

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

5 April 2024

Applications to be Determined by the Committee

Report of the Head of Development Management

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16 West Street



Scale 1:1,250



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Item 1

Application no: **0095/24**

District: **Teignbridge District**

Application type: **Householder Planning Permission**

Parish: **Ashburton**

Grid Ref: **SX 7553 6984**

Officer: **Rose Dugard**

Proposal: **Alterations to rear garden boundary walls (part-retrospective)**

Location: **16 West Street, Ashburton, Newton Abbot, TQ13 7DU**

Applicant: **Mr R Drysdale**

Recommendation: **Permission be GRANTED subject to the following conditions:**

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):

Reason: To ensure that the proposed development is carried out in accordance with drawings forming part of the application to which this approval relates, in accordance with policies of the Dartmoor Local Plan.

3. The materials to be used in the finishing of the external walls of the development hereby approved shall match with those used on the existing wall.

Reason: To protect the character and appearance of the building and its impact upon this part of the Dartmoor National Park in accordance with Strategic Policy 1.1, Strategic Policy 1.2, Strategic Policy 1.5, Strategic Policy 2.1, and Strategic Policy 2.7 of the Dartmoor Local Plan.

4. Any pointing of the stonework shall be completed using lime-based mortars with raked pointing to match the pointing on the existing walls.

Reason: To ensure that new pointing does not detract from the character and appearance of the building, in accordance with policies Strategic Policy 1.1, Strategic Policy 1.2, Strategic Policy 1.5, Strategic Policy 2.1 and Strategic Policy 2.7 of the Dartmoor Local Plan.

1 Introduction

- 1.1 16 West Street is a three-storey terraced property located in Ashburton town centre, within the Conservation Area. The property is Grade II listed.
- 1.2 The proposal seeks retrospective permission for the creation of a door opening in north-west boundary stone wall (wall one) and construction of boundary stone wall (wall two) to the north-east with a proposed timber gated door between existing garden of No 10 West Street and current garden of No 16 West Street. Also proposed is the removal of an existing gated doorway from wall two and infill opening with stone walling to match existing.
- 1.3 This application is being presented to committee as the Applicant is a member of staff.

2 Planning History

- 2.1 ENF/0011/15 - Unauthorised works and alterations to a Grade II Listed Building
- 2.2 0311/16 - Full Planning Permission - Householder
Refurbishment of existing property with internal and external alterations to coincide with repair work set out in enforcement notice ref ENF/0011/15
Granted Conditionally 03 August 2016
- 2.3 0312/16 - Listed Building Consent
Refurbishment of existing property with internal and external alterations to coincide with repair work set out in enforcement notice ref ENF/0011/15
Granted Conditionally 03 August 2016
- 2.4 0347/23 – Listed Building Consent
Replacement of second floor windows to southeast elevation
Granted Conditionally 05 September 2023
- 2.5 0096/24 – Listed Building Consent
Alterations to rear garden boundary walls (part-retrospective) co-current application

3 Consultations

- 3.1 **Environment Agency**
Flood zone two and three – Standing advice applies.
- 3.2 **DCC Highways**
No Highways Implications
- 3.3 **Teignbridge District Council**
No comments received to date.

3.4 Ashburton Town Council

Ashburton Town Council wish to support this application, returned under delegated powers.

3.5 DNPA Conservation Officer

3.5.1 No.16 West Street and No. 10 West Street are a grade II listed buildings and lies within the Ashburton Conservation Area. The boundary walls are curtilage listed structures. The low wall has become listed by default due to its attachment to these walls, however, is it of no significance.

3.5.2 No's 12 and 14 West Street and No. 1 Kingsbridge Lane are also listed. The proposal has an impact on the significance of their settings. Drawings for listed building applications are required to be submitted at scale 1:50 under the adopted local validation guide, this scale allows for additional details to be shown on a drawing, rather than a simple scaling up of the plans. There is no site plan showing the arrangement of walls in before May 2018, which is the key to establishing which walls have been altered and amended and whether the property boundaries have been altered. Altering the relationship of a listed building with its property boundary normally has an effect on the significance of the property (or properties in this case).

