system. The field system is virtually complete with only one small length of hedgerow removed since 1840.

Landscape character

Landscape Character Type - 2D Moorland Edge Slopes

The proposed development is located in enclosed farm land. The land around the site is undulating agricultural land comprising of small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on the hedge banks. The agricultural land is grazed pasture. Winding lanes bounded by high hedges

thread across the landscape with sunken lanes a feature of this landscape type. Small linear woods are found growing along the bottom of shallow river valleys. There is a sparse settlement pattern with small hamlets, villages and nucleated farmsteads nestled into the folded rolling landform. The historic village of Meavy lies to the east and the modern housing development of Dousland lies to the east.

The Landscape character Assessment lists valued attributes for this landscape type as;

- A rich and intricate landscape full of contrasts.
- Strong pattern of medieval fields with prominent Devon hedgebanks and drystone walls.
- Pastoral character of fields contrasting with heathy moorland.
- Strong vernacular of granite colourwash and slate.
- Spectacular views to the moorland core of Dartmoor as well as surrounding countryside outside the National Park.
- Features associated with the area's mining heritage and historic land use.

The proposed development will have an impact on the local landscape character. The building, the excavation works necessary to create a level site, the areas of hardstanding and track will inevitably alter the character of the grazed pasture.

Local plan policy DMD5 sets out how Dartmoor's internationally renowned landscape should be protected. It is recognized that landscapes change, but the emphasis is on protecting the character and special qualities of Dartmoor's landscape. The policy states that:

Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:

- respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment; ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;
- retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;
- avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution;
- respecting the tranquillity and sense of remoteness of

Dartmoor.

The policy is very clear that development should conserve and/or enhance the character of Dartmoor's landscape. The development will have a detrimental impact on the historic field system and the pastoral character of the area. The development does not respect the valued attributes as set out in the Landscape Character Assessment and it does not conserve and or enhance the character of the landscape, the development is clearly contrary to policy.

DMD34 states that agricultural development will be permitted where there is demonstrable need that is proportional to the land use, the development relates well to the local landscape features and other building groups, it is located to reduce intrusive effects and it will not cause harm to archaeological and cultural heritage. The proposed development is poorly related to other buildings and it does not reflect the agricultural building pattern found in this landscape. Most agricultural buildings are found in the folds of the landform and not on high prominent parts of the land. The development will also have a significant impact on the historic field system, which could be one of the most complete systems of this type on Dartmoor.

The Authority refused a similar application for an agricultural building on land at Blindfield Meadow, Murchington. Whilst the application site is on the other side of the moor, it lies within the same landscape Character Type as the site in Meavy. The applicant appealed against the Authority's decision. The appeal was dismissed (Appeal Ref: APP/J9497/W/18/3215190). In dismissing the appeal the Inspector acknowledged the need for an agricultural building and accepted that seen from further afield the building would not appear incongruous. However, the building would fail to preserve the landscape or scenic beauty of the site and its more immediate landscape. He also stated he was sympathetic to farming and the rural economy and that farming and the rural economy are supported within local and national and national planning policies. He concluded that the development would have a detrimental impact on the character and appearance of the area, which would fail to preserve the character and appearance of the area and would fail to preserve the landscape and scenic beauty of the Dartmoor National Park. The development would conflict with COR1, COR3, DMD1b, DMD5 and DMD34.

In my opinion the proposed development at Meavy would have a greater impact on the landscape than the site at Murchington.

Visual amenity

The site is very visible in the landscape. The proposed building will be seen as isolated structure poorly related to other farm buildings or the main settlements. The development will be visually intrusive. The loss of ash trees in this landscape will make the building more visible than is suggested in the submitted landscape report.

The historic enclosed landscape is a feature of the area and many visitors travel to this part of Dartmoor to experience the time depth found in this landscape.

Mitigation

The applicants intend to enclose the building with two hedge banks. The track will also be planted with a hedger to create a Devon lane. The proposed mitigation will go some way to help integrate the development into the landscape, by mimicking traditional forms of enclosure, but it will not mitigate the substantial landscape harm the development will have or its significant visual impact.

DNP - Ecology & Wildlife
Conservation:

The creation of the new access will result in the removal of a short section (4m) of hedgerow. It must be ensured that safeguards are in place to prevent threat or harm to any legally protected species which may be present, including nesting birds and dormice. Vegetation removal should take place outside of the bird nesting season and at a time when it is least damaging for Dormice.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

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

COR8 - Meeting the challenge of climate change

DMD13 - Archaeology

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

DMD34 - Agricultural and forestry

DMD38 - Access onto the highway

DMD5 - National Park Landscape

Representations

14 letters of support

Comments include:

- will benefit animal welfare;
- Land management/livestock benefits;
- Sustainable development;
- Beneficial to encourage young farmers into the industry;
- No impact on landscape character;
- Suitable design of the building;
- Social and cultural benefits (local communities and people);
- Beneficial to the rural economy;
- It would assist with agricultural education (Apprenticeships)

Observations

THE PROPOSAL

This is an application for the erection of an agricultural building (26.5m long by 12m wide by 4m high (eaves)/5.6m high (ridge)) and the creation of a new yard in the south-west corner of an agricultural field in open landscape to the north west of Meavy. The proposal also seeks permission for the formation of an access track that is to run parallel with the hedgebank to the south of the site (to link with the adopted highway (Meavy Lane)). The access track is to be enclosed with the creation of an additional Devon hedgebank that would run alongside the track to the east.

It is proposed to provide new Devon hedgebanks to the north east and south east of the new enclosure. The proposed access track will run from an existing access gate which will be widened along the western boundary of the field that is to the south of the site. It is proposed that the access track is surfaced with hardcore.

To access the site from the field to the south a 4m wide aperture in the existing hedgebank is proposed. This would require the removal of one existing tree (this tree is an Ash tree and is suffering from Ash Dieback Disease).

The building is to be finished with concrete panel walls up to 1.8m high, then timber cladding above with a fibre cement grey roof.

Rainwater collection tanks will be provided linking to a soakaway within the field. A deep litter system will be used where no slurry will be produced.

THE HOLDING

The application has been supported by an agricultural appraisal which states that the applicants own 4.26ha (10.53 acres) of land. This constitutes the field to the south of the site that is proposed to accommodate the access track. The site itself is under option to purchase from the owners of Lower Lake Farm, subject to securing the requisite planning permission. The site and land in the applicants' ownership is part of a 30.72ha (76 acre) block, the remainder of which is rented on a Farm Business Tenancy of 30 years which runs to 2047. The applicants have other land in the local area on other tenancy agreements and grazing

licences as well as 250 units of moorland grazing on Yennadon Common, Lynch Common (above Meavy) and the Forest southeast of Whiteworks. The applicants consider that any buildings should be close to the commons so that stock can be walked to the commons rather than transported by vehicle. Having built up their business over 10 years, currently the applicants have 2,000 sheep and 190 cattle (at the time of the 0020/18 applicant these numbers had been 1215 sheep and 146 cattle – the increase evidences a period of growth for the farm) together with 6 Dartmoor ponies.

There are no buildings on the land or in close proximity as the traditional buildings at Meavy Barton were sold with the house. The applicants currently rent buildings on an unsecure basis away from the land with the largest rented building at risk of being taken away. The applicants have no buildings currently under their control.

It is argued that buildings are required predominantly for the lowland breeds of stock at varying times of the year including the cattle during the winter months as well as the ewes during lambing season, for welfare and cross compliance rules to prevent poaching of land. The size of the building in relation to the number of livestock has been carefully considered and the applicants argue that the proposed building would be proportionate to the current needs of the farm business as well as being affordable and one that seeks to address the reasoning for refusal of the previous planning application (0020/18).

POLICY

Policy COR2 states that 'Outside settlements development will be acceptable in principle if it is necessary to meet the proven needs of farming'. Policy COR18 states that outside classified settlements local employment and business opportunities will be sustained by ... support for development to assist the agricultural sector.

DMD34 - Agricultural related development will be permitted where there is a demonstrable need that is proportional to the use of the land, it relates well to local landscape features and other building groups, it is located and orientated with respect to local topography so as to reduce intrusive effects, it demonstrates a scale and form that is well related to its function, will not cause unacceptable harm to amongst other things natural drainage and efficient use is made of existing buildings.

Clearly there is a demonstrable need for a building on the holding. In response to historic advice that the size of the two buildings that had been proposed and refused (that were deemed to be slightly oversized to serve their purpose), one building is now proposed. Nonetheless, even with the size having been, the proposal would still be considered an isolated building, distant to other building groups (namely those at Lower Lake Farm circa 130 metres to the north). In this respect the proposed buildings are considered, to be contrary to policy DMD34.

LANDSCAPE IMPACT

Policy COR1 requires that development respects or enhances the character of the local landscape and Policy COR3 requires that development conserves or enhances the characteristic landscapes that contribute to Dartmoor's special qualities.

