

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

03 June 2016

**SITE INSPECTIONS**

Report of the Head of Planning

1	Application No:	<b>0118/16</b>	District/Borough:	<b>Teignbridge District</b>
	Application Type:	<b>Full Planning Permission</b>	Parish:	<b>Ashburton</b>
	Grid Ref:	<b>SX761706</b>	Officer:	<b>Louise Barattini</b>
	Proposal:	<b>Demolition of block of three garages; erection of detached two bedroom bungalow with off street parking and erection of detached double garage</b>		
	Location:	<b>20 Beverley Gardens, Ashburton</b>		
	Applicant:	<b>Mrs J Slater</b>		

Recommendation: **That permission be REFUSED**

**Reason(s) for Refusal**

1. The proposed development by reason of its siting, design, scale and proportions, fails to demonstrate a high quality locally distinctive design and would detract from the established character and appearance of the surrounding development and street scene. The proposal is therefore contrary to policies COR1, COR4, DMD1b, DMD3 and DMD7 of the Dartmoor National Park Authority Development Plan, the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2012 and the Dartmoor National Park Authority Design Guide 2011.

The panel met at the application site and the case officer talked through the proposals, highlighting the key planning considerations in relation to design, highway safety and residential amenity. Representatives from the District Council highlighted the pressing demand for affordable housing within Ashburton and the support for such developments. The Town Council also expressed its keen desire to bring forward affordable housing and noted the improvements to highway safety that would result from the loss of parking provision on the highway bend in front of the proposed new off-road parking for the bungalow. It also commented that the existing block of garaging, proposed to be demolished, is not suitable for modern cars and that the access drive leading to the garage is private and within the applicant's control only. The case officer confirmed that no objection had been received from the Highway Authority and responded to questions about the design objections to the scheme. The agent responded to queries relating to the height of the proposed bungalow in relation to the existing garage structure.

All parties took the opportunity to walk around the site to view the siting of the proposed replacement garage and to walk around the proposed site for the bungalow. Members also walked along the public right of way to assess the development in the context of neighbouring properties.

The chairman of the site inspection panel thanked those parties for attending the visit and Members convened to discuss their initial thoughts.

At this point, the case officer acknowledged the local desire for affordable housing and drew Members attention to an important change in National Policy which had been brought about on the evening before the inspection meeting. Members were made aware that following the government's recent appeal of a High Court Judgement, the previously rescinded restriction on the use of s106 agreements to deliver affordable housing on schemes of less than 10 houses, less than 5 houses in the case of National Parks, is now re-instated. This means that if Members find the design to be acceptable and determine to approve the application on the grounds of sustainable development for the Park, the Authority would be unable to secure the proposed accommodation as an affordable dwelling for local persons and it would be available on the open market. Members acknowledged this government policy change and felt that if this scheme was to be approved it could potentially offer a more affordable market dwelling, having regard to its small scale and location.

Members welcomed the opportunity to visit to site and felt that there were many positive elements to the scheme, principally the provision of new housing in Ashburton and improvements to highway safety. Whilst there was some acknowledgement that the design was not ideal, Members of the site inspection panel felt that they would find it difficult to refuse, having regard to the constraints of the site and finding it difficult to see how the scheme could be improved. They felt that the proposal would not harm residential amenity.

An update on this application in respect of the recent change to central government policy on the affordable housing thresholds will be presented at the full committee meeting.

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# Dartmoor National Park Authority



Scale 1:1,000

Compiled by Ibarattini on 19/4/2016



4. Application No: **0118/16** District/Borough: **Teignbridge District**  
Application Type: **Full Planning Permission** Parish: **Ashburton**  
Grid Ref: **SX761706** Officer: **Louise Barattini**
- Proposal: **Demolition of block of three garages; erection of detached two bedroom bungalow with off street parking and erection of detached double garage**
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### **Reason(s) for Refusal**

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### **Introduction**

Beverley Gardens is a post-war cul-de-sac of terraced dwellings within the settlement of Ashburton. The application site relates to a row of 3 garages and parcel of green space between two terraces, flanked by a public footpath along the eastern boundary.

The application proposes the demolition of the garage block and erection of a 2-bedroom bungalow, together with the erection of a replacement detached double garage for the occupiers of 20 Beverley Gardens.

The application is presented to committee at the request of a Member of the Authority Mr Stuart Barker.

### **Consultations**

- Teignbridge District Council: Contaminated Land Officer - recommend unexpected contamination condition
- County EEC Directorate: There are no objections to the proposed development from a highway safety point of view. The proposal would fail to meet minimum parking provision for the new development, however, this is not a reason to refuse permission on highway grounds.
- A condition to prevent the development being occupied until the parking and access facilities have been provided is recommended.
- Environment Agency: No objection - flood zone 1 standing advice only

## **Parish/Town Council Comments**

Ashburton TC: No comment received

Ashburton TC: The Town Council supported the application subject to the following 3 conditions being met:  
(i) 2 car parking spaces for the bungalow  
(ii) construction during weekdays only to prevent disturbance to neighbours  
(iii) the property to remain as an affordable rental property

If these 3 conditions are not met then the Town Council take a neutral view.

## **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR14 - Meeting the infrastructure requirements of new development

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

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

DMD21 - Residential development in Local Centres

DMD40 - Parking provision - Residential

## **Representations**

4 letters of objection 2 letters of support

The letters of objection state that the proposal will crowd this built up area, remove an area of green space, exacerbate existing parking pressures, be overbearing when viewed from neighbouring properties and result in loss of outlook and privacy. They question the use of the garage by the applicant for parking and the affordability of the property in the long term.

The letters of support welcome the provision of a single storey affordable dwelling for the community and state the design fits with the area and will not compromise residential amenity.

## **Observations**

### **HOUSING POLICY**

Policies COR15 and DMD21 guide new housing development to sustainable locations within designated settlements. Policy DMD21 supports the principle of new housing on small infill plots within existing built frontages in Local Centres such as Ashburton, subject to 50% affordable housing being provided. This means that a development of a single dwelling would need to provide an affordable dwelling under the Authority's intermediate affordable housing model.

### **PROPOSAL**

The application proposes an intermediate affordable dwelling and the applicant is willing to enter into a legal agreement to ensure the affordability of the dwelling for local persons in

perpetuity.

The proposed 2-bedroom bungalow (74sqm) is to be sited on the footprint of the existing garage block at the rear of the plot with rendered elevations under a concrete tile roof. The garden would be to the front of the proposed dwelling, accommodating bin storage and car parking space. A new highway access is proposed to the front of the site (incorporating dropped kerb).

The proposed replacement double garage would be situated adjacent to the front garden boundary of No. 20 Beverley Gardens and would be rendered with a flat roof.

## DESIGN POLICIES

The Government attaches great importance to the design of the built environment within the National Planning Policy Framework, establishing good design as a key aspect of sustainable development. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies COR1, COR3, COR4, DMD1b, DMD3 and DMD7 require new development to provide high quality, locally distinctive design that conserves and enhances the character and appearance of the built environment of the Dartmoor National Park. Specifically, policy DMD7 requires new development to reinforce locally distinctive qualities of place through consideration of open spaces, uses, scale, height, alignment and design.

The Design Guide reinforces these policies and makes clear that full account of the relationship with existing buildings and open spaces and that the shape of the land and layout of other buildings should be used to tie the development to the site. Dartmoor's sense of place should be reinforced by reflecting the local building tradition.

## IMPACT ON THE BUILT ENVIRONMENT

The character of the street scene along this section of Beverley Gardens is characterised by semi-detached and terraced dwellings of uniform character within a post-war housing estate.

The proposed detached bungalow would strongly contrast with the pattern and character of existing housing development, accentuated by the forward projection of the proposed building in the street scene and position adjacent to the public footpath. Whilst it is acknowledged that there are bungalows in Balland Park, a housing estate to the rear of the site, the development needs to be assessed in the context of its immediate street scene environment. Furthermore the character of the proposed bungalow has little affinity with the character of those in Balland Park.

The design of the proposed bungalow fails to satisfy the policy tests for a high quality, locally distinctive design. The design does not satisfactorily address the changing levels across the site, which together with the proposed shallow pitched hipped roofline, results in awkward building proportions and an uneasy design. This would be particularly apparent when viewed against the alignment of ground floor windows on the adjacent terrace to the east. The detailing of the elevations to address the public faces of the building could also benefit from further consideration. The pitched, fully hipped roofline is very shallow and at odds with the Dartmoor vernacular and character of buildings within the estate.

The existing flat roofed garage block reads as simple honest garaging, typical for the age and character of the estate. The proposed new unit of accommodation needs to demonstrate compliance with planning policies and stand up as a design in its own right following the demolition of the garage block.

National Planning policy is clear that good design as a key aspect of sustainable development and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The proposal fails to satisfy the tests for a locally distinctive, high quality design that conserves and enhance the character and appearance of this surrounding built environment in clear conflict with policies COR1, COR4, DMD1b, DMD3 and DMD7.

The proposed garden area is to front of proposed property in contrast with the layout of gardens in the estate, hence the proposal for bin store to the front garden. Whilst the existing low level, post and rail fence is proposed to be retained this gives no privacy to future occupiers and the Authority would likely be faced with a proposal in the future for high level fencing which would present as quite a harsh feature in this setting.

No objection is raised to the proposed replacement garage, which echoes the character of garages within this post war estate.