3.5.3 It is clear from the planning statement that although part of the tall wall at No. 16 collapsed the creation of a hole within this wall is unauthorised. The heritage statement and statement of significance within this document do not recognise the status of the tall wall as a listed structure (irrespective of full or partial rebuilding). The refilling in of the wall should be completed using the same stone and pointing and the lintol should be removed. The unauthorised low boundary wall and gate should be removed. Thus, returning the position to the 2018 position and removing the harm to the significance of the listed structure, and the significance of the setting of the listed buildings. The proposal is contrary to paragraph 8(c) and Chapter 16 of the National Planning Policy Framework and Strategic Policy 2.7 of the Dartmoor Local Plan.

4 Relevant Planning Policy

- 4.1 Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities
- Strategic Policy 1.2 Sustainable development in Dartmoor National Park
- Strategic Policy 1.5 Delivering good design
- Strategic Policy 1.6 Sustainable construction
- Strategic Policy 2.7 Conserving and enhancing heritage assets
- Policy 3.7 Residential alterations, extensions and outbuildings
- National Planning Policy Framework 2023
- National Park Circular 2010

5 Representations

5.1 None received to date.

6 National and Local Policy

6.1 National Planning Policy Framework

6.1.1 Paragraph 205 & 206 of the NPPF:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6.1.2 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

7 Dartmoor Local Plan 2018-2036

7.1 Strategic Policy 2.7 Conserving and enhancing heritage assets states that all development must conserve and/or enhance heritage assets and their settings. Great weight will be given to the conservation of designated heritage assets. All proposals should avoid harming an asset's significance, and where harm is justified, it should be minimised.

7.2 Policy 3.7 Residential alterations, extensions and outbuildings states that residential alterations, extensions and outbuildings will be permitted provided that, either individually or cumulatively with previous works, they:

- a) reflect the design principles set out in the Design Guide;
- b) are subservient to the original dwelling and conserve or enhance its character, appearance, curtilage and immediate surroundings; and
- c) do not increase the habitable floorspace of the original dwelling by more than 30%.

8 Observations

8.1 Principle of development

8.1.1 The application seeks part retrospective planning permission for the creation of opening in north-west boundary wall and retrospective permission to build a new boundary wall with a timber gated door (north-east wall) and permission

to remove the existing gated doorway and infill with stone walling to match the existing wall.

- 8.1.2 The development has been carried out to a high standard, which match the existing wall. The gated doorway created (in wall two) will be removed and infilled with stone walling, the stonework and pointing to match the existing wall. A condition regarding stone specification and the application of mortar has been added to the recommendation. The proposal conserves and enhances the dwelling, its setting and immediate surroundings. The proposal does not include any other works or increase in floorspace.
- 8.1.3 The proposal is therefore considered to be in accordance with Policy 3.7 of the Dartmoor Local Plan.

8.2 Historic Environment

- 8.2.1 The property is Grade II Listed as set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- 8.2.2 The listing details of the property state:

House with shop. Early C18 with early or mid C19 shop front. Rendered front (almost certainly timber-framed), lined to imitate masonry. Slated roof. Old rendered chimney on each gable. 2 storeys with garret. 4 windows wide. Rusticated flanking pilaster-strips. Cornice at first floor level. 6-paned sashes. Ground storey has a single window to left. Shop front to right has shop door flanked by display windows, each with a single upright glazing-bar; house door to left. These are flanked and separated by pilasters supporting an entablature. Boxed eaves-cornice. 2 triangular dormers with slate-hung faces; each has a 2-light wood casement window with 6 panes per light.

- 8.2.3 It is understood that the rear boundary wall to 16 West Street collapsed due to fire during initial renovations in 2018. it was rebuilt and then at the time of the completion of the purchase of 10 West Street, the current owners of 16 West Street agreed with a contractor to create an opening in the wall and build a new low boundary wall between the two properties. This work was completed after the purchase of 10 West Street was finalised.
- 8.2.4 The retrospective works and proposed works offer a positive opportunity to conserve and enhance the designated heritage assets and in officers' opinion pose no harm to either asset.
- 8.2.5 The low boundary wall (wall two) has been sympathetically built in materials and methods that are in conjunction with the surrounding walls and immediate area. Likewise, removing the gate and filling in will be done with the same stone and pointing to the standard and quality of the existing walls. The creation of the opening in boundary wall one does not have a significant impact on the listed buildings, heritage assets or their settings.