In addition DMD5, with reference to the Landscape Character Assessment states that development should respect the valued attributes of landscape character types. The Landscape Character Type has been identified as '2D Moorland Edge Slopes'.

The Landscape Character Assessment for Dartmoor National Park (LCA) states that the 'Valued Landscape Attributes' in this '2D' area include:

- A rich and intricate landscape full of contrasts;
- Strong pattern of medieval fields with prominent Devon hedgebanks and dry stone walls;
- Pastoral character of fields contrasting with areas of heathy moorland;
- Strong local vernacular of granite, colourwash and slate;
- Spectacular views to the moorland core of Dartmoor as well as the surrounding countryside outside the National Park, including granite church towers as landmarks;
- Traditional orchards; and
- Features associated with the area's mining heritage and historic land uses.

The applicant has submitted a Landscape and Visual Impact Assessment which asserts that views of the site are generally lost within the wider landscape panorama and any negative effect by the proposed development is minimal or non-existent. Mitigation is proposed and with this in place the scheme, the applicant states, will address all potentially negative visual impacts as identified in the report.

It is accepted that the site is in a very unique part of the landscape which the Dartmoor Historic Landscape Assessment indicates as a 'late medieval enclosure of strip fields to the north of the village'.

The site and the surrounding fields to the south and east are very distinctive. Careful evaluation from the site and from the wider area confirm that it would be visible from public vantage points to the south and east (due in part to the fact that the location of the proposed building has been sited to the north of the existing Devon hedgebank (as opposed to the location to the south of this hedgebank that would have left the site very exposed)) resulting in the upper timber clad elements of the building being visible (as opposed to the whole building as would have previously been the case).

The Landscape Officer has suggested that the development would be 'very visible' in the wider landscape. The prevalence of Ash Dieback on Dartmoor, and its potential to result in the death of trees along the southern hedgerow, means that there could be a degree of visibility of the site and development in the wider context.

The main issue for consideration in this instance is whether the provision of an agricultural building of appropriate vernacular would appear as incongruous when seen from further afield and whether the building would preserve the landscape and scenic beauty of the site and its more immediate landscape - the policy tests set out in DMD5 and DMD34.

It is noted that the site does not relate directly to any other building groups in a landscape dominated by a historic field system, which is one of the most complete systems of this type on Dartmoor. It is considered that the proposed building would appear to be isolated, and by virtue of the location, size and the new access track, could have a detrimental impact on the character of the immediate landscape. It is therefore considered that it is contrary to policies COR1, COR3, DMD5 and DMD34.

The track would be visible through the gate from the highway, but would have any short term impact mitigated over time with the provision of an additional Devon hedgebank to the east of the track, which in turn could provide long term habitat and foraging opportunities for wildlife in the area. The provision of the access track, with the mitigation proposed is not considered to

have an excessively detrimental impact on the character and appearance of this part of the Dartmoor landscape.

Although mitigation is proposed in the form of two new hedgebanks this will not mitigate the accepted landscape harm or the buildings visual impact.

The applicants have met with officers to examine alternative sites and it was clear from the visit that they are constrained by the proximity of dwellings, levels, drainage and potential contamination issues.

OTHER MATTERS

There will be no foul water to dispose of. Straw dung will build up under the cattle when they are housed in the winter and will be spread on the land providing natural fertiliser in the spring/summer months. Clean surface water will be dealt with by means of soakaway. Infiltration tests have been carried out to demonstrate that the soil will accommodate this.

CONCLUSION

The Parish Council has supported the application as have nearby residents, farmers and those with associations to the applicants such as the Hill Farm Project Officer and the vet.

During deliberations the potential for 'planning creep' has been considered, but as each application is considered on its' own merits, and that the scheme presented is for a singular livestock shed, the issue of future change and additions does not carry material weight in determination of this application.

The applicants are young farmers committed to hill farming and with a substantial number of livestock. The size of the building is more appropriate for the needs as detailed than the previous application. It is also understood that siting the buildings on their own land is preferable and that the stock are important to the management of the commons. The applicants are not however the only farmers with grazing rights on the commons involved.

Clearly officers want to support the farming community but this application once again raises the dilemma of balancing the desire of farmers for buildings to meet the modern demands of agriculture against the permanent impact of those buildings on what is unique and special about the Dartmoor landscape.

There may be a need for an agricultural building to serve this particular land holding and it has proved difficult to find a solution which does not have an unacceptable impact in this sensitive location. In this case the needs of the farming business should be carefully assessed against the landscape impact of this proposed development.

The provision of the livestock accommodation would undoubtedly provide a degree of stability to the holding, allowing for the resistance to the break-up of land to hobby farm level. In addition, the provision of such a livestock facility would allow for the continued farming of the land by a local family who would then be in a position to assist with the wider management of the Moor, as prescribed in the LCA (detailed above in this report). This would help meet the wider objectives and aspirations of adopted Policy of the Development Plan.

However, the balance in this case is fine, but due to the degree of separation from other existing buildings (being 'isolated' in its context and contrary to adopted Policy DMD34 which

seeks developments to relate well with other buildings or landscape features)), the need is not considered to be enough to outweigh the harm that would be caused by the proposed development in this location as it is deemed the proposal wouldn't sufficiently conserve or enhance the character of Dartmoor's landscape (being an historic field system which is considered to be one of the most complete systems of this type on Dartmoor), nor satisfactorily reinforce locally distinctive patterns of development, landscape and cultural heritage in this location.

1. Application No: **0459/19** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Meavy**
 Grid Ref: **SX534676** Officer: **Ben Gilpin**

Proposal: **Erection of an agricultural building and associated access track**

Location: **land at Meavy, Yelverton**

Applicant: **Mr & Mrs Vanstone**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development, by virtue of its location in a virtually complete historic field system, will not conserve or enhance what is special and locally distinctive about the historic character of this landscape contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.
2. The proposed would result in an isolated development, visible and visually intrusive, detrimental to the character and appearance of this part of the Dartmoor National Park, contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.

Introduction

The site is an area of land measuring 0.34ha in area, to the northern side of an existing Devon Hedgebank, on land north of Meavy. The site also includes land to form an access track that would run to the east of an existing Devon hedgebank on land to the south of the main site that would link to the adopted highway.

The area is agricultural in character, set below the level of higher moorland to the south and east.

The site is circa 130m south/south-east of Lower Lake Farm and its associated farm buildings.

This application has been called to Committee by Miss Moyse concerning the conflict with policy DMD5 (landscape character) and DMD34 (agricultural justification).

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DNP - Trees & Landscape: An application for two agricultural buildings and an access track was refused by the Authority in 2018. This submission has the access track in the same location, but locates a single agricultural building in the adjacent field. It also looks like a hard standing will be created at the end of the new drive. Access onto the site will be via an existing gateway. The land rises to the north and the building will be located on the higher part of the land. The site will have to be levelled and the building will be partly dug into the site.

The field and adjacent land are grazed pasture.

The fields are enclosed with Devon banks with mixed native hedgerow growing on top. The banks and hedges are in good condition. A new gateway will be created in the bank requiring the removal of one tree and a section of hedgerow. If the hedgerow is assessed against the criteria set out in the Hedgerows Regulations 1997 it would be classed as important because it appears on the Meavy Tithe map. There is general presumption against the removal of 'important' hedges.

Several trees are growing on the hedgebanks close to the development. A number of these trees are ash. Ash Die back is widespread across Dartmoor and it is highly likely that the ash trees will be infected and have a very short life expectancy.

The field system to the south is part of a strip field system enclosed in the 15th to 17th centuries and recorded in the Dartmoor Historic Landscape Assessment. The field system to the north is part of a medieval field system. The field system is virtually complete with only one small length of hedgerow removed since 1840.

Landscape character

Landscape Character Type - 2D Moorland Edge Slopes

The proposed development is located in enclosed farm land. The land around the site is undulating agricultural land comprising of small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on the hedge banks. The agricultural land is grazed pasture. Winding lanes bounded by high hedges thread across the landscape with sunken lanes a feature of this landscape type. Small linear woods are found growing

along the bottom of shallow river valleys. There is a sparse settlement pattern with small hamlets, villages and nucleated farmsteads nestled into the folded rolling landform. The historic village of Meavy lies to the east and the modern housing development of Dousland lies to the east.

The Landscape character Assessment lists valued attributes for this landscape type as;

- A rich and intricate landscape full of contrasts.
- Strong pattern of medieval fields with prominent Devon hedgebanks and drystone walls.
- Pastoral character of fields contrasting with heathy moorland.
- Strong vernacular of granite colourwash and slate.
- Spectacular views to the moorland core of Dartmoor as well as surrounding countryside outside the National Park.
- Features associated with the area's mining heritage and historic land use.