## NEIGHBOUR IMPACT

Policy DMD4 deals with the protection of residential amenity.

The proposed bungalow would be situated in a tight-knit residential estate between existing dwellings. The location of windows is severely restricted by the layout of the site and the tight relationship with neighbouring dwellings and party boundaries.

The proposed bungalow would be situated approximately 14 metres from the front wall of No. 20 Beverley Gardens. The proposed new garage would obscure direct views into the bedrooms of this proposed bungalow from No. 20, but would result in a less than ideal outlook from these respective bedrooms. The proposed garage wall would be a distance of approximately 3.8m away and measuring 3m high when viewed from inside the proposed bungalow. Indeed, the only positive outlook is from the lounge to the front of the property.

Concerns have been expressed from neighbours to the rear (approximately 17m away) about the impact on their outlook and loss of privacy. A blockwork wall is situated along the rear party boundary of the site and there is presently a lean-to conservatory/store along this edge of the existing garage block. The proposed plans show a high level window on this elevation which would prevent any overlooking in this direction. The small additional massing that would be created by the proposed shallow roofline is not considered to compromise the residential amenities of these neighbouring occupiers in respect of any overbearing impact or loss of light. The planning system cannot protect private views. Similarly, no adverse impact is considered for occupiers of properties to the east, west and south west of the site having regard to the juxtaposition, distance and relationship of buildings.

No adverse impact on residential amenity will result from the proposed replacement garage having regard to the proposed scale, siting and design.

## HIGHWAY SAFETY



The proposal seeks to replace the existing 3 garages with a double garage and provide a single off-road parking space for the new bungalow. The Highway Authority raises no objection from a highway safety point of view to the proposed parking provision and access arrangements. They require the proposed parking and turning facilities to be retained for that purpose in perpetuity which addresses a concern raised by neighbouring residents.

The Town Council request that 2 off-road parking spaces are created for the proposed bungalow. The application only makes provision for a single off-road parking space within the curtilage of the proposed bungalow. Policy DMD40 sets a minimum standard of two spaces for detached dwellings and one and a half for flats and terraced dwellings. The proposal does not meet the minimum space requirements and the pressure for parking on the highway within Beverley Gardens is noted. However, on the basis that the Highway Authority raises no objection from a highway safety point of view to minimum parking standards not being met, it would be difficult to substantiate a reason for refusal.

## OTHER ISSUES RAISED BY THE CONSULTATION PROCESS

The Town Council request that the property should remain an affordable rental property in perpetuity. Whilst it is not possible to restrict the accommodation to persons renting, and therefore preclude those seeking to be owner-occupiers, the Authority controls the provision of intermediate affordable housing through a legal agreement which ensures the affordability of the accommodation for local persons in housing need in the perpetuity.

Conditions can be imposed to control working hours during construction in tight knit residential areas and as such this request raised by the Town Council could be addressed. The Town Council make it clear in their response that their support is on the basis of achieving 3 conditions. In the absence of that they take a neutral view.

## CONCLUSIONS

The design of the proposed development fails to satisfy the policy tests for a high quality, locally distinctive design and would contrast strongly with the pattern and character of existing housing development in Beverley Gardens. The proposal would neither conserve or enhance the character and appearance of the surrounding area in conflict with policy.

The outlook from the proposed dwelling and impact on living conditions of future occupiers is less than ideal but it would be difficult to substantiate a reason for refusal on these grounds. Similarly, it would be difficult to substantiate a reason for refusal on the basis of the proposed single parking space having regard to the clear lack of objection from the Highway Authority on highway safety grounds.

Officers are keen to support the delivery of affordable housing in Ashburton, however, the applicant would need to demonstrate that an alternative design could be achieved to address the objections raised and to justify that the site was capable of accommodating a unit of accommodation. This would need to be explored outside of this application. It is unfortunate that pre-application advice was not sought in this instance.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

03 June 2016

**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Head of Planning

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0609/15 & 0610/15



Scale 1:500



1. Application No: **0610/15** District/Borough: **South Hams District**  
Application Type: **Listed Building Consent** Parish: **Harford**  
Grid Ref: **SX637585** Officer: **Oliver Dorrell**

Proposal: **Retention of biomass boiler flue**

Location: **Broomhill Farm, Harford**

Applicant: **Mr J Cole**

Recommendation **That consent be GRANTED**

### **Condition(s)**

1. The flue shall painted matt black within one month of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority and maintained as such thereafter.
2. A written schedule of maintenance, to include removal of ash, boiler servicing and stack cleaning, shall be submitted to the Local Planning Authority within one month of the date of this permission. Maintenance shall be implemented in accordance with the approved schedule.

### **Introduction**

Broomhill is a grade II listed building which is divided into two properties. This application concerns Broomhill Farm, specifically one of the buildings within its curtilage.

A biomass boiler has been installed within an outbuilding to the east of the farmhouse. This application is for retention of a stainless steel flue which serves the boiler and projects through the roof.

The application is presented to committee due of the Parish Council comments.

### **Planning History**

0181/12	Retrospective application for installation of ground mounted solar PV array		
	Full Planning Permission - Householder	Grant Conditionally	19 June 2012
0497/08	Installation of five wooden replacement windows		
	Listed Building Consent	Grant Conditionally	03 November 2008

### **Consultations**

South Hams District Council:	No comment received concerning listed building consent application
County EEC Directorate:	No highway implications
Environment Agency:	Flood Zone 1 - standing advice
Historic Buildings Officer:	Approval, subject to a condition requiring the flue to painted matt dark grey.

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

Harford PC:	Support in principal and support carbon saving heating solutions however we feel it is important to consider two
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conditions:

- 1). The flue height to be re-instated by the two one metre sections recently removed enabling smoke to carry over properties
- 2). That a condition be applied that no commercial waste is incinerated

We consider these conditions would be a workable compromise and would safeguard the immediate neighbouring properties and would not impact on the purpose of the boiler

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR10 - Providing for renewable energy

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD15 - Renewable energy

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

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

### **Representations**

1 letter

The flue at its current height causes smoke to enter grounds and property of a neighbour. It is worse when the prevailing wind is from the east. It would support if two additional one metre sections of flue were added to the top of existing flue.

### **Observations**

### **SITE DESCRIPTION**

Broomhill Farm comprises a 17th century farmhouse, a converted shippen to the north, a range of buildings built into the bank on the eastern side and an earlier threshing barn to the south. The buildings sit below the road which runs the length of the eastern boundary.

The farmhouse is divided into two properties. Broomhill Cottage is adjoined to the western side and has a separate vehicular access from the south.

To the north of the farmhouse is a large ground mounted solar array which was granted retrospective planning permission in 2012 (ref: 0181/12).

### **PROPOSAL**

The application is for the retention of a stainless steel flue which has been erected to remove

exhaust gases from a new biomass boiler that has been installed in a former root store to the east of the farmhouse. The flue extends out from the lower part of the roof.

At its highest point it projects 3.4m above the roof (1.5m above the ridge).

## IMPACT ON THE SETTING OF THE LISTED BUILDING

The root store is understood to date from mid-19th century. It has an asymmetrical roof which appears to have been extended into the yard at some point. It is formed of stone under a corrugated metal roof. Part of the front of the building has been clad with horizontal timber boarding.

The building has been altered significantly over time. The installation of the boiler and flue has not breached any historic fabric.

The flue is undoubtedly a prominent feature. It is clearly visible when approaching the yard from the north, when looking at the root store from the west and when looking back towards the entrance to the south. Its shiny silver finish is starkly modern against the weathered appearance of the buildings. Any assessment of impact on the setting of the listed building however needs to take into account the character and condition of the space and buildings. The eastern range of buildings is falling into disrepair, the yard is hard in appearance and unpretentious, while the farmhouse itself displays numerous additions and add-ons. The flue is seen in the context of an evolving farmstead which is highly informal in character.

There is little doubt that the development by virtue of its size and form causes harm to the setting of the listed farmhouse however the particular character of this group of buildings is such that this harm is not considered to be substantial. Balanced against the benefits of providing the house with a renewable heating source and effective re-use of an otherwise redundant building it is considered that the impact on setting of the designated heritage asset is acceptable.

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0609/15 & 0610/15



Scale 1:500



2. Application No: **0609/15** District/Borough: **South Hams District**  
Application Type: **Full Planning Permission -** Parish: **Harford**  
**Householder**  
Grid Ref: **SX637585** Officer: **Oliver Dorrell**

Proposal: **Retention of biomass boiler flue**

Location: **Broomhill Farm, Harford**

Applicant: **Mr J Cole**

Recommendation **That permission be GRANTED**

### **Condition(s)**

1. The flue shall painted matt black within one month of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority and maintained as such thereafter.
2. The biomass boiler shall only be operated using untreated wood with a maximum moisture content of 20%.
3. A written schedule of maintenance, to include removal of ash, boiler servicing and stack cleaning, shall be submitted to the Local Planning Authority within one month of the date of this permission. Maintenance shall be implemented in accordance with the approved schedule.

### **Introduction**

Broomhill is a grade II listed building which is divided into two properties. This application concerns Broomhill Farm, specifically one of the buildings within its curtilage.

A biomass boiler has been installed within an outbuilding to the east of the farmhouse. This application is for retention of a stainless steel flue which serves the boiler and projects through the roof.