- 8.2.6 The insertion of a low boundary wall (wall two) between the curtilage of 10 West Street and 16 West Street does not alter the traditional walled courtyard gardens of this area and the relationship between these properties is maintained with no negative impact upon the significance of the listed buildings, the heritage assets or their settings.
- 8.2.7 Officers deem that the applicant/agent has provided a level of detail of the works, which is deemed proportionate to the assets' importance, and which is sufficient to understand the potential impact of the proposal on their significance, as per paragraph 200 of the National Planning Policy Framework.
- 8.2.8 In determining this application consideration has been given to the comments of the Conservation Officer. However, for the reasons given above the development is considered to have less than substantial harm to the listed building and heritage assets, and their settings. Any potential adverse impact can be mitigated or controlled through planning conditions and therefore the proposal complies with the requirements of Strategic Policy 2.7 of the Dartmoor Local Plan and Chapter 16 of the National Planning Policy Framework.

9 Additional Comments

- 9.1 The site is within Flood zone two and three, however due to the nature and location of the proposed works, a Flood Risk Assessment is not required.
- 9.2 The proposal is not required to include any biodiversity net gain enhancements.

10 Conclusion

- 10.1 The proposal, by way of materials, design and form, matches the existing stonework. The proposal will not cause harm to the designated heritage assets and their settings and therefore, is considered to comply with the Dartmoor Local Plan subject to appropriate and proportionate planning conditions.

DEAN KINSELLA

16 West Street



Scale 1:1,250



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Item 2

Application no: **0096/24**

District: **Teignbridge District Council**

Application type: **Listed Building Consent**

Parish: **Ashburton**

Grid Ref: **SX 7553 6984**

Officer: **Rose Dugard**

Proposal: **Alterations to rear garden boundary walls (part-retrospective)**

Location: **16 West Street, Ashburton, Newton Abbot, TQ13 7DU**

Applicant: **Mr R Drysdale**

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- 8.2.8 In determining this application consideration has been given to the comments of the Conservation Officer. However, for the reasons given above the development is considered to have less than substantial harm to the listed building and heritage assets, and their settings. Any potential adverse impact can be mitigated or controlled through planning conditions and therefore the proposal complies with the requirements of Strategic Policy 2.7 of the Dartmoor Local Plan and Chapter 16 of the National Planning Policy Framework.

9 Additional Comments

- 9.1 The site is within Flood zone two and three, however due to the nature and location of the proposed works, a Flood Risk Assessment is not required.
- 9.2 The proposal is not required to include any biodiversity net gain enhancements.

10 Conclusion

- 10.1 The proposal, by way of materials, design and form, matches the existing stonework. The proposal will not cause harm to the designated heritage assets and their settings and therefore, is considered to comply with the Dartmoor Local Plan subject to appropriate and proportionate planning conditions.

DEAN KINSELLA



NPA/DM/24/005

Dartmoor National Park Authority
Development Management Committee

5 April 2024

**Tree Preservation Orders, Section 211 Notifications
(Works to Trees in Conservation Areas) Determined
Under Delegated Powers**

Report of the Consultant Trees Officer

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

TREE PRESERVATION ORDERS

Teignbridge

Ref: 23/0060 **Teignbridge Primary Care NHS Trust, Ashburton and
Buckfastleigh Hospital, 9 - 15 Eastern Road, Ashburton**

Application to reduce western aspects of crowns of T001 - Ash T002 - Sycamore T003 - Ash to maintain a 2-3m clearance from neighbouring property (1 Miners Close). The trees are rooted on a bank to the east of the property and crowns are now within 0.5-1m from the property itself. Excessive shading is being caused. The proposed works are considered necessary on practical grounds and raise no objection.

Consent was granted subject to conditions:

1. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.
2. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.

Ref: 23/0064 **8 Old Manor Close, Ashburton**

Application to Remove T1 Horse Chestnut tree. The tree is a significant individual specimen, that contributes to the amenity and character of the area. Insufficient justification has been provided (decay detection drilling information, or tomograph images) to support the assertion that the tree is so significantly decayed, that its removal is the only justifiable management option. Acoustic sounding would suggest much of the main stem and lower structural branches are sound, however, it is noted the impaired condition of the limbs adjacent to the western aspect and a relatively confined column within the mainstem.

In the absence of quantitatively information on the extent of decay within the tree, its removal not been justified. Consequently, lesser works have been allowed, to further reduce the height of the tree and its more extended lateral branch structure, as listed within the conditions contained within this decision notice.