The proposed development will have an impact on the local landscape character. The building, the excavation works necessary to create a level site, the areas of hardstanding and track will inevitably alter the character of the grazed pasture.

Local plan policy DMD5 sets out how Dartmoor's internationally renowned landscape should be protected. It is recognized that landscapes change, but the emphasis is on protecting the character and special qualities of Dartmoor's landscape. The policy states that:

Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:

- respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment; ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;
- retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;
- avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution;
- respecting the tranquillity and sense of remoteness of Dartmoor.

The policy is very clear that development should conserve and/or enhance the character of Dartmoor's landscape. The development will have a detrimental impact on the historic field system and the pastoral character of the area. The development does not respect the valued attributes as set out in the Landscape Character Assessment and it does not conserve and or enhance the character of the landscape, the development is clearly contrary to policy.

DMD34 states that agricultural development will be permitted where there is demonstrable need that is proportional to the land use, the development relates well to the local landscape features and other building groups, it is located to reduce intrusive effects and it will not cause harm to archaeological and cultural heritage. The proposed development is poorly related to other buildings and it does not reflect the agricultural building pattern found in this landscape. Most agricultural buildings are found in the folds of the landform and not on high prominent parts of the land. The development will also have a significant impact on the historic field system, which could be one of the most complete systems of this type on Dartmoor.

The Authority refused a similar application for an agricultural building on land at Blindfield Meadow, Murchington. Whilst the application site is on the other side of the moor, it lies within the same landscape Character Type as the site in Meavy. The applicant appealed against the Authority's decision. The appeal was dismissed (Appeal Ref: APP/J9497/W/18/3215190). In dismissing the appeal the Inspector acknowledged the need for an agricultural building and accepted that seen from further afield the building would not appear incongruous. However, the building would fail to preserve the landscape or scenic beauty of the site and its more immediate landscape. He also stated he was sympathetic to farming and the rural economy and that farming and the rural economy are supported within local and national and national planning policies. He concluded that the development would have a detrimental impact on the character and appearance of the area, which would fail to preserve the character and appearance of the area and would fail to preserve the landscape and scenic beauty of the Dartmoor National Park. The development would conflict with COR1, COR3, DMD1b, DMD5 and DMD34.

In my opinion the proposed development at Meavy would have a greater impact on the landscape than the site at Murchington.

Visual amenity

The site is very visible in the landscape. The proposed building will be seen as isolated structure poorly related to other farm buildings or the main settlements. The development will be visually intrusive. The loss of ash trees in this landscape will make the building more visible than is suggested in the submitted landscape report.

The historic enclosed landscape is a feature of the area and many visitors travel to this part of Dartmoor to experience the time depth found in this landscape.

Mitigation

The applicants intend to enclose the building with two hedge banks. The track will also be planted with a hedger to create a Devon lane. The proposed mitigation will go some way to help integrate the development into the landscape, by mimicking traditional forms of enclosure, but it will not mitigate the substantial landscape harm the development will have or its significant visual impact.

DNP - Ecology & Wildlife Conservation:

The creation of the new access will result in the removal of a short section (4m) of hedgerow. It must be ensured that safeguards are in place to prevent threat or harm to any legally protected species which may be present, including nesting birds and dormice. Vegetation removal should take place outside of the bird nesting season and at a time when it is least damaging for Dormice.

Parish/Town Council Comments

Burrator PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR13 - Providing for high standards of accessibility and design
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
DMD13 - Archaeology
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
DMD34 - Agricultural and forestry
DMD38 - Access onto the highway
DMD5 - National Park Landscape

Representations

14 letters of support

Comments include:

- Will benefit animal welfare;
- Land management/livestock benefits;
- Sustainable development;
- Beneficial to encourage young farmers into the industry;
- No impact on landscape character;
- Suitable design of the building;
- Social and cultural benefits (local communities and people);
- Beneficial to the rural economy;
- It would assist with agricultural education (Apprenticeships)

Observations

THE PROPOSAL

This is an application for the erection of an agricultural building (26.5m long by 12m wide by 4m high (eaves)/5.6m high (ridge)) and the creation of a new yard in the south-west corner of an agricultural field in open landscape to the north west of Meavy. The proposal also seeks permission for the formation of an access track that is to run parallel with the hedgebank to the south of the site (to link with the adopted highway (Meavy Lane)). The access track is to be enclosed with the creation of an additional Devon hedgebank that would run alongside the track to the east.

It is proposed to provide new Devon hedgebanks to the north east and south east of the new enclosure. The proposed access track will run from an existing access gate which will be widened along the western boundary of the field that is to the south of the site. It is proposed that the access track is surfaced with hardcore.

To access the site from the field to the south a 4m wide aperture in the existing hedgebank is proposed. This would require the removal of one existing tree (this tree is an Ash tree and is suffering from Ash Dieback Disease).

The building is to be finished with concrete panel walls up to 1.8m high, then timber cladding above with a fibre cement grey roof.

Rainwater collection tanks will be provided linking to a soakaway within the field. A deep litter system will be used where no slurry will be produced.

THE HOLDING

The application has been supported by an agricultural appraisal which states that the applicants own 4.26ha (10.53 acres) of land. This constitutes the field to the south of the site that is proposed to accommodate the access track. The site itself is under option to purchase from the owners of Lower Lake Farm, subject to securing the requisite planning permission. The site and land in the applicants' ownership is part of a 30.72ha (76 acre) block, the remainder of which is rented on a Farm Business Tenancy of 30 years which runs to 2047. The applicants have other land in the local area on other tenancy agreements and grazing licences as well as 250 units of moorland grazing on Yennadon Common, Lynch Common

(above Meavy) and the Forest southeast of Whiteworks. The applicants consider that any buildings should be close to the commons so that stock can be walked to the commons rather than transported by vehicle. Having built up their business over 10 years, currently the applicants have 2,000 sheep and 190 cattle (at the time of the 0020/18 applicant these numbers had been 1215 sheep and 146 cattle – the increase evidences a period of growth for the farm) together with 6 Dartmoor ponies.

There are no buildings on the land or in close proximity as the traditional buildings at Meavy Barton were sold with the house. The applicants currently rent buildings on an unsecure basis away from the land with the largest rented building at risk of being taken away. The applicants have no buildings currently under their control.

It is argued that buildings are required predominantly for the lowland breeds of stock at varying times of the year including the cattle during the winter months as well as the ewes during lambing season, for welfare and cross compliance rules to prevent poaching of land. The size of the building in relation to the number of livestock has been carefully considered and the applicants argue that the proposed building would be proportionate to the current needs of the farm business as well as being affordable and one that seeks to address the reasoning for refusal of the previous planning application (0020/18).

POLICY

Policy COR2 states that 'Outside settlements development will be acceptable in principle if it is necessary to meet the proven needs of farming'. Policy COR18 states that outside classified settlements local employment and business opportunities will be sustained by ... support for development to assist the agricultural sector.

DMD34 - Agricultural related development will be permitted where there is a demonstrable need that is proportional to the use of the land, it relates well to local landscape features and other building groups, it is located and orientated with respect to local topography so as to reduce intrusive effects, it demonstrates a scale and form that is well related to its function, will not cause unacceptable harm to amongst other things natural drainage and efficient use is made of existing buildings.

Clearly there is a demonstrable need for a building on the holding. In response to historic advice that the size of the two buildings that had been proposed and refused (deemed to be slightly oversized to serve their purpose), one building is now proposed. Nonetheless, even with the size having been reduced, the proposal would still be considered an isolated building, distant to other building groups (namely those at Lower Lake Farm circa 130metres to the north). In this respect the proposed buildings are considered, to be contrary to policy DMD34.

LANDSCAPE IMPACT

Policy COR1 requires that development respects or enhances the character of the local landscape and Policy COR3 requires that development conserves or enhances the characteristic landscapes that contribute to Dartmoor's special qualities.

In addition DMD5, with reference to the Landscape Character Assessment states that development should respect the valued attributes of landscape character types. The Landscape Character Type has been identified as '2D Moorland Edge Slopes'.

The Landscape Character Assessment for Dartmoor National Park (LCA) states that the 'Valued Landscape Attributes' in this '2D' area include:

- A rich and intricate landscape full of contrasts;
- Strong pattern of medieval fields with prominent Devon hedgebanks and dry stone walls;
- Pastoral character of fields contrasting with areas of heathy moorland;
- Strong local vernacular of granite, colourwash and slate;
- Spectacular views to the moorland core of Dartmoor as well as the surrounding countryside outside the National Park, including granite church towers as landmarks;
- Traditional orchards; and
- Features associated with the area's mining heritage and historic land uses.

The applicant has submitted a Landscape and Visual Impact Assessment which asserts that views of the site are generally lost within the wider landscape panorama and any negative effect by the proposed development is minimal or non-existent. Mitigation is proposed and with this in place the scheme, the applicant states, will address all potentially negative visual impacts as identified in the report.