The application is presented to committee due to the Parish Council comments.

### **Planning History**

0181/12	Retrospective application for installation of ground mounted solar PV array		
	Full Planning Permission - Householder	Grant Conditionally	19 June 2012
0497/08	Installation of five wooden replacement windows		
	Listed Building Consent	Grant Conditionally	03 November 2008

### **Consultations**

South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Standing advice - flood zone 1
Environmental Health Officer:	The site was visited Friday 13 May by Environmental Health Officer, there is no objection to this application so long as the requested conditions regarding quality of fuel and maintenance of appliance are included.



A switch of fuel to clean wood pellets or chips which conform to a recognised fuel quality standard would be desirable, as pellets or chips normally burn more efficiently than wood logs.

Historic Buildings Officer:

Approval, subject to a condition requiring the flue to painted matt dark grey.

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

Harford PC:

Support in principal and support carbon saving heating solutions however we feel it is important to consider two conditions:

- 1). The flue height to be re-instated by the two one metre sections recently removed enabling smoke to carry over properties
- 2). That a condition be applied that no commercial waste is incinerated

We consider these conditions would be a workable compromise and would safeguard the immediate neighbouring properties and would not impact on the purpose of the boiler

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR10 - Providing for renewable energy

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD15 - Renewable energy

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

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

### **Representations**

1 letter of objection

The flue at its current height causes smoke to enter the grounds and property of a neighbour. It is worse when the prevailing wind is from the east. It would be supported if two additional one metre sections of flue were added to the top of existing flue.

### **Observations**

#### **SITE DESCRIPTION**

Broomhill Farm comprises a 17th century farmhouse, a converted shippen to the north, a range of buildings built into the bank on the eastern side and an earlier threshing barn to the south. The buildings sit below the road which runs the length of the eastern boundary.

The farmhouse is divided into two properties. Broomhill Cottage is adjoined to the western side and has a separate vehicular access from the south.

To the north of the farmhouse is a large ground mounted solar array which was granted retrospective planning permission in 2012 (ref: 0181/12).

## PROPOSAL

The application is for the retention of a stainless steel flue which has been erected to remove exhaust gases from a new biomass boiler that has been installed in a former root store to the east of the farmhouse. The flue extends out from the lower part of the roof.

At its highest point it projects 3.4m above the roof (1.5m above the ridge).

## IMPACT ON THE SETTING OF THE LISTED BUILDING

The root store is understood to date from mid-19th century. It has an asymmetrical roof which appears to have been extended into the yard at some point. It is formed of stone under a corrugated metal roof. Part of the front of the building has been clad with horizontal timber boarding.

The building has been altered significantly over time. The installation of the boiler and flue has not breached any historic fabric.

The flue is undoubtedly a prominent feature. It is clearly visible when approaching the yard from the north, when looking at the root store from the west and when looking back towards the entrance to the south. Its shiny silver finish is starkly modern against the weathered appearance of the buildings. Any assessment of impact on the setting of the listed building however needs to take into account the character and condition of the space and buildings. The eastern range of buildings is falling into disrepair, the yard is hard in appearance and unpretentious, while the farmhouse itself displays numerous additions and add-ons. The flue is seen in the context of an evolving farmstead which is highly informal in character.

There is little doubt that the development by virtue of its size and form causes harm to the setting of the listed farmhouse. However the particular character of this group of buildings is such that this harm is not considered to be substantial. Balanced against the benefits of providing the house with a renewable heating source and effective re-use of an otherwise redundant building it is considered that the impact on setting of the designated heritage asset is acceptable.

## IMPACT ON RESIDENTIAL AMENITY

The flue is located in a building which is approximately 20m from the boundary with the adjoining neighbour. The occupiers of the neighbouring property have stated that they have experienced smoke ingress within their property on several occasions as a result of emissions from the boiler and flue in its current form. The impact has been greatest when the prevailing wind has been from the east.

In May 2015 it is understood that two additional one metre sections of flue were added to the original flue structure in an effort to reduce the impact on the neighbour. During this time the neighbour asserts that the number of occasions where smoke entered their property reduced.

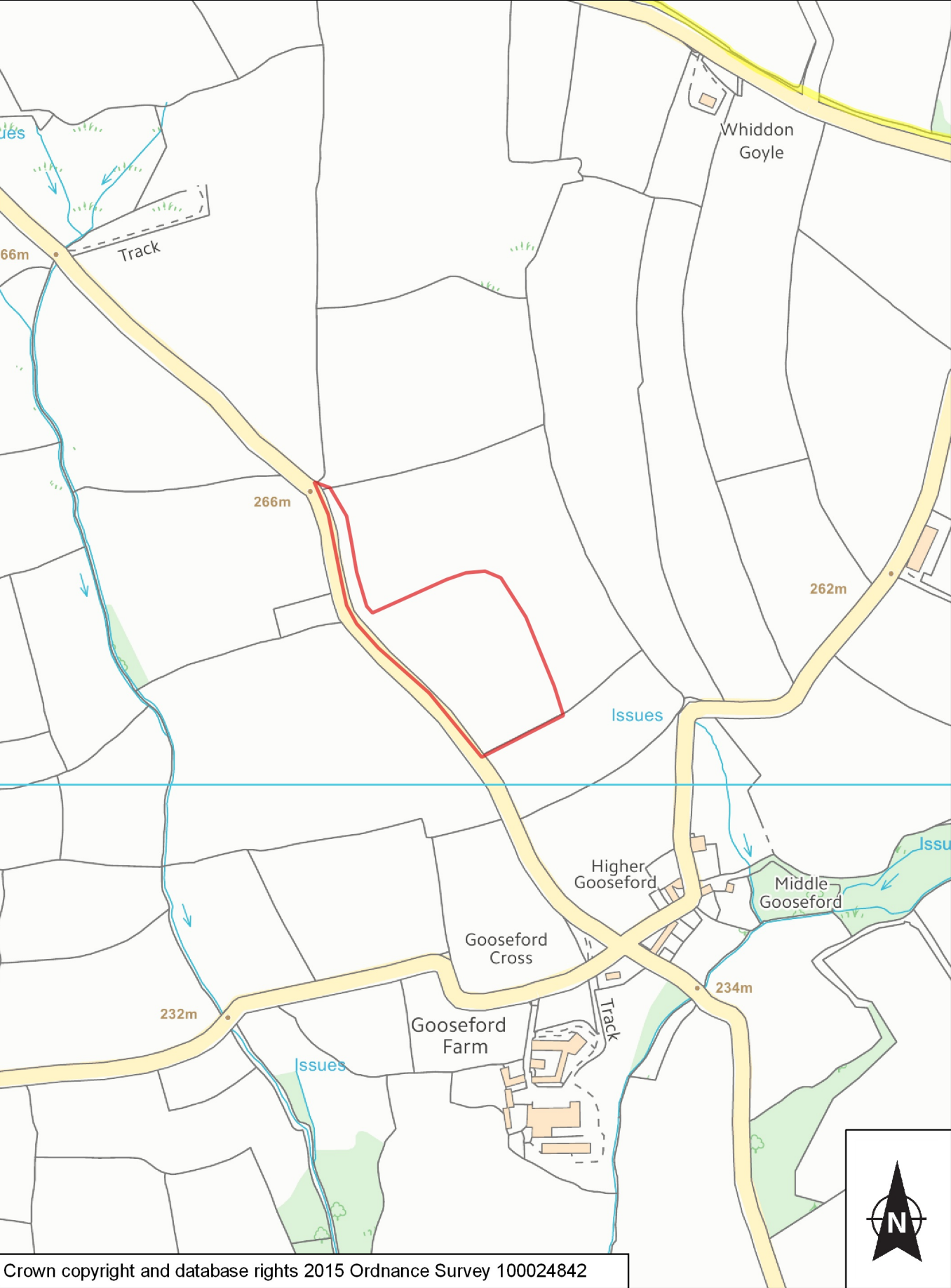
The additional sections were removed in October 2015. This application is for retention of the flue in its original form i.e. without the two additional sections.

Policy DMD4 states that development should not introduce levels of odours, fumes or dust that would adversely affect human health and well-being. DMD15 requires small-scale renewable energy schemes to ensure that the tranquility of the National Park is not harmed by odour or air emissions.

The Environmental Health specialist at South Hams DC has appraised the technical data provided by the applicant and carried out a site visit to assess the impact of the boiler and flue on the residential amenities of nearby properties, specifically regarding smell and smoke. She has concluded that there is no objection to the flue at its current height, subject to conditions requiring wood burned within the boiler to be as dry as possible, and approval of a maintenance schedule for the boiler and flue.

As an advisory note she has also suggested that wood pellets or chips be preferable as a energy source over logs as they have higher efficiency levels.

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3. Application No: **0671/15** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **South Tawton**  
Grid Ref: **SX674921** Officer: **Jo Burgess**

Proposal: **Erection of an agricultural building to house new dairy unit milking parlour, together with hardstanding, collection yard and new access track and landscaping**

Location: **Gooseford Farm, Whiddon Down**

Applicant: **Mr J Courtier**

Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The proposed agricultural building, hardstanding, collection yard and access track by virtue of their size, scale, form and isolated location in the landscape, would have a detrimental impact on the character and special qualities of this part of the Dartmoor landscape, and this impact would not be offset by the proposed mitigation. The proposal is contrary to policies COR1, COR3, DMD1b, DMD5 and DMD34 of the 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 2012.
2. In the absence of comprehensive details of the proposed enterprise, it is not considered the applicant has proved a demonstrable need for the development that is proportionate to the use of the land. The proposal is contrary to policies COR2 and DMD34 of the 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 2012.

### **Introduction**

Gooseford Farm is located in a small hamlet near Whiddon Down. The proposed building is to be located 300m north of Gooseford Cross on an elevated, isolated site in open countryside.

It is proposed to erect an agricultural building to house a new dairy unit milking parlour, in a new yard excavated into the slope and 150m long and up to 200m width. A new access track and landscaping are also proposed.

The original submission indicated a bund surrounding the yard. The amended plans indicate extensive landscaping, two buildings for winter housing and a silage storage, but these buildings DO NOT form part of this application.

The application was debated at the Development Management Committee in May 2016. See update report set out below.

### **Planning History**

0084/15	Agricultural livestock building (24m x 19m)		
	Prior Approval	Prior Approval	13 July 2015
		Refused	

## **Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objections but a condition in respect of on site turning is recommended
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Trees & Landscape:	The development does not relate well to local landscape features and other building groups and is poorly located and orientated with respect to local topography and will be an intrusive feature in the landscape

## **Parish/Town Council Comments**

South Tawton PC:	The Parish Council supports this application.
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## **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR18 - Providing for sustainable economic growth  
COR2 - Settlement Strategies  
COR4 - Design and sustainable development principles  
DMD1a - Presumption in favour of sustainable development  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD3 - Sustaining the quality of places in Dartmoor National Park  
DMD34 - Agricultural and forestry  
DMD5 - National Park Landscape  
DMD7 - Dartmoor's built environment

## **Representations**

2 letters of support

## **Observations**

### **INTRODUCTION**

The proposal is for the erection of an agricultural building to house a new dairy unit milking parlour. The applicant presently farms a 210 acre holding as a beef and corn unit. Overall the business farms 450 acres and has 250 beef cattle. The applicant is proposing to introduce a 300 cow dairy unit to be run by his son - based purely on a grass grazing system. For this to be capable of efficient operation the parlour needs to be as central to the grazing area as possible, hence the choice of site. This is the first phase of the proposal. Further applications for cattle sheds will follow.

### **THE SITE**

The application followed the submission of a prior notification for an agricultural building to the north of the site. The details were not approved and discussions took place with the applicant. Concerns were raised that the site was too isolated and would cause significant harm to the character of the landscape.

## POLICY

The Authority recognises the importance of the farming industry in maintaining the landscape and to the economy of the National Park. Policy DMD34 sets out criteria against which agricultural development has to be considered and this includes the need for development to relate well to local landscape and other building groups.

Policy DMD5 gives further advice regarding the need to conserve and enhance the character and special qualities of the Dartmoor landscape.

## LANDSCAPE IMPACT

Following a meeting to discuss concerns regarding the application a revised Landscape and Visual Impact Assessment was submitted together with landscaping drawings showing the site enclosed with a Devon bank seeking to recreate part of the medieval field pattern with small areas of tree planting.

The site falls within Landscape Character Type (LCT) 2D Moorland Edge slopes which is a mix of pastoral and arable cultivation. Some of the medieval field boundaries have been removed but the historic field system is the defining feature of this landscape.

The submitted Landscape Assessment states that the land has characteristics that reflect the adjacent LCT 1D Inland Elevated Undulating Land. The Trees and Landscape Officer is of the opinion that the settlement pattern around Gooseford Farm fits much better into the 2D description.

It is considered that a large isolated building dug into the ground by up to 3.5m, with an extensive hardstanding around the building and an access track that cuts along the field beside the retained hedge, neither protects the remaining medieval field patterns or protects the sparsely settled character of this part of the Dartmoor landscape. Although the proposed mitigation recognises that medieval field pattern, and will help reduce the visual impact of the development to some degree, it is considered that the impact of the proposed development on the character of the landscape outweighs the landscape benefits that could be achieved.

The application is for one building only. Officers are mindful of the intention to build additional cattle sheds and other infrastructure. For example no details of the permanent sections of cattle tracks to the pastures are included with this application. The applicant has been advised that the Authority cannot consider this application in isolation and rather than a piecemeal approach has invited the submission of a comprehensive scheme for the whole complex.

DMD34 requires that there is a demonstrable need that is proportionate to the use of the land and without a comprehensive scheme officers consider that this requirement cannot be met.

The applicant has rejected this and suggested that the landscape mitigation scheme can be controlled through a condition or legal agreement and has asked for the application to be determined. The application is on the agenda because the Parish Council has supported the application.

## CONCLUSION

When a new farm enterprise is proposed albeit on land farmed by the applicants' family for several generations, the case for the associated development has to be demonstrated



together with evidence that it will conserve and /or enhance the character and special qualities of the Dartmoor landscape.

This application is the first stage in the establishment of a farming enterprise that will be on a large, extensive and arguably industrial scale in this isolated location unrelated to other building groups. Officers do not consider it is appropriate to deal with it in isolation and that, as proposed, it is unacceptable.

#### UPDATE ON DEVELOPMENT MANAGEMENT COMMITTEE 6 MAY

At the meeting on 6 May 2016 Members were minded to grant planning permission but in accordance with the protocol for dealing with recommendations contrary to an officer recommendation, the application was deferred to allow for the consideration of appropriate conditions should Members choose to approve the application.

An appropriate set of conditions are detailed as follows:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
- 3) Notwithstanding the drawings hereby approved, no development shall take place until samples of all proposed (grey in colour ) external facing and roofing materials have been submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved external facing and roofing materials shall be used in the development.
- 4) No development shall take place until a drainage assessment demonstrating that the arrangements for surface and foul water drainage will not result in harm to the quality and yield of water resources and/or have an adverse impact on drainage patterns has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be constructed in strict accordance with the recommendations of the approved drainage assessment.
- 5) Prior to the development hereby permitted being brought into use the scheme's drainage infrastructure shall be inspected by an approved contractor and a report demonstrating it complies with the approved drainage assessment shall be submitted to and approved by the Local Planning Authority and it shall be in use prior to the building being brought into use.
- 6) Unless otherwise agreed in writing by the Local Planning Authority, the vehicular access track and yard hereby approved shall be surfaced in a granular SUDS compliant surface, details of which shall be submitted to and approved in writing by the Local Planning Authority and the approved surface thereafter be retained thereafter.
- 7) No tree or hedgerow on the land (other than one permitted to be felled or removed as shown on the approved plans) shall be felled, lopped, topped, cut down or grubbed out without the prior written consent of the Local Planning Authority. Any tree or hedgerow removed

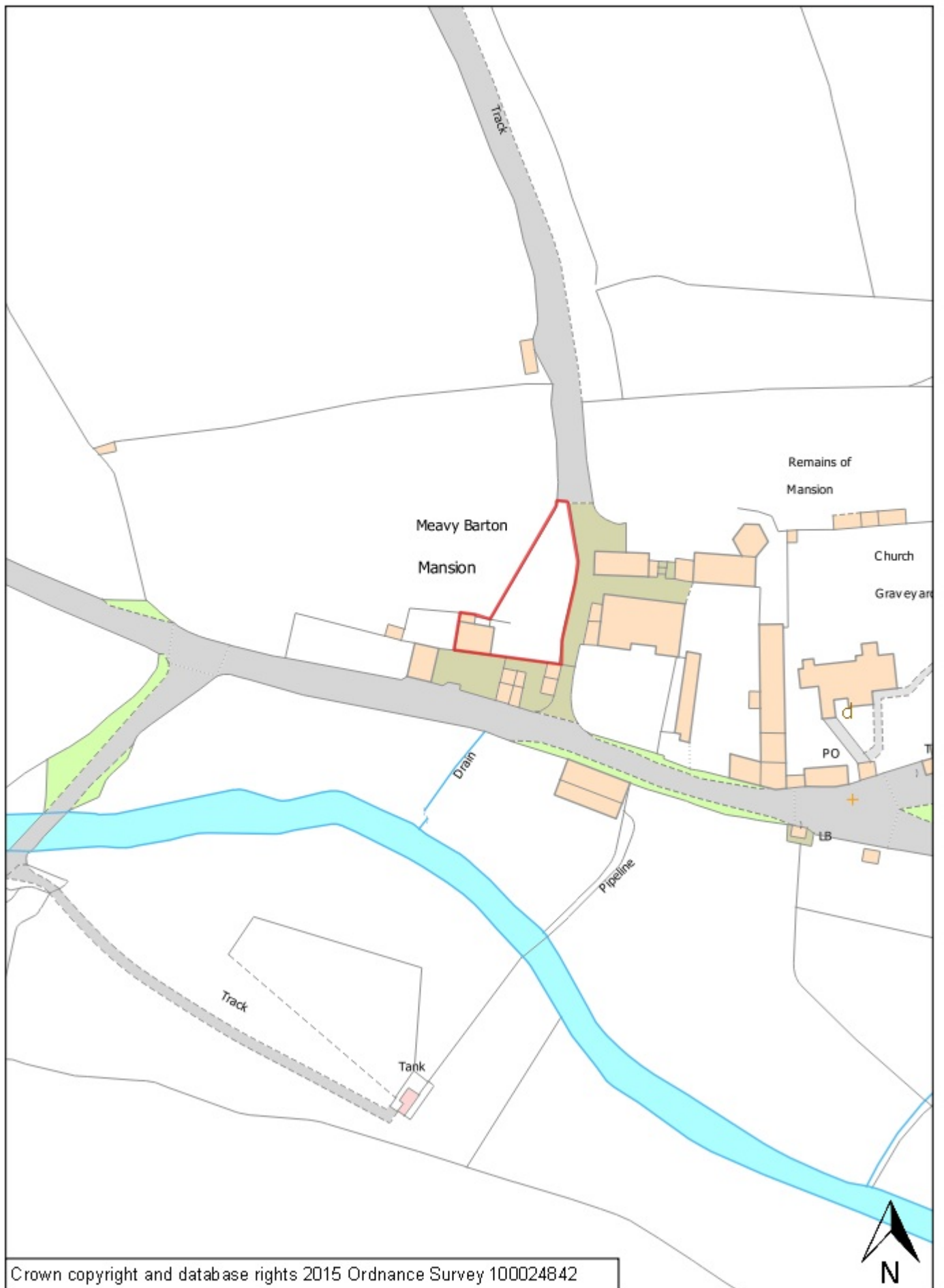
without consent, or found to be dying, damaged or diseased, shall be replaced on a like for like basis in the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