It is accepted that the site is in a very unique part of the landscape which the Dartmoor Historic Landscape Assessment indicates as a 'late medieval enclosure of strip fields to the north of the village'.

The site and the surrounding fields to the south and east are very distinctive. Careful evaluation from the site and from the wider area confirm that it would be visible from public vantage points to the south and east (due in part to the fact that the location of the proposed building has been sited to the north of the existing Devon hedgebank (as opposed to the location to the south of this hedgebank that would have left the site very exposed)) resulting in the upper timber clad elements of the building being visible (as opposed to the whole building as would have previously been the case).

The Landscape Officer has suggested that the development would be 'very visible' in the wider landscape. The prevalence of Ash Dieback on Dartmoor, and its potential to result in the death of trees along the southern hedgerow, means that there could be a degree of visibility of the site and development in the wider context.

The main issue for consideration in this instance is whether the provision of an agricultural building of appropriate vernacular would appear as incongruous when seen from further afield and whether the building would preserve the landscape and scenic beauty of the site and its more immediate landscape - the policy tests set out in DMD5 and DMD34.

It is noted that the site does not relate directly to any other building groups in a landscape dominated by a historic field system, which is one of the most complete systems of this type on Dartmoor. It is considered that the proposed building would appear to be isolated, and by virtue of the location, size and the new access track, could have a detrimental impact on the character of the immediate landscape. It is therefore considered that it is contrary to policies COR1, COR3, DMD5 and DMD34.

The track would be visible through the gate from the highway, but would have any short term impact mitigated over time with the provision of an additional Devon hedgebank to the east of the track, which in turn could provide long term habitat and foraging opportunities for wildlife in the area. The provision of the access track, with the mitigation proposed is not considered to have an excessively detrimental impact on the character and appearance of this part of the

Dartmoor landscape.

Although mitigation is proposed in the form of two new hedgebanks this will not mitigate the accepted landscape harm or the building's visual impact.

The applicants have met with officers to examine alternative sites and it was clear from the visit that they are constrained by the proximity of dwellings, levels, drainage and potential contamination issues.

OTHER MATTERS

There will be no foul water to dispose of. Straw dung will build up under the cattle when they are housed in the winter and will be spread on the land providing natural fertiliser in the spring/summer months. Clean surface water will be dealt with by means of soakaway. Infiltration tests have been carried out to demonstrate that the soil will accommodate this.

CONCLUSION

The Parish Council has supported the application as have nearby residents, farmers and those with associations to the applicants such as the Hill Farm Project Officer and the vet.

During deliberations the potential for 'planning creep' has been considered, but as each application is considered on its' own merits, and that the scheme presented is for a singular livestock shed, the issue of future change and additions does not carry material weight in determination of this application.

The applicants are young farmers committed to hill farming and with a substantial number of livestock. The size of the building is more appropriate for the needs as detailed than the previous application. It is also understood that siting the buildings on their own land is preferable and that the stock are important to the management of the commons. The applicants are not however the only farmers with grazing rights on the commons involved.

Clearly officers want to support the farming community but this application once again raises the dilemma of balancing the desire of farmers for buildings to meet the modern demands of agriculture against the permanent impact of those buildings on what is unique and special about the Dartmoor landscape.

There may be a need for an agricultural building to serve this particular land holding and it has proved difficult to find a solution which does not have an unacceptable impact in this sensitive location. In this case the needs of the farming business should be carefully assessed against the landscape impact of this proposed development.

The provision of the livestock accommodation would undoubtedly provide a degree of stability to the holding, allowing for the resistance to the break-up of land to hobby farm level. In addition, the provision of such a livestock facility would allow for the continued farming of the land by a local family who would then be in a position to assist with the wider management of the Moor, as prescribed in the LCA (detailed above in this report). This would help meet the wider objectives and aspirations of adopted Policy of the Development Plan.

However, the balance in this case is fine, but due to the degree of separation from other existing buildings (being 'isolated' in its context and contrary to adopted Policy DMD34 which seeks developments to relate well with other buildings or landscape features). The need is

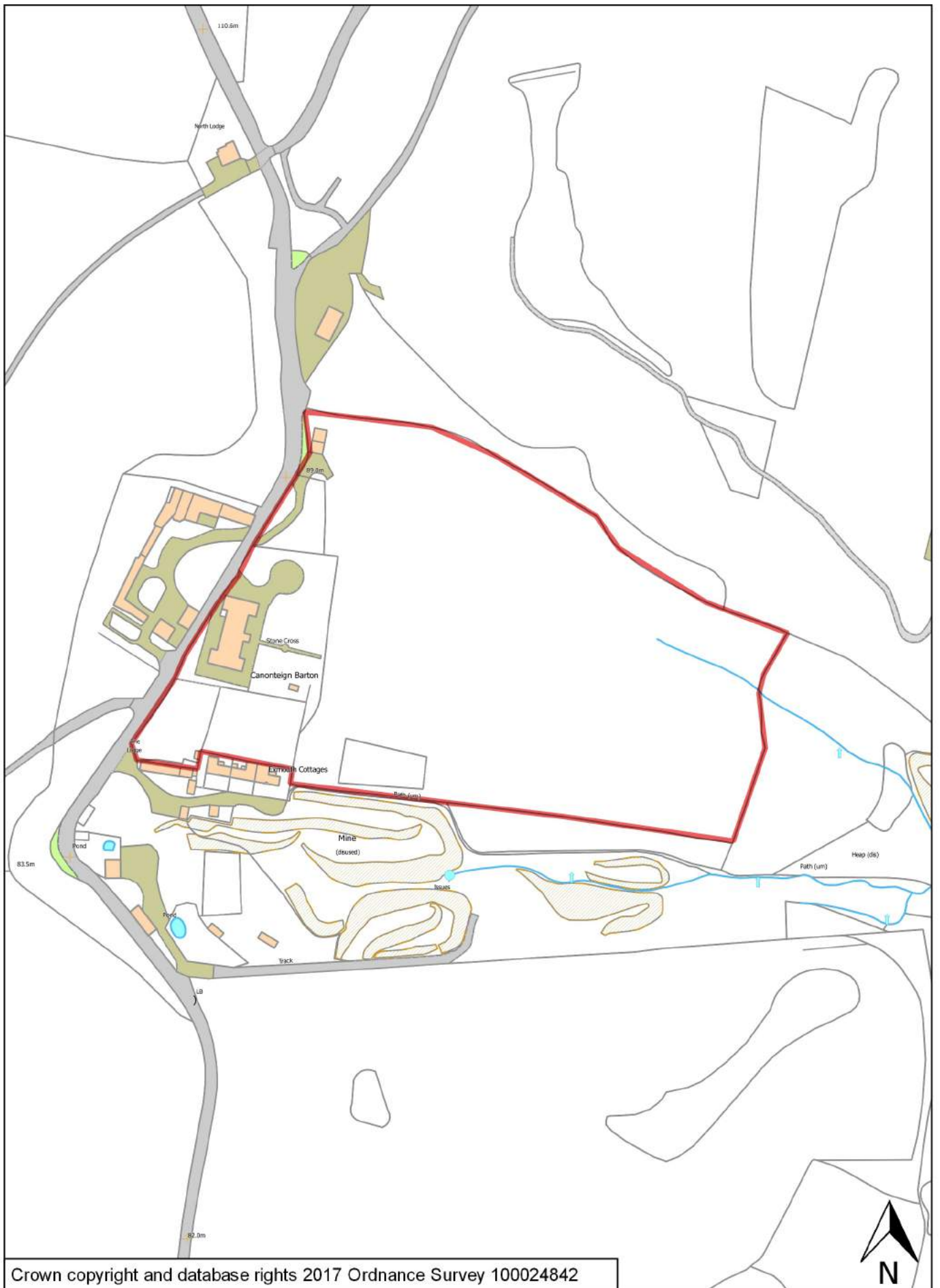
not considered to be enough to outweigh the harm that would be caused by the proposed development in this location the proposal would not sufficiently conserve or enhance the character of Dartmoor's landscape (being an historic field system which is considered to be one of the most complete systems of this type on Dartmoor), nor satisfactorily reinforce locally distinctive patterns of development, landscape and cultural heritage in this location.

CHRISTOPHER HART

0547/19 - Canonteign Manor, Christow



Scale 1:2,500



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2. Application No: **0547/19** District/Borough: **Teignbridge District**
 Application Type: **Change of Use** Parish: **Christow**
 Grid Ref: **SX838831** Officer: **Ben Gilpin**

Proposal: **Change of Use from C3 (residential dwelling) to Sui Generis (Holiday Let)**

Location: **Canonteign Manor, Christow**

Applicant: **Mr L Peng**

Recommendation **That, subject to the consideration of comments from the Environmental Health Officer, permission be REFUSED**

Reason(s) for Refusal

1. The proposed change of use, by reason of the intensification of use of the main property, swimming pool and wider garden area, would result in a detrimental impact on the amenity of neighbouring residents and the character of this part of the National Park. It would be contrary to policies DMD4 and DMD5 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.