8) Notwithstanding the drawings hereby approved, prior to the commencement of the development hereby permitted, details of the size, location and scale of the native tree and shrub woodland planting in the field corners and elsewhere within the site and location of the cattle tracks shall be submitted to the Local Planning Authority for approval. The approved landscaping and planting shall be carried out in accordance with the approved scheme within six months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The new hedgebanks shall be retained in perpetuity and the approved landscaping and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.

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# The Mill, Meavy

Scale 1:1,250



4. Application No: **0060/16** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Meavy**  
Grid Ref: **SX539672** Officer: **Jo Burgess**  
  
Proposal: **Demolition of side extension and erection of two-storey extension in  
same location**  
  
Location: **The Mill, Meavy**  
  
Applicant: **Mr M Parle**  
  
Recommendation **That subject to the consideration of any further comments from  
Historic England, Devon County Council and the Parish Council,  
permission be GRANTED**

**Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until a surface water management plan to demonstrate how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere in accordance with the principles of Sustainable Drainage Systems has been submitted to and approved in writing by the Local Planning Authority. Any works required by the approved report shall be carried out in accordance with the recommendations of the report prior to the extension being brought into occupation.
3. The roof of the extension hereby approved shall be covered in natural slate, sample(s) of which shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roof shall be maintained in the approved natural slate.
4. The roof of the extension hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
5. Prior to the construction of the stone walls hereby approved, a sample panel of stonework shall be prepared for inspection by the Local Planning Authority. No stone work shall be carried out on the extension until the sample panel has been inspected, and approved in writing by, the Local Planning Authority.
6. Prior to the commencement of the development hereby approved, details of the new brickwork including samples of the bricks and mortar to be used and the perforated brick cladding/glazed screen on the east elevation shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing only approved brickwork shall be used in the development.
7. Prior to the installation of any rooflight in the development hereby approved, details of the proposed rooflight(s) shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved rooflight(s) shall be used in the development.

8. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority but paid for by the applicant. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
9. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the ecological survey report dated November 2014.
10. Prior to it being installed, details of all new external joinery shall be submitted to and approved in writing by the Local Planning Authority. The approved joinery shall receive a painted finish within one month of its installation.
11. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
12. The planting of additional saplings to strengthen the hedge shall be carried out in accordance with the details hereby approved within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.

## **Introduction**

The Mill is located on the western edge of Meavy. The property forms the northern side of an informal courtyard created by Mill Stables and Mill Cottage, a grade II listed building.

The site lies within the Meavy Conservation Area immediately to the west of Meavy Barton which is a Grade II\* Listed Building

The application is presented to committee at the discretion of the Head of Planning.

## **Planning History**

0582/14	Demolition of existing side extension and erection of two-storey side extension	Full Planning Permission - Householder	Refused	09 February 2015
0028/99	Raise roof to form dormer over rear entrance to annex, replace tin sheets with slates and raise roof over doorway to workshop, increase boundary wall height and form a pedestrian access	Full Planning Permission	Grant Conditionally	25 February 1999
03/43/1575/91	Change of use of stable building to ancillary accommodation	Full Planning Permission	Grant Conditionally	03 February 1992
03/43/1116/88	Proposed change of use of stable to study, hobbies/workroom and domestic storage and new pedestrian access on to highway			

**Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the findings and recommendations of the Preliminary Bat and Protected Species Assessment Report
DNP - Archaeology:	A watching brief condition is requested.
Historic Buildings Officer:	The proposal will cause less than substantial harm to the significance of heritage assets and settings and should be balanced against public benefit. The amended plans before us are recommended for refusal but amended proposals following meeting with Historic England may provide scope for additional revised drawings to be submitted for consideration especially in respect of the large rooflights on the south elevation.
Historic England:	<p>The grade II* listed Meavy Barton and its associated grade II listed farmbuildings are located within the picturesque conservation area of Meavy. The house retains a sense of reserved primacy within the streetscape, further emphasised by its associated views with the church tower. The integrity of its setting is enhanced by limited modern intervention in its immediate surroundings, which further add to the aesthetic appreciation of the building.</p> <p>The proposal is for a conspicuous extension to the Mill, which sits on the plot to the west of Meavy Barton. The principle for an extension has been established and the style of the roof has been improved since the previously submitted proposal; however, Historic England considers that the mass and scale of the proposed extension and the proposed use of modern windows will result in less than substantial harm to the setting of the grade II* listed structure.</p> <p>Historic England (HE) feel there are steps that could be taken within the design to mitigate said harm and allow for a recessive two-storey extension that limits its impact on the grade II* listed Meavy Barton, retaining the traditional character of its surroundings.</p>

**Significance**

The Mill has been identified as an undesignated heritage asset due to its former use. It sits around an open courtyard within the grade II listed Mill Cottage to the west and a low level outbuilding to the east, with views into the site from the passing road. The complex forms an

unassuming entrance into the village, designated a Conservation Area, from the west.

The Mill is adjacent to the grade II\* Meavy Barton, whose designation identifies it as part of the top 6% of all listed buildings. Along with its associated farmstead, which comprises of a group of grade II listed structures, the complex forms an impressive group.

The house is identified as a small manor house with 17th century origins and an evolved and complex history. Its reserved vernacular character is considered to hold evidential and historic value as well as a strong aesthetic quality. The gentle character of Meavy holds a quiet integrity, lacking significant modern intervention. Within the village, the Barton retains a sense of restrained primacy, through its massing, elevated position and its relationship in views with the church tower, which forms the focal point of this linear moor-edge village. There are attractive views to the grade II\* listed house and their chimneys through the courtyard in front of the Mill and these gently signal the presence of the Barton when entering the settlement. These elements contribute to the picturesque character of the Conservation Area and also the setting of the Barton as a noteworthy property within the village.

### Impact

HE previously provided advice on a similar scheme (EH Ref P445332), in which we did not object to the principle of a proposed addition but had concerns with the overtly modern design as well as its massing and scale.

The current proposal has looked to utilise a more traditional style for the roof, but the scale and massing lacks the modest and discreet approach we had advocated with our earlier advice. The scheme still forms a conspicuous addition to the streetscape, sitting directly under the eaves of the existing hip of the house and obscuring views particularly through the site, where the extension will compete with the chimneys of Meavy Barton to form the most prominent feature within views.

The proposed size, scale and style of windows, with particular reference to the first floor on the east elevation, will form a significant modern intervention into views from the Barton, eroding the quiet integrity retained within the building's setting.

### Policy

Through the decision making process, the application



needs to consider the requirements of the Planning (Listed Building and Conservation Area) Act 1990, s.66(1), which states that 'when considering whether to grant planning permission for the development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The NPPF requires that great weight should be given to the conservation of heritage assets and that the more important the asset, the greater the weight should be. 'Any significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification' (Para 132).

Where development is proposed within the setting of a listed building, opportunities to enhance or better reveal their significance should be sought (Para 134). If harm is identified then this needs to be weighed against the public benefit or conservation gain of the scheme (Para 134).

HE's advice is provided in line with our published guidance; Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

#### Position

HE appreciates the steps taken to mitigate the impact of the extension through alterations to the roof. However, it maintains its reservations over the scale and massing and its potential to compromise the setting of the grade II\* listed building as well as the window treatment that will be visible from Meavy Barton.

No cross section has been provided, so it is difficult to appreciate how the external elevation relates to the interior of the scheme or its relationship to the floor levels in the rest of the house. However, HE would question why the extension's ridge is set directly under the eaves of the hip of the principle Mill roof and suggest it is dropped to further reduce the scale and massing of the building. This would allow the eaves to sit lower, removing the large blank area of render that would characterise its 1st floor. The extension would be more subservient in character, reducing its visual presence within the setting of Meavy Barton, allowing the manor to retain its modest prominence within the streetscale and in views through the courtyard. HE would also suggest that the pitch of the hip should reflect that of the existing building to help the overall composition

of the two elements.

The window on the east elevation should be omitted from the 1st floor, as it has a visual intrusive appearance into the traditional setting of the designated asset. While HE appreciates that dormers are not traditional features within the Conservation Area, however, HE wonders if this could be a sensitive way to integrate light into the space along the rear elevation. Further consideration should be provided to this aspect of the scheme.

With regards to the ground floor window, it is not clear as to the level of screening that the boundary wall provides; however, HE feels there is potential scope to allow a more significant opening into this location. Clarification should be sought on the change in level and potential inter-visibility.

At present, HE maintains reservations regarding the scheme, considering that it would result in 'less than substantial harm' to the setting of the grade II\* listed building, through the conspicuous nature of the addition into the setting of the house. This will result in the erosion of the modest prominence held by the Manor House within the streetscape and the impact of modern elements into this largely traditional setting that the property and its associated farmstead has retained. Consequently, the scheme does not appear to offer sufficient conservation gain or public benefit to outweigh said harm (Para 134) or clear and convincing justification for the existing design proposal. HE would strongly urge the applicant to look at mitigating the potential impact that is proposed, as identified above, to avoid unjustified harm to the grade II\* listed designated asset.

Members will be given a copy of the formal response by HE to the amended plans prior to the meeting.

Historic England:

No comment received

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

Burrator PC: No comment received

Burrator PC: Suuport. Comments in respect of amended plans to be reported at meeting

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

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

COR8 - Meeting the challenge of climate change

DMD12 - Conservation Areas

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

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

## **Representations**

4 letters of objection 11 letters of support

Objections have been received from residents of Meavy referring particularly to the perceived inadequacies of the heritage statement especially in relation to the setting of Meavy Barton, impact on residential amenity, the wider conservation area and the leat.

Those supporting the scheme welcome the proposed extension for this local resident which will compliment the property, the village and not have any detrimental impact on the setting of heritage assets.

## **Observations**

### **INTRODUCTION**

Members will recall an earlier application on this site which was refused in February 2015 (see report on 0582/14) following a committee site inspection. That proposal was for a contemporary design solution. This proposal puts forward a more traditional approach.

The Mill is located on the western edge of Meavy. The property forms the northern side of an informal courtyard created by Mill Stables and Mill Cottage, a grade II listed building. The property has been altered with a number of domestic features such as a lean-to side extension, chimneys and uPVC windows. There is a change in level between the Mill Stables and the property to the east. The Mill, the courtyard and two adjacent properties are highly visible from the lane, forming part of the entrance into the village.

The site lies within the Meavy Conservation Area.

This proposal has been the subject of considerable pre application discussion and discussion during the processing of the application including a meeting on site with Historic England.

### **PROPOSAL**

The application is for the demolition of the existing side extension and erection of a two-storey extension. The existing lean-to is 15sqm. The existing extension is 2.5m wide and the proposal would increase this width to 4m with the main extension being set back 1m from the front of the main house with a porch canopy projecting 0.5m from it across half the frontage.

Prior to the drawings being amended in May, the footprint of the extension was being increased to 24sqm. The amended proposal before you has a footprint of 22.3sqm, so there

is a small reduction of 1.7sqm in floor area. It also sets the extension back 0.7m further from the front elevation, the height of the eaves is reduced by 0.75m and the height of the ridge by 0.6m. The ridge is set back 0.45m and is now behind the line of the chimney above.

The extension would comprise a WC, lobby and garden room on the ground floor and a bedroom and en-suite at first floor.

Previously the design approach was contemporary in form. This proposal is for an extension with ridge and eaves lines set out 'to be diminutive in scale to the existing building' with stone and slate to match the existing dwelling and a brick detail on the front and side elevations. Officers are satisfied that the approach to design put forward by Historic England is appropriate and in all other respects the extension is now considered to be appropriate in this setting. The roof form, with distinctive half hip gables, is stated to be characteristic of this part of the conservation area and appropriate to the historic location of the water wheel. Now that the height of the roof has been reduced and the extension set back the form of the new roof is considered to be appropriate in terms of the effect on the appearance of the dwelling.

## POLICY CONSIDERATIONS

The site lies within Meavy Conservation Area. Planning policies COR5 and DMD12 are expressly clear that development proposals within conservation areas will only be permitted where the character or appearance of the conservation area is conserved or enhanced. This is now considered to be the case with this development.

Policy DMD1b requires new development to conserve Dartmoor's cultural heritage. The quality, integrity, character and setting of heritage assets is afforded protection under policy DMD7 and policy DMD8 identifies that where a proposal will lead to the substantial harm of a heritage asset, consent will not be granted unless the proposed development will secure substantial public benefits which outweigh that harm.

The need to conserve heritage assets in a manner appropriate to their significance is one of the core planning principles of the National Planning Policy Framework. Account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. Significance can be harmed or lost through alteration of the heritage asset or development within its setting. Any harm or loss requires clear and convincing justification, together with an assessment of the degree of harm and the public benefits of a scheme.

The Heritage Assets in this case are the designated Conservation Area, the Listed Buildings in particular the Grade II\* Meavy Barton but also Grade II Mill Cottage.

With respect to the original submission and together with the Historic Building Officer, the Historic England Officer concluded that the harm to the setting of the grade II\* listed structure is 'less than substantial' and there are steps that can be taken to mitigate such harm and allow for a recessive two-storey extension that limits its impact on the grade II\* listed Meavy Barton. A more modest and discrete approach was advocated. In addition the size, scale and style of the windows in particular those on the first floor of the east elevation needed to be revisited.

The Dartmoor National Park Design Guide, policies COR4, DMD3 and DMD7 set out the general objectives for high quality, locally distinctive design that reinforces Dartmoor's sense of place, having particular regard to the scale, height, solid form, alignment, design detailing and

materials, open spaces, trees and integrity of town plans including boundary elements.

The existing single storey extension is not of any architectural merit and its demolition is considered an improvement to the appearance of the dwelling.

As a result of the negotiations and in light of previous advice, the height and massing of the extension has been reduced and it has been set back. The amended plans have demonstrated that the view to the Barton will be retained between the set back extension and the stables building. The revised Heritage Statement concludes that the development will not have a detrimental impact on the Heritage Assets or their settings and that this is an opportunity to enhance the setting of the Conservation Area. Verbally Historic England have advised that it concurs with this view. The only outstanding issue was the rooflights on the front elevation and this has now been addressed. The written advice from the Historic England officer will be reported to Members at the meeting.

## IMPACT ON NEIGHBOUR AMENITY

This application proposes a large ground floor window on the side elevation. The levels are such that this will not cause unacceptable overlooking or loss of privacy to the neighbour. A full height window was originally proposed at first floor level. Although the windows facing the development in the adjacent property are some 20m away the size of the window was such that residential amenity would have been compromised. In discussion with the applicants agent and Historic England this has now been addressed with a glazed screen at first floor level behind perforated brick cladding. This will protect the privacy of the neighbour. The ground floor window will be visible from secondary windows on the west elevation of Meavy Barton and there would be limited inter-visibility between the two. The neighbour has raised this as an issue, however amended plans have been received showing the eastern boundary to be strengthened with native hedge saplings to be maintained as a hedge. It is considered that this will help protect privacy and that the proposal is in accordance with DMD4 of the Dartmoor National Park Development Plan.

## REPRESENTATIONS

Detailed representations have been received on behalf of the adjacent owner questioning the adequacy of the submitted information and submitting a different interpretation of the impact on the nearby heritage assets including his property Meavy Barton. Representations in respect of the culvert and the leat has also been received.

## THE LEAT

Devon County Council have requested a surface water drainage management plan but also required the submission of additional information in respect of the culvert which potentially runs beneath or near the proposed extension. In particular evidence of the location of the leat and/or the structural stability of the culvert has been requested. The applicant has provided information on the line of the leat and Devon County Council has been consulted in this respect. Their advice will be reported at the meeting.

## ARCHAEOLOGY

The extension will necessitate the removal of an area of raised ground within the garden. There is the possibility that buried archaeological material relating to the mill and/or earlier use of the site may survive. The extension is located adjacent to the former Meavy Corn Mill which

ceased operations around the time of the First World War. The Mill was constructed in the C19th but could well be standing on an earlier site. The location of the site is also very sensitive being in close proximity to Meavy Barton and the core of the medieval village. The DNP Archaeologist has therefore proposed a condition requiring a watching brief.

The Parish Council support the application.

A bat and bird assessment report has been submitted. It has been demonstrated that the scheme will have a minimal impact on protected species.

## CONCLUSION

The scale and design of the proposal has been amended to address the matters raised by officers. It has also been demonstrated to the satisfaction of officers and Historic England that the extension will conserve the character and appearance of the Meavy Conservation Area and the setting of nearby listed buildings.

A verbal update will be given at the meeting on the formal comments of Historic England and Devon County Council Flood Risk Management Team.

In view of verbal advice from Historic England and in light of the information supplied by the applicant, the application is recommended for approval.

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0134/16

Scale 1:1,250





5. Application No: **0134/16** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Burrator**  
Grid Ref: **SX551685** Officer: **Oliver Dorrell**

Proposal: **Installation of an orientation board**

Location: **South West Lakes Trust,  
Burrator Discovery Centre,  
Yelverton**

Applicant: **South West Lakes Trust**

Recommendation **That permission be GRANTED**

### **Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. When the orientation board hereby approved is no longer required it shall be removed and the site shall be left in a condition that does not endanger the public or impair visual amenity.