Introduction

Canonteign Manor is in open countryside, 1.86 km south of the centre of Christow (the nearest settlement). The site is accessed and partially visible (the western elevation of the building) from the public highway to the west of the site.

The property is a large Grade I Listed Building, with residential use. The property is set within its own spacious grounds. To the south of the main residence is a 12m by 5m outdoor swimming pool and associated hard standing.

To the immediate south of the garden walls is a cluster of 5 residential properties (10m south of the edge of the hard standing associated with the swimming pool).

The application seeks planning permission to use the property for holiday letting purposes. It is presented to the Committee on the basis of the concerns raised by residents and the Parish Council.

Planning History

0056/18	Internal alterations to comply with fire regulations Listed Building Consent	Withdrawn	05 April 2018
0044/18	The proposed use of Canonteign Manor for occasional short stay lets to groups Certificate of Lawfulness for a proposed development	Certificate not issued	23 March 2018
0415/17	Use of dwelling for occasional short stay lets Certificate of Lawfulness for a	Appeal lodged: 31 July 18 Result: Dismissed Withdrawn	10 October 2017

	proposed development		
0439/16	Change of use from dwellinghouse (use class C3) to hotel (use class C1) Change of Use	Withdrawn	03 March 2017
0605/13	Reconstruction of existing vehicle entrance and realignment of gravel drive		
	Listed Building Consent	Grant Conditionally	08 January 2014
0604/13	Reconstruction of existing vehicle entrance and realignment of gravel drive		
	Full Planning Permission - Householder	Grant Conditionally	08 January 2014
0729/01	Construction of new orangery within lower garden and subterranean link to Manor House, and new private sewage treatment plant		
	Full Planning Permission	Grant Conditionally	27 May 2003
0730/01	Construction of new orangery within lower garden and subterranean link to Manor House, and new private sewage treatment plant		
	Listed Building Consent	Grant Conditionally	27 May 2003
5/37/162/97/07	Internal alterations to provide additional bathrooms, etc. Installation of multi-fuel stoves and associated works.		
	Listed Building Consent	Grant Conditionally	12 September 1997

Consultations

Environment Agency:

Flood Zone 1 - Standing Advice

County EEC Directorate:

The application is for the change of use of seven separate guest 'suites' of the large residential manor house to holiday let. The highway authority is aware of the site and its history over recent years since the current owner acquired the property.

Holiday let residential 'units' have the potential to generate far fewer daily and annual traffic movements than conventional residential units and each of those individual units will be extremely unlikely to be occupied by guests for 100% of the year. Even if they were to be, the highway authority has no highway safety concerns about the potential additional traffic movements that would be generated by the proposed change of use, having regard to the trip generation potential of the building as a large residential property.

The access to the highway from the site is acceptable in geometry and visibility for that increase and there will be a modest increase in vehicular usage of the highway network in the vicinity of the site, notwithstanding its constraints in width - commensurate with many roads within the National Park.

For that reason there is no objection to the proposed change of use from a highway safety point of view.

Historic England:

Canonteign Manor is a grade I listed building on the fringes of Dartmoor. It was built in the late 16th century house and retains a distinctive E shape plan. The house had been in an extremely poor state of repair by the mid 20th century. During the 1970s Lady Exmouth, whose family owned the estate, undertook a significant programme of restoration, which appears to have resulted in the buildings current layout, which has resulted in the floor plan being difficult to interpret.

The current application relates to the change of use of the property from residential to holiday let. Historic England's interest lies in the impact of the fire upgrade works required by the proposed change of use. We welcome the opportunity to comment on the Listed Building Consent that will need to be submitted for any works connected to the property.

Teignbridge District Council
(EHO):

Comments awaited

Parish/Town Council Comments

Christow PC:

Object - impact to the local environment / increased traffic on small lanes / noise and light pollution in rural location.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR19 - Dealing with proposals for tourism development

COR2 - Settlement Strategies

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

COR5 - Protecting the historic built environment

DMD1a - Presumption in favour of sustainable development

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

DMD4 - Protecting local amenity

DMD44 - Tourist accommodation

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

10 letters of objection 1 letter of support

Objections:

The proposed use will have an unacceptable effect on near neighbours. In particular, the use of outdoor space including the swimming pool, hot tub and garden have historically and will in future, adversely affect the quiet enjoyment of neighbouring residents. The large property inevitably attracts large groups who have already caused disturbance into the early hours. There is a difference between a low intensity family dwelling and all year

round commercial use of the property. The use would increase traffic on narrow roads and compromise the safety of other residents. It is unrealistic to assume that conditions restricting use could be adequately enforced. There will be no benefit to the local community or additional employment. The proposed use is not needed to 'save' the historic building.

In support:

The application would support the maintenance of an historic building. The proposed use would add to the local economy, bringing tourists and creating work in the area.

Observations

LOCATION & HISTORIC SIGNIFICANCE

Canonteign is a Grade I listed manor house dating from the late sixteenth century which was subject to major restoration works in the 1970's. It occupies an imposing position in the Teign valley on the western valley side affording dramatic views to the east. The property is constructed of stone rubble with granite dressings on a symmetrical plan form. It is positioned tight to the highway on the western side with extensive grounds to the east leading down to the Teign Valley road. It is listed for its architectural significance and historical associations.

The property is currently used as a single residential property (use class C3). It is laid out as a six bedroom residence with staff quarters. In the recent past it has been let out on a casual basis to groups and families for holiday purposes.

PROPOSAL

This application seeks planning permission for the change of use from C3 Residential Use to Sui Generis Holiday Let of the main property (Canonteign Manor) and its associated parkland. Listed Building Consent has not been sought at this time for any works to the property.

The holiday unit would provide six bedroom suites (with en-suite facilities), various activity rooms (billiards room, drawing room, family lounge, breakfast room and kitchen), spa and treatment facilities with a separate staff accommodation flat (on second floor).

Guests would have the full use of the property and extensive grounds which include an open air swimming pool and hot tub area.

The site primarily accessed from the south being approximately 1km from the Teign Valley road. Vehicle access is from the north side of the property leading to a designated parking area.

PLANNING HISTORY

The property has been subject to a number of permissions/consents for works to the fabric of the building. A pool house/orangery was permitted in early 2000 on the southern aspect. The pool has been constructed however the orangery (enclosure) has not been pursued to completion.

More recent planning history relates to the present owners desire to use the property as an alternative to the authorised residential use. A planning application to use the premises as a

hotel was withdrawn in 2016. An application seeking a certificate of lawful use for holiday letting was refused by the Authority in 2018. The subsequent appeal was dismissed by the Inspector. A corresponding application for listed building consent for internal works related to fire prevention was withdrawn in 2018.

The submission of this application is primarily a response to the Inspector's decision on the certificate of lawful use application. His decision stated that the use of the building for holiday purposes was not a lawful use and that planning permission would be required, hence the application we now have before us.

PRINCIPLE

The use of the property to provide short stay holiday accommodation to multiple visitors is one that, in principle, could accord with policy DMD44. Inter alia the policy specifically states that tourism development will be permitted where it comprises 'accommodation in large houses in the countryside..... where the management of the tourism enterprise is undertaken from that dwelling'. There is also an element of using an important Grade I building to promote the special qualities and understanding of the Park.

Policy DMD4 is pertinent in that it seeks to minimise the impact of development proposals, in general, on the amenity of residents in association with maintaining the special qualities of the Park.

In a wider sense, policy DMD5 states that development proposals should conserve and / or enhance the character and special qualities of the Dartmoor landscape by respecting the tranquillity and sense of remoteness of Dartmoor.

In this case there are no works proposed to the fabric of the building. At present there is no direct impact on the fabric of the building however there may be a need to address the specifics of fire regulations in a later listed building consent application if required. The policies relating to the importance of the historic built environment (COR5, DMD7, DMD8 and DMD9) have relevance but are focussed on the physical works that are commonly associated with changes of use. Nevertheless, they reiterate the importance of considering the impact that inappropriate uses can have on the historic environment and how important is to ensure any identified harm does not impact on the importance of the historic asset.

Policy COR11 seeks to sustain Dartmoor as a place that continues to offer a sense of tranquillity to residents; those who work in the National Park and those who visit it.

MAIN ISSUES

Given that there is support, in principle, for the re-use of a large country house for holiday letting purposes, the main issues in this case are considered to be twofold. Namely, the harm this proposal may have on the nationally important listed building and secondly, that of the amenity of neighbouring residents through activity, noise, traffic and intensity of use – all matters identified as concerns in the locality.