### **Introduction**

The site is within the car park for the Discovery Centre located on the western side of the reservoir. The orientation board would be located adjacent to the entrance to the car park and perpendicular to the boundary wall.

The board is identical to those present at three other locations around the reservoir (Quarry car park, Norsworthy and Arboretum) following approval in 2014 (ref: 0149/14). It comprises a vinyl board on a timber supporting structure.

Burrator Reservoir and the historic farmstead of Mullacroft to the northern end of the car park are identified on the HER as historic assets of local importance.

The application is presented to committee following an objection from the Parish Council.

### **Planning History**

0507/12	Repairs and change of use to existing forestry building to general accomodation in conjunction with SW Lakes Trust management of the area		
	Full Planning Permission	Grant Conditionally	02 November 2012
0154/01	Change of use of ground floor to refreshment area and interpretation room, new door in rear store, provision of flat and Ranger's office on first floor, and new toilet block and car park on site of corrugated store to be demolished		
	Full Planning Permission	Withdrawn	10 April 2001
0785/99	Change of use of ground floor to create refreshment area, environmental interpretation room and ranger's office; creation of entrance porch, external staircase and free standing toilet block with wheelchair access; creation of a new car park for 31 cars (existing corrugated iron building to be demolished)		
	Full Planning Permission	Refused	08 March 2000

### **Consultations**

West Devon Borough Council: Does not wish to comment  
County EEC Directorate: No highway implications  
Environment Agency: Standing advice - flood zone 1

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

Burrator PC: Object - on the grounds there are already three existing orientation boards at designated parking areas.

The proposed sign would be at an unauthorised location - in that the green shed has no planning permission relating to it being a Discovery or Visitor Centre.

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD36 - Signs and advertisements  
DMD5 - National Park Landscape

### **Representations**

None to date.

### **Observations**

#### **PROPOSAL**

The proposal is for an orientation board within the Discovery Centre car park on the eastern side of the reservoir. The car park is currently laid to gravel. The board would be located adjacent to the entrance and the dimensions including supporting frame are 1.7m high and 2.6m wide.

The proposed orientation board is part of the Burrator Historic and Natural Environment Project managed by South West Lakes Trust (SWLT) and supported by the Heritage Lottery Fund and Dartmoor Sustainable Development Fund. The aim of the project is to preserve and make accessible the heritage of the Burrator area for all. The board is a part of a network of signs and information boards in various locations in and around the Burrator area.

#### **VISUAL IMPACT**

Policy DMD1b supports the principle of development which promotes the understanding and enjoyment of the special qualities of the National Park where it would not detract from the natural beauty, wildlife and cultural heritage of Dartmoor.

Policy DMD36 permits on-site signs where they are of a high standard of design and do not cause harm to the character and distinctiveness of the locality.

Policy COR4 requires external materials to be appropriate to be appropriate to their environment.

The proposed orientation board will be visible from the road via the access opening and above the wall which bounds the western side of the car park however in this location it will be seen in the context of the Discovery Centre building and car park. Although the board is relatively large it would not dominate views across towards the reservoir and would be clearly in association with the other buildings and structures on site. The design and materials are considered appropriate to the setting. The board is identical to three others in the different locations around the reservoir.

There is currently no signage within the car park and all temporary banner signs near to the site have been removed. The proposal is not considered to lead to a proliferation of signs in the area.

## OTHER MATTERS

The Parish Council have raised concern that a further sign at this location would contribute to the commercialisation of the area. Also that the use of the Discovery Centre as a building open to the public is not authorised.

The building has planning permission to be used as 'general accommodation in conjunction with SWLT management of the area' (ref: 0507/12). The approved floorplan shows an interpretation space, office, toilet facilities a forestry training area. There are no conditions restricting its use.

The use of part of the building as an information space open to the visiting member of the public is considered within the scope of the 2012 permission.

## CONCLUSION

The proposal is for an orientation board within an established car park which is open to the public. The design and materials proposed for the board are considered acceptable and consistent with others recently permitted. The information on the board will promote understanding of the wildlife and cultural heritage around the reservoir. The proposal will not be detrimental to the character and appearance of the local area.

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0128/16

Scale 1:1,250



6. Application No: **0128/16** District/Borough: **South Hams District**  
 Application Type: **Full Planning Permission - Householder** Parish: **South Brent**  
 Grid Ref: **SX701596** Officer: **Oliver Dorrell**  
 Proposal: **Erection of double garage**  
 Location: **Kerries Keep, Kerries Lane, South Brent**  
 Applicant: **Mr & Mrs T Wilcox**

Recommendation **That permission be GRANTED**

#### **Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The roof of the garage hereby approved shall be covered in natural slate which shall be fixed by nailing only. A sample of the slate shall be submitted to the Local Planning Authority for approval prior to the commencement of any roofing work. At all times thereafter the roof shall be maintained in the approved natural slate.
3. The vehicular access doors of the garage hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, be of vertical timber boarded construction.

#### **Introduction**

The site comprises a rectangular domestic parking area adjacent to Kerries Lane. It is currently laid to gravel. The parking is located to the west of the house and is level with the lane. The house and garden are elevated above.

The proposal is for the erection of a detached garage over the existing parking area. It would comprise a dual pitched roof building with natural slate and render walls. The building would be set back from the lane and will require removal of a section of laurel hedge on the boundary with the neighbouring property.

This is a re-submission of an identical scheme for a garage on the same site which was granted planning permission in 2007 (ref: 0047/07).

This application is presented to committee as a result of an objection from the Parish Council.

#### **Planning History**

0047/07	Erection of double garage		
	Full Planning Permission	Grant Conditionally	26 February 2007
0161/00	New house (amendment to permission ref. 0373/99)		
	Full Planning Permission	Grant Conditionally	08 May 2000
0373/99	Erection of new house		
	Full Planning Permission	Grant Conditionally	16 August 1999

## **Consultations**

Environment Agency:	Standing advice - flood zone 1
South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway implications

## **Parish/Town Council Comments**

South Brent PC:	Recommend refusal. Narrow lane not shown accurately on plans; no visibility when leaving garage; too close to properties to be maintained; popular pedestrian route and other car users on lane
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## **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  
DMD24 - Extensions and alterations to dwellings  
DMD4 - Protecting local amenity  
DMD7 - Dartmoor's built environment

## **Representations**

1 letter of objection

The proposed building would leave insufficient space for maintenance of the neighbouring property.

## **Observations**

### **SITE DESCRIPTION**

Kerries Lane is a single track road which runs between the B3372 (Exeter Road) and Brakefield. The lane is narrow and is bounded by high hedgebanks. It is a no-through road for vehicular traffic but remains a popular pedestrian/cycle route and serves as vehicular access to the application property and one further property.

### **VISUAL IMPACT**

The proposal is for a detached garage within the established domestic curtilage. The proposed building would be located between two existing houses and would be set back from the lane. It would comprise a standard double garage size (5.0 x 5.4m) with a dual pitched slate roof and an up-and-over timber door. The building would sit comfortably in this space without feeling cramped. It also would demonstrate a scale and design which would be appropriate to its surroundings, in accordance with policies COR4, DMD7 and the advice contained in the Authority's Design Guide.

The loss of a small section of laurel hedge to the rear is not considered harmful to local amenity.

### **NEIGHBOUR IMPACT**

The proposed building would be located on the boundary with the neighbouring property to the west. There are no windows in the side wall of this property where the garage would be positioned. The garden of the neighbouring property is comparable with the level of the garden at the application property which means that only the roof of the garage will be visible from the higher ground. It is not considered the proposed building would have an overbearing or dominant impact on the occupiers of this property.

The comment from the neighbour regarding insufficient maintenance space is not a material planning consideration in this case.

## HIGHWAY SAFETY

The garage is proposed on a level area of hardstanding which was laid out in accordance with the original approved plans for the house in 1999 (ref: 0373/99). There is currently a large stone retaining wall between the garden and parking area which restricts visibility up the lane for vehicles emerging from the site.

The south-east corner garage would be set back from the edge of the lane by 0.5m meaning the visibility in this direction would be unaffected by the proposed development. There would however be some impact on visibility looking west down the lane as it would be partially obscured by the flank wall of the proposed garage.

The lane is used infrequently by vehicular traffic and vehicle speeds tend to be very low. It serves as access for a total of five houses, only one of which is located past the application site. The lane is a no-through road so most vehicle movements are from the direction of the main road to the west. It is relatively straight and there is good visibility from both directions approaching the site for all highway users. Any vehicles emerging from the garage would be seen well in advance.

Having regard for the above and the present use of the land for domestic parking it is not considered that the proposed development would have a significant detrimental impact on road safety for the users of the highway. The proposal therefore does not conflict with policies COR23 and DMD38. Notwithstanding the views of the Parish Council there are no objections from the County Highways Officer and no substantive grounds to withhold planning permission.