In the case of harm to the building, it is acknowledged that the internal fabric of the building has been significantly altered to accommodate the needs of 21st century living standards. It is a country house that displays a fine historical façade and setting but internally already has all the comforts of a modern residence. The anticipated internal improvements to meet fire regulations would need to be the subject of detailed scrutiny but are not for consideration at

this time through this change of use application. In principle, it is hard to argue that the proposed use would have a harmful impact on the fabric of the heritage asset at this stage.

With regard to the impact on character and amenity issues, this stems from the intensification of use of the property, facilities and outdoor space, including the gardens and swimming pool. The applicant has sought to minimise impacts by employing a live-in housekeeper who would seek to monitor and enforce a stringent set of house rules. He has offered to provide a unilateral undertaking to sit alongside any permission setting out the expectations of guests. This includes reference to limitations of use for the outdoor swimming pool between the hours of 9am and 8pm together with proposing quiet areas around the house between 9pm and 9am. This was the thrust of why the Inspector considered that planning permission was required in order to pursue this change. Specifically he noted that;

'Recreational activity by people living in the property whilst enjoying their holiday break would be more likely to lead, particularly in good weather, to recreational activities within the garden. The large swimming pool is likely to be a particularly attractive feature for such occupants. In many instances from my experience it would seem likely that this would create a significant amount of activity in the form of sounds from voices, games being played and music.' Furthermore, he stated that; 'a live-in house keeper is likely to live integrally with the family unit assisting with domestic needs and responsibilities. It is proposed that the role would change to include monitoring of activity to ensure compliance with the 'house rules'. The member of staff would be a manager living separately and in a socially more detached manner than at present. It seems likely to me that the staff accommodation may also become functionally more distinct from the rest of the dwelling. These changes would therefore substantially alter the role and manner of occupation of the building of that staff member at times when groups are in occupation.'

At their nearest, neighbouring residents are separated by approximately 10m on the southern boundary of the property.

HIGHWAY ISSUES

A number of objections received have stated the intensification of use would be to the detriment of highway safety. It is accepted that access to the site is via a single track highway, not dissimilar to many other single track highways within the boundaries of the Park. The main Teign Valley road is approximately 1km to the south.

In his detailed response the Highway Officer does not raise an objection on highway safety grounds.

OTHER MATTERS

Objections received have suggested that the swimming pool does not benefit from planning permission or listed building consent. Evidence suggests the pool has been in situ since at least 2006. The permission/consents granted in 2003 allowed for the construction of a pool enclosure (orangery) which, although part implemented, has not been completed. While it is currently an open air facility it is within the gift of the owner to complete this permission without further reference to the Authority. It is not expedient for the Authority to insist that the permission for the enclosure of the pool is completed.

CONCLUSION

The principle of using this substantial country residence as holiday accommodation is one that accords with policy DMD44. While it is the intensity and type of use that tips the balance towards needing planning permission, the extent of that impact is finely balanced in comparison to that which could already occur as a large single dwelling. If, as a generous six bedroom residence, it were to be fully occupied by a family on a permanent basis that, in itself, could be intrusive to close neighbours. There is presently nothing that allows the Authority to control that level of use and, as a corollary, use (or times of use) of the extensive gardens and authorised pool area by family and guests. The house has not been occupied by the owner as a family residence in the most recent past.

However, the nature of use by a family unit could be argued to be different from that of separate groups of guests on a short term visit who may have less appreciation about the house, its setting and respect for neighbour amenity. By inference, their arrival on 'holiday' at the property may be expected to have a different impact and level of activity to all year round use by a family. There is no inference that the property would necessarily be used by a single group however, as many of the facilities are shared it is likely that most booking would be expected to be single, large groups.

The key factor would appear to be judging whether the necessary change of use significantly changes that nature of the level of intensity or use of outside space beyond what is acceptable in this location.

It is considered that the re-use of the internal space within the property will have little direct impact on neighbouring residents. Similarly, there are no objections on highway safety grounds which would substantiate a reason for refusal concerning highway issues.

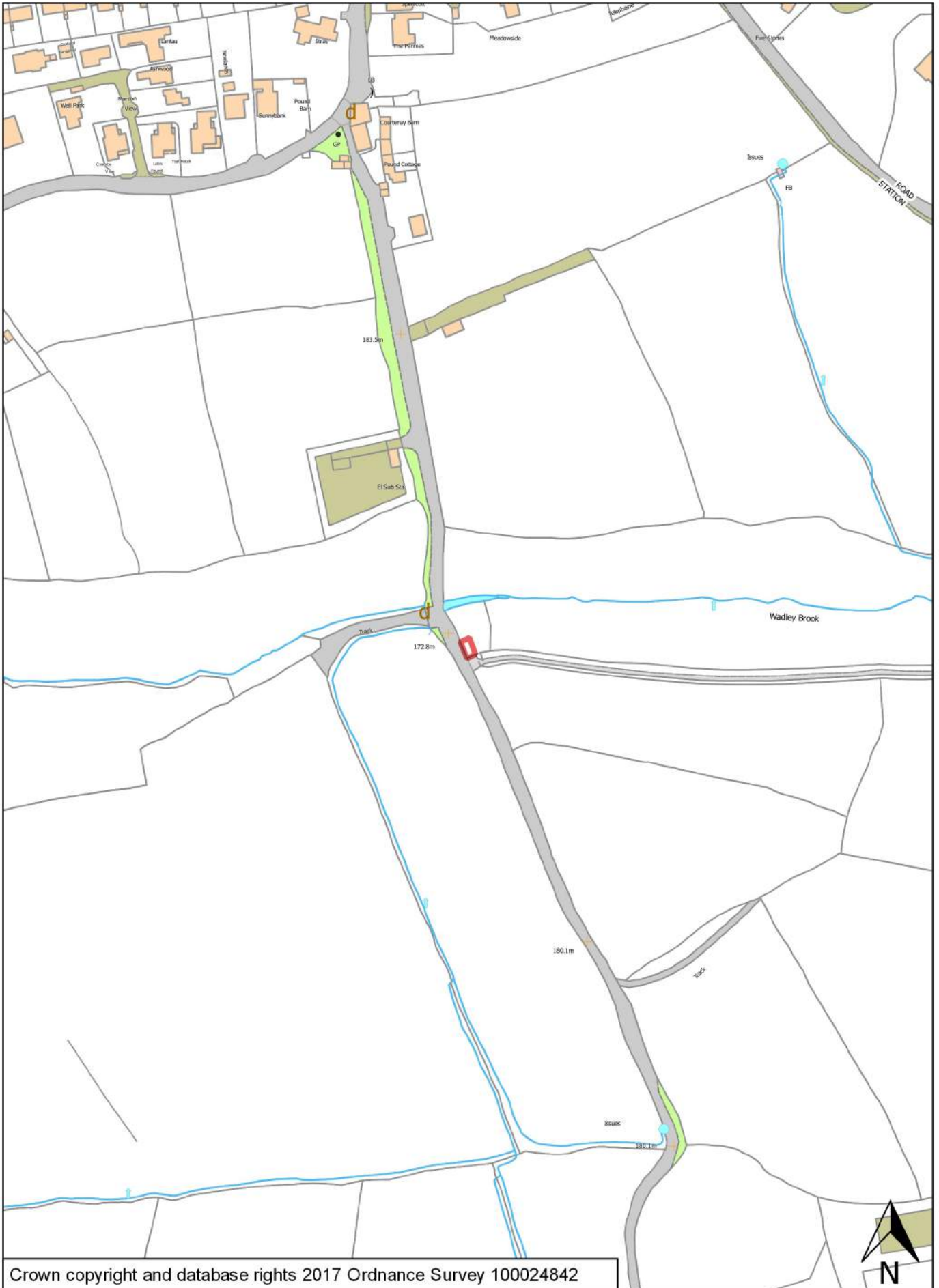
The outstanding matter is how the use of the outdoor space impacts on neighbouring residents. It is acknowledged that there are instances of recorded events causing disturbance to neighbours in the recent past. The Environmental Health Officer is aware of the application and has been asked to comment. Any views that are received will be reported at the meeting. Controlling the extent of the use of the outdoor space has to be seen to be reasonable and ultimately enforcement if conditions are to be applied. The applicant has suggested a unilateral undertaking seeking to restrict the times of use of the outdoor spaces by guests to avoid late evening or early morning use. The terms of that agreement will be clarified at the meeting.

In summary, this is a finely balanced matter however, given that it is clear that planning permission is required for this intensification of use, the Authority has to properly consider how it, by condition or agreement, could limit the impact on neighbouring residents. It is considered that the frequency and repetition of use of the outdoor spaces by regular holiday use is different, more intensive and would potentially lead to unacceptable harm to amenity of residents in this countryside location in the National Park.