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# Estrayer Park, Okehampton

Scale 1:1,250





7. Application No: **0160/16** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Okehampton Hamlets**  
Grid Ref: **SX568939** Officer: **Alex Gandy**

Proposal: **Conversion of three redundant barns to two residential units (for applicants' children) and one holiday unit**

Location: **Estrayer Park, Tavistock Road,  
Okehampton**

Applicant: **Mr & Mrs M & S Littlejohns**

Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. In the absence of any affordable housing provision, the proposed development would result in the creation of two unjustified dwellings in the open countryside contrary to the Dartmoor National Park Core Strategy Development Plan Document in particular policies COR2 and COR15, the Development Management and Delivery Development Plan Document in particular policy DMD23 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.
2. The proposed development, by reason of the proposed design, sub-division and breaking up of the farmyard, substandard accommodation and loss of historic fabric, will not conserve or enhance the special characteristics of the buildings and the historic farmstead contrary to the Dartmoor National Park Core Strategy Development Plan Document in particular policies COR1 and COR5, the Development Management and Delivery Development Plan Document in particular policies DMD1b, DMD8 and DMD9 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2012.

### **Introduction**

Estrayer Park is an historic farmstead located in an accessible location beside the B3260 approximately 2 km west of Okehampton. The historic farmstead comprises a cluster of traditional stone farm buildings and an associated farmhouse many of which appear on the Tithe Map and are considered undesignated heritage assets.

The applicant states the farming operations carried out on this farmstead are in the process of being moved to Minehouse Farm and, as such, the buildings are surplus to requirements. The adjacent farmhouse is now let as holiday accommodation to support the farming enterprise and alternative use for the other farm buildings is also sought.

The application is presented to committee because of the contrary view of the Parish Council.

### **Planning History**

0370/09	Formation of new access from highway		
	Full Planning Permission	Grant Conditionally	28 September 2009
03/23/2022/88	Proposed erection of hay barn		

**Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1 - standing advice
DNP - Archaeology:	No archaeological concerns.
DNP - Ecology & Wildlife Conservation:	No objection. Works to proceed in accordance with the findings and recommendations of bat, barn owl and nesting bird survey report.

**Parish/Town Council Comments**

Okehampton Hamlets PC:	Support the application for the following reasons: <ul style="list-style-type: none"><li>-The development of the buildings will not be visible from the highway or be any impact on the area</li><li>-Development of the buildings in the proposed way is preferable to them potentially becoming derelict</li><li>-The lack of public transport in the area supports family members being able to live locally as travelling to the farm would not be practical</li><li>-The development is virtually on the boundary between DNP and WDBC and if it were located on the opposite side of the road it would be within local planning policy</li></ul>
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**Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR18 - Providing for sustainable economic growth  
COR19 - Dealing with proposals for tourism development  
COR2 - Settlement Strategies  
COR20 - Providing for agricultural diversification  
COR5 - Protecting the historic built environment  
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology  
COR9 - Protection from and prevention of flooding  
DMD1a - Presumption in favour of sustainable development  
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities  
DMD23 - Residential development outside Local Centres and Rural Settlements  
DMD3 - Sustaining the quality of places in Dartmoor National Park  
DMD35 - Farm diversification  
DMD40 - Parking provision - Residential  
DMD44 - Tourist accommodation  
DMD8 - Changes to Historic Buildings

**Representations**

None to date.

## **Observations**

### **THE PROPOSAL**

The application seeks to convert two of the farm buildings in this historic farmstead for residential accommodation in the form of two open market dwellings and one holiday let. Associated works include sub-division and breaking up of the farm yard for use as private amenity space and removal of two modern agricultural buildings.

### **AFFORDABLE HOUSING**

Policies COR15 and DMD23 set out the Authority's approach to the creation of dwellings outside designated Local Centres or Rural Settlements. They state permission for housing development in the open countryside is limited to a very narrow set of circumstances and will only be granted where the housing is required to serve the functional and existing need of an agricultural worker or involves the conversion of a historic building in a sustainable location to an affordable dwelling.

Contrary to Policies COR15 and DMD23, no offer of affordable housing has been made. No viability evidence has been submitted to demonstrate the scheme is not capable of providing affordable accommodation. The applicants state the two open market houses are intended for their two daughters who live and work on the farm. The applicants have not presented any justification that the dwellings are required to satisfy an agricultural need on the holding.

The proposal has been the subject of pre-application advice and the applicants have been informed of the Authority's policies regarding housing development in the open countryside. Despite this advice and subsequent communication during the course of this application, the applicant does not wish to offer these as affordable units or have them subject to an agricultural occupancy condition.

### **NATIONAL HOUSING POLICY**

With regard to the earlier Government policy change in respect of affordable housing contributions for schemes of 10 dwellings or less, the recent Government appeal in the Court of Appeal was upheld earlier this month.

Following this Members will recall that they adopted a lower 5 dwellings or less threshold (for which affordable housing contributions could not be sought) as well as an Interim Housing Statement based on sustainable development principles. When the Government lost the appeal brought by Reading and Berkshire Councils in the High Court these two policy statements were rescinded by the Authority at later meeting in September 2015.

There is now a view that the earlier Ministerial Statement by Brandon Lewis MP and the change to Planning Policy Guidance are re-instated. That said there is uncertainty regarding how this fits with the new Housing and Planning Act which gained Royal Assent earlier this month. At the time of writing there was no clear policy statement from the Department for Communities and Local Government and accordingly your officers recommend the status quo being observed in respect of housing policy.

Even if the earlier government policy was now a material consideration it is still true to say that the Development Plan policies are a strong material consideration particularly in relation to sustainable development principles.

What is clear in this case is that the site is located in open countryside. The development represents unsustainable development for open market units where planning policies dictate that housing should only be allowed in truly exceptional circumstances, such as for a genuine functional agricultural need, or for the support of the farming business in economic terms through holiday let, or for affordable housing where there is a proven local need. None of these factors apply in this case in relation to the two open market units.

The view of the Parish Council is appreciated but the Government in their earlier permitted development right changes to allow some agricultural buildings to be converted to dwellings does not apply to National Parks. The Government recognised the need for additional and special protection of these areas. The fact that the site lies on the boundary is not material.

## TOURIST ACCOMMODATION

Policy DMD44 supports the creation of new tourist accommodation in accessible locations which make use of existing buildings. Officers are therefore supportive of the principle of a holiday let to further support the agricultural enterprise, subject to a sympathetic design which conserves and enhances the special characteristics of these historic buildings.

## DESIGN AND HERITAGE

Policy DMD9 states, for proposals involving the conversion of non-residential buildings, the buildings should be historic buildings, capable of conversion, appropriately sized and their overall setting and that of the site should be sustained.

The proposed works to the barns are substantial and will include reconstruction of the roofs, reconfiguration of floor levels, installation of flues, repair to stonework, installation of windows and doors and other works to ensure the barns meet modern standards. A number of new openings in the historic fabric are also proposed in the western barn which are not considered sympathetic to the building's traditional appearance. Two modern agricultural buildings are to be removed from the farmstead, which will be beneficial and help restore the farmstead's traditional presentation.

Subdivision of the farmyard with fencing and breaking up of the concrete slab to create private amenity space for each of the new units is also proposed. These works are considered unsympathetic and will lead to the unnecessary domestication of the farmstead's traditional agricultural character.

Officers are also concerned about the quality of accommodation proposed. DCLG Technical Housing Standards recommend a minimum floor to ceiling height of 2.3m for at least 75% of the internal area within new dwellings. Approximately 28% of the ground and first floor accommodation proposed in the eastern barn would have floor to ceiling heights of 2.3m or more. Approximately 55% of the first floor accommodation in the eastern barn will have floor to ceiling heights below 2m. The presence of first floor partition walls will further worsen the quality of accommodation offered.

The above leads Officers to believe these barns are not suitable for conversion in the manner proposed and this proposal will not conserve or enhance the special characteristics of this historic farmstead.

## CONCLUSION

It is recommended planning permission be refused on the basis the development will result in the creation of two unjustified dwellings in the open countryside and will not conserve or enhance the special characteristics of this historic farmstead.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

03 June 2016

**APPEALS**

Report of the Head of Planning

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

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

1	Application No:	C/15/3139213	District/Borough:	Teignbridge District
	Appeal Type:	Enforcement Notice	Parish:	Ashburton
	Proposal:	Unauthorised change of use of Carport with incidental use accommodation to dwellinghouse independent of the primary dwelling		
	Location:	<b>Hooks Farm, Sigford</b>		
	Appellant:	<b>Mr A Bonstow</b>		
	Decision:	<b>DISMISSED AND NOTICE UPHELD</b>		

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2	Application No:	C/15/3139217	District/Borough:	Teignbridge District
	Appeal Type:	Enforcement Notice	Parish:	Ashburton
	Proposal:	Unauthorised change of use of Carport with incidental use accommodation to dwellinghouse independent of the primary dwelling		
	Location:	<b>Hooks Farm, Sigford</b>		
	Appellant:	<b>Mr A Bonstow</b>		
	Decision:	<b>DISMISSED AND NOTICE UPHELD</b>		

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

1	Application No:	D/16/3148652	District/Borough:	Teignbridge District
	Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Widcombe-in-the-Moor
	Proposal:	Two-storey extension kitchen and bedroom extension, first floor bedroom extension and replacement porch		
	Location:	<b>Drywell Farm, Widcombe in the Moor</b>		
	Appellant:	<b>Mr &amp; Mrs S Froy</b>		

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

1 Application No:	Y/15/3134641	District/Borough:	West Devon Borough
Appeal Type:	Condition(s) Imposed	Parish:	Mary Tavy
Proposal:	Alterations to house and construction of new single storey entrance lobby/porch		
Location:	<b>Wringworthy Farm, Tavistock</b>		
Appellant:	<b>Mrs A Roberts</b>		

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**STEPHEN BELLI**