0535/19 - Land at Pound Lane, Moretonhampstead



Scale 1:2,500



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3. Application No: **0535/19** District/Borough: **Teignbridge District**
Application Type: **Advertisement Consent** Parish: **Moretonhampstead**
Grid Ref: **SX752855** Officer: **Sassie Tickle**

Proposal: **Information board (Wray Valley Trail)**

Location: **Pound Lane, Moretonhampstead**

Applicant: **Dartmoor National Park
Authority**

Recommendation **That consent be granted.**

Condition(s)

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and un-numbered drawing valid 19 November 2019.

Introduction

The site is located on Pound Lane, around 300m to the south of Moretonhampstead, though outside the settlement boundary. Here, the Wray Valley Trail is accessed via staggered wooden gates, and runs perpendicular to the road to the east along a hedgerow. The trail is of reinforced gravel, with a hedgerow to the north and a wooden fence separating it from the adjacent field to the south.

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

Planning History

0462/08	Provision of route for pedestrians, cyclists and equestrian use, as part of the Wray Valley Trail		
	Full Planning Permission	Grant Conditionally	05 January 2009
0760/05	Provision of cycleway/footway		
	Full Planning Permission	Refused	13 December 2005

Consultations

Teignbridge District Council: Does not wish to comment.
County EEC Directorate: No highway implications
Environment Agency: Flood zone 1. Standing advice applies.

Parish/Town Council Comments

Moretonhampstead PC: Supports - the information board will be useful, is well-positioned and well-designed.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD36 - Signs and advertisements
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes a free standing aluminium information board measuring 600mm wide x 650mm tall, erected on two 1.5m oak poles (100mm diameter). It will be positioned near the entrance to the trail, backing onto the hedge line and parallel to the path, and will display information about the Wray Valley Trail in the form of text and maps.

PLANNING POLICY

Policies COR1, COR4, DMD1b and DMD5 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's landscapes.

Policy COR2 sets out the spatial strategy which guides development in the National Park, while DMD1b states the need for development to support National Park Purposes.

Policy COR4 sets out design considerations for new development, including scale, height, alignment, layout, detailing and materials.

Policy DMD36 provides the criteria for appropriate signage, and the Design Guide provides further guidance on acceptable signage design.

NATIONAL PARK PURPOSES

The purpose of the information board is to provide information to users of the Wray Valley Trail. This clearly falls under the promoting the understanding and enjoyment of the special qualities of the National Park, and is therefore in line with National Park Purposes and policy

DMD1b.

LOCATION

The location proposed for the information board is open countryside, outside any classified settlement. Policy COR2 states that in such a location, development will be acceptable in principle if it is needed to promote National Park Purposes.

DESIGN

The proposed information board has a simple, functional design, and uses a natural colour palette of greens and greys. Text is predominantly dark on a light background, which is contrary to advice contained in the Design Guide, but is not viewed as an issue in this context. The size is adequate to display the necessary information, without allowing undue dominance. The information board is aluminium with a printed panel, supported on oak posts. The proposal is therefore considered to be in accordance with policies COR 4 and DMD 36 part (i), and advice contained in the Design Guide.

IMPACT ON CHARACTER AND DISTINCTIVENESS

The proposed information board in this location is not considered to pose any harm to the character and distinctiveness of the locality or wider landscape, in line with policies COR1, DMD5 and DMD36 part (iv).

OTHER CONSIDERATIONS

The proposed information board is not located on a public highway, and therefore will not impact on highway safety. Furthermore, since there is no existing signage in this location, there will be no adverse cumulative impact. The proposal therefore accords with policy DMD36 parts (ii) and (iii).

CONCLUSION

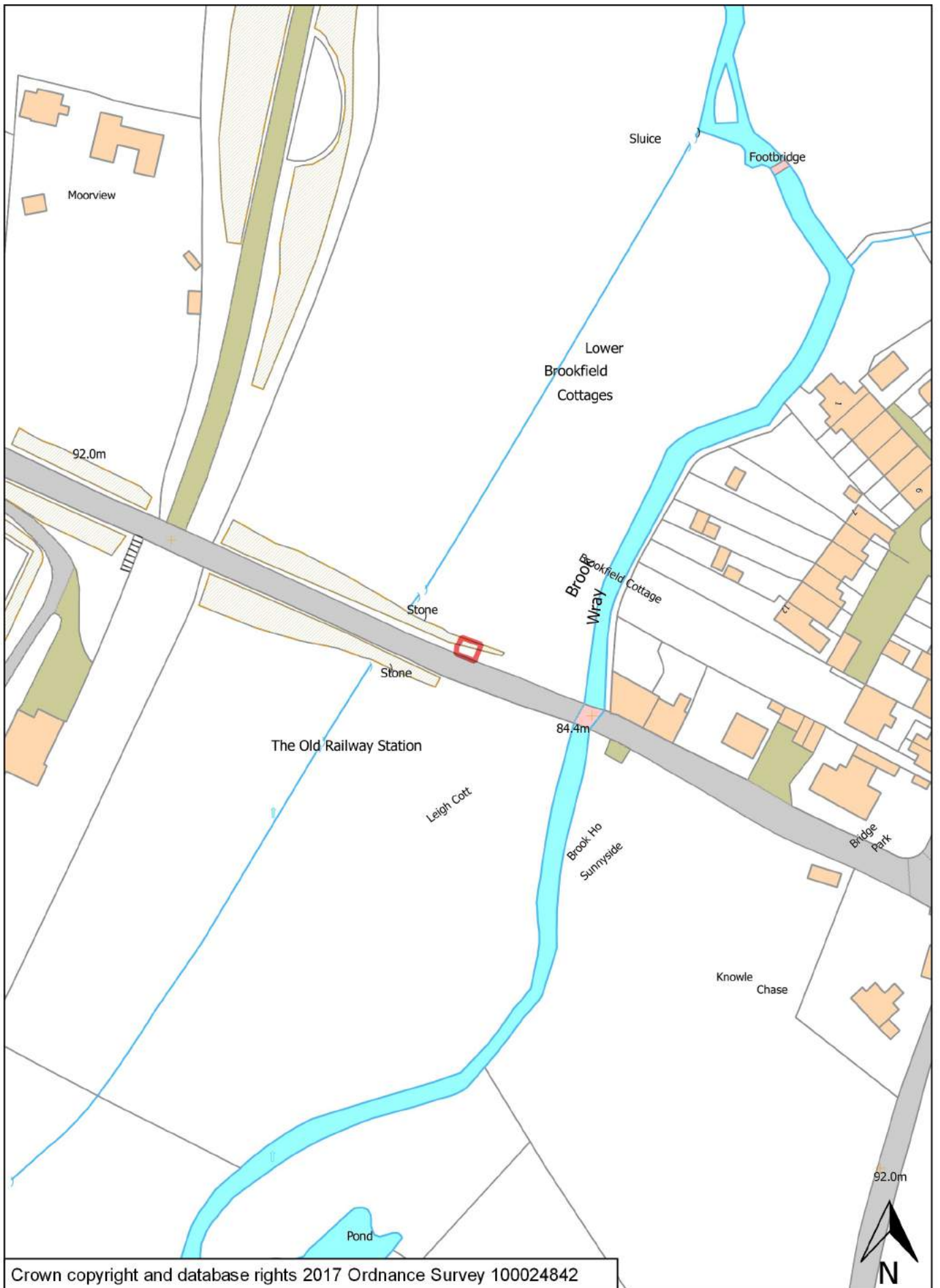
The information board will serve to promote the understanding and enjoyment of the special qualities of the National Park. It is of an acceptable size, shape, design, colour and material. The proposal is not considered to have any negative impact on local distinctiveness, landscape character, or highways safety.

Having regard to the above factors, it is recommended that planning permission be granted, subject to appropriate conditions.

0533/19 - Land at Brookfield, Lustleigh



Scale 1:1,250



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4. Application No: **0533/19** District/Borough: **Teignbridge District**
Application Type: **Advertisement Consent** Parish: **Lustleigh**
Grid Ref: **SX787814** Officer: **Sassie Tickle**

Proposal: **Information board (Wray Valley Trail)**

Location: **Brookfield, Lustleigh**

Applicant: **Dartmoor National Park
Authority**

Recommendation **That consent be GRANTED**

Condition(s)

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and un-numbered drawing valid 19 November 2019.

Introduction

The site is located in Lustleigh, adjacent to the road from Casely Lodge to Knowle Chase. Here, the Wray Valley Trail is accessed via a wide wooden gate and runs parallel to the road in a north-westerly direction. The trail is of reinforced gravel, with wooden fences separating it from the adjacent field to the north and road to the south.

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

Planning History

0462/08	Provision of route for pedestrians, cyclists and equestrian use, as part of the Wray Valley Trail		
	Full Planning Permission	Grant Conditionally	05 January 2009
0760/05	Provision of cycleway/footway		
	Full Planning Permission	Refused	13 December 2005

Consultations

Teignbridge District Council: Does not wish to comment.
County EEC Directorate: No highway implications
Environment Agency: Flood zone 1. Standing advice applies.

Parish/Town Council Comments

Lustleigh PC: No objection

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD36 - Signs and advertisements
DMD7 - Dartmoor's built environment

Representations

1 letter

1 letter of observation was received, however the questions enclosed did not relate to the information board which is the subject of this application.

Observations

PROPOSAL

This application proposes a free standing aluminium information board measuring 600mm wide x 650mm tall, erected on two 1.5m oak poles (100mm diameter). It will be positioned near the entrance to the trail, backing onto the embankment and parallel to the path, and will display information about the Wray Valley Trail in the form of text and maps.

PLANNING POLICY

Policies COR1, COR4, DMD1b and DMD5 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's landscapes.

Policy COR4 sets out design considerations for new development, including scale, height, alignment, layout, detailing and materials.

Policy DMD1b states the need for development to support National Park Purposes.

Policy DMD36 provides the criteria for appropriate signage, and the Design Guide provides further guidance on acceptable signage design.

DESIGN

The proposed information board has a simple, functional design, and uses a natural colour palette of greens and greys. Text is predominantly dark on a light background, which is

contrary to advice contained in the Design Guide, but is not viewed as an issue in this context. The size is adequate to display the necessary information, without allowing undue dominance. The information board is aluminium with a printed panel, supported on oak posts. The proposal is therefore considered to be in accordance with policies COR 4 and DMD 36 part (i), and advice contained in the Design Guide.

IMPACT ON CHARACTER AND DISTINCTIVENESS

The proposed information board in this location is not considered to pose any harm to the character and distinctiveness of the locality or wider landscape, in line with policies COR1, DMD5 and DMD36 part (iv).

OTHER CONSIDERATIONS

The proposed information board is not located on a public highway, and therefore will not impact on highway safety. Furthermore, since there is no existing signage in this location, there will be no adverse cumulative impact. The proposal therefore accords with policy DMD36 parts (ii) and (iii).

REPRESENTATIONS

One letter of observation was received, which posed a number of questions relating to the Wray Valley Trail, but none relating to the information board which is the subject of this application. The observations made are therefore not considered relevant to this application and have not been included in this report.

CONCLUSION

The information board will serve to promote the understanding and enjoyment of the special qualities of the National Park. It is of an acceptable size, shape, design, colour and material. The proposal is not considered to have any negative impact on local distinctiveness, landscape character, or highways safety.

Having regard to the above factors, it is recommended that advertisement consent be granted, subject to standard conditions required by the regulations.

0534/19 - Land at Yeo Bridge, Lustleigh



Scale 1:5,000



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5. Application No: **0534/19** District/Borough: **Teignbridge District**
Application Type: **Advertisement Consent** Parish: **Lustleigh**
Grid Ref: **SX794799** Officer: **Sassie Tickle**

Proposal: **Information board (Wray Valley Trail**

Location: **Yeo Bridge, Lower Knowle
Road, Lustleigh**

Applicant: **Dartmoor National Park
Authority**

Recommendation **That consent be GRANTED**

Condition(s)

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
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5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and un-numbered drawing valid 19 November 2019.

Introduction

The site is located next to Lower Knowle Road, around 1 mile south-east of Lustleigh. It is accessed via a wooden gate from the road which marks the entrance to the Wray Valley Trail. The trail itself is dirt reinforced with gravel, and rises up from road level towards Yeo Bridge. The trail is flanked by a steep vegetated slope to the north, and by a wooden fence separating the trail from Lower Knowle Road to the south.

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

Planning History

0462/08	Provision of route for pedestrians, cyclists and equestrian use, as part of the Wray Valley Trail		
	Full Planning Permission	Grant Conditionally	05 January 2009
0760/05	Provision of cycleway/footway		

Consultations

Teignbridge District Council: Does not wish to comment.
County EEC Directorate: No highway implications
Environment Agency: Flood zone 1. Standing advice applies.

Parish/Town Council Comments

Lustleigh PC: No objection.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD36 - Signs and advertisements
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations**PROPOSAL**

This application proposes a free standing aluminium information board measuring 600mm wide x 420mm tall, erected on two 1.35m oak poles (100mm diameter). It will be positioned near the entrance to the trail, backing onto a steep vegetated bank and parallel to the path, and will display information about the Wray Valley Trail in the form of text and maps.

PLANNING POLICY

Policies COR1, COR4, DMD1b and DMD5 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's landscapes.

Policy COR2 sets out the spatial strategy which guides development in the National Park, while DMD1b states the need for development to support National Park Purposes.

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OTHER CONSIDERATIONS

The proposed information board is not located on a public highway, and therefore will not impact on highway safety. Furthermore, since there is no existing signage in this location, there will be no adverse cumulative impact. The proposal therefore accords with policy DMD36 parts (ii) and (iii).

CONCLUSION

The information board will serve to promote the understanding and enjoyment of the special qualities of the National Park. It is of an acceptable size, shape, design, colour and material. The proposal is not considered to have any negative impact on local distinctiveness, landscape character, or highways safety.

Having regard to the above factors, it is recommended that advertisement consent be granted, subject to standard conditions required by the regulations.

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 February 2020

APPEALS

Report of the Head of Development Management

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

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

1 Application No:	C/19/3222957	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Lydford
Proposal:	Unauthorised residential use of two holiday lets		
Location:	Downtown Farm, Lydford		
Appellant:	Mrs E Leigh-Tyrer		
Decision:	DISMISSED		

2 Application No:	C/19/3222958	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Lydford
Proposal:	Unauthorised residential use of two holiday lets		
Location:	Downtown Farm, Lydford		
Appellant:	Mr G Tyrer		
Decision:	DISMISSED		

3 Application No:	C/19/3222959	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Lydford
Proposal:	Unauthorised residential use of two holiday lets		
Location:	Downtown Farm, Lydford		
Appellant:	Mr R St John Lumley		
Decision:	DISMISSED		

4 Application No:	C/19/3222960	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Lydford
Proposal:	Unauthorised residential use of two holiday lets		
Location:	Downtown Farm, Lydford		
Appellant:	Mrs S Boyd		
Decision:	DISMISSED		

5 Application No: W/19/3235086 District/Borough: Teignbridge District
Appeal Type: Non Determination within 8 weeks Parish: Widecombe-in-the-Moor
Proposal: Erection of agricultural workers dwelling (principal dwelling)
Location: **land to the north of Lower Blackaton, Blackdown Piper, Widecombe-in-the-Moor**
Appellant: **Castor Blackton Farming Ltd**
Decision: **DISMISSED**

6 Application No: W/19/3237306 District/Borough: South Hams District
Appeal Type: Refusal of Full Planning Permission Parish: South Brent
Proposal: Siting of three field shelters
Location: **Stippadon Farm, South Brent**
Appellant: **Mrs S Tribble**
Decision: **ALLOWED**

7 Application No: W/19/3238941 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Whitchurch
Proposal: Change of use from agricultural (sui generis) to B1, B8 and sui generis
Location: **Longford Quarry, Moorshop**
Appellant: **Mr & Mrs Alford**
Decision: **DISMISSED**

8 Application No: X/19/3220670 District/Borough: West Devon Borough
Appeal Type: Refusal to issue a Certificate of Lawfulness Parish: Mary Tavy
Proposal: Use of ancillary accommodation as a dwelling
Location: **Holditch Farm, Mary Tavy**
Appellant: **Mr Venner**
Decision: **ALLOWED**

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

1 Application No: W/19/3237221 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Buckland Monachorum
Proposal: Erection of a single dwelling
Location: **30 Grange Road, Yelverton**

Appellant: **Mr & Mrs Russell**

2 Application No: W/19/3242099 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Ashburton
Proposal: Conversion of outbuilding to dwelling (open market)
Location: **Outbuilding, Church Path, Ashburton**
Appellant: **Mr P Pascoe**

3 Application No: W/19/3242900 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Widecombe-in-the-Moor
Proposal: Erection of timber frame building for housing of horses and sheep
Location: **Land adjacent to Southcombe, Widecombe-in-the-Moor**
Appellant: **Mr D Faulkner**

4 Application No: Y/19/3241590 District/Borough: Teignbridge District
Appeal Type: Refusal of Listed Building Consent Parish: North Bovey
Proposal: Extension and alterations to existing dwelling
Location: **Mill Cottage, North Bovey**
Appellant: **Mr & Mrs Calverley**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 February 2020

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head of Development Management

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/0095/19	District/Borough:	Teignbridge District
Grid Ref :	SX692745	Parish :	Widcombe-in-the-Mo
Breach :	Unauthorised metal gates adjacent to the highway and over 1m. Also that they swing outwards into the highway		
Location :	Corndonford Farm, Pondsgate		
Action taken / Notice served	No further action taken		

CHRISTOPHER HART

enfdelcommrpt