Partial consent was granted subject to conditions:

1. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
2. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice.
3. Pruning works shall be carried out in accordance with the following restrictions:
 - i. Crown reduction to a maximum of 2m reduction in the trees overall height,
 - ii. 3m Crown reduction in crown spread to the south and east.
 - iii. Up to 1.5m crown reduction of the trees north and western aspect only to balance the form of the tree.
 - iv. Reduction / removal of the decayed central western stem, at the discretion of the climbing arborist based on their assessment from within the crown of the tree.

Ref: 24/0001

12 Fullaford Park, Buckfastleigh

Application to Remove lowest limb that grows towards the west T1, Beech. Remove the lower limb that grows out to the west, 1 limb that grows out to the east (towards the house) along with 3 droppers from the lowest limb T2, Beech. Remove the lower limb that grows out towards the west T3, Turkey Oak. Remove the small lowest limb that grows out towards the south east T4, Lime. The trees grow in relatively close proximity to the applicant's home. The proposed works to manage the lower crowns of these trees is acceptable and raises no objection.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

Ref: 24/0005

Howton Farm, Moretonhampstead

Application to Fell approximately 25 Aspen trees growing within copse. Re-plant with Hazel, Birch & Oak. These semi-mature Poplar trees are tall etiolated specimens, some of which have become unstable, others are causing damage to the stone faced bank. The trees are out of keeping with the adjacent woodland and surrounding landscape. The principal of removing these trees to replace with other native trees, similar to that growing within the adjacent woodland is considered acceptable and raises no objection.

Consent was granted subject to conditions:

1. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.
2. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.

3. 25 replacement trees shall be planted as practicable to the same location in the first planting season following the felling of the trees hereby permitted to be removed. The replacement trees shall be a minimum of 8 -10cm in girth and shall be maintained for a period of five years; such maintenance to include the replacement of the trees should they die. The species of the trees shall be comprised of an even mix of species from the following list or such other species and location, size and timing as may be agreed in writing by the National Park Authority. English oak, Hazel and Downy birch

West Devon

Ref: 23/0063

Moor View, Dousland

Application to Reduce lower branches on north side above garage by no more than 2 meters T1, Beech. Raise crown to 2.5 meters above ground level on all cardinal bearings T4, Beech. And Fell T5, Ash. The proposed works to the two beech trees (T1 and T4) is considered reasonable and proportionate to the condition and location of the trees. However. the ash (T5) has isolated areas of infection of Ash dieback disease, this is currently an insufficient level of infection to justify the removal of the tree at this time. A split decision has been issued allowing the works to the beech (T1 and T4), however the removal of the ash tree (T5) has been refused as the tree has only limited level of infection (Ash health class 1) at this time.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

Ref: 23/0069

The Rectory, St Pauls Church, Yelverton

Application to Reduce northern aspect of canopy by 2-3m due to large strip of dysfunction on southern side of stem, to reduce risk of tree falling in to adjoining garden T1 (Oak). This is a large mature tree close to the adjacent property and overhanging their garden. The proposed crown reduction is considered reasonable and proportionate management of the tree.

Consent was granted subject to condition:

1. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.
2. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.

Ref: 23/0074

Downland Warne Lane, Mary Tavy

Application for i) Crown reduction by 2m. ii) Crown reduce over garden by 3m. iii) Crown lift by 2m. T1 Oak . And iv) Crown reduction by 2m. v) Crown reduce limb to west by 3m. vi) Crown lift by 2m T2 Beech. The proposed works are considered reasonable and proportionate management of these two large mature trees. No objection is raised to the proposed works.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

Ref: 23/0076

Rockmoor, Harrowbeer Lane, Yelverton

Application for Crown reduction on eastern aspect by up to 4m . Crown lift over driveway T1, Beech. And Crown reduction on eastern aspect by by up to 3 meters T2, Oak. Whilst the principle of pruning these two trees back from the adjacent dwelling and driveway is supported in principle, the extent of the proposed works will result in dense vigorous and unattractive regrowth. A split decision has been issued allowing more sensitive pruning works to achieve the same purpose.

Approved Works: T1, Beech: Crown reduction of north-western aspect by up to 2m, making pruning cuts of up to 50mm in diameter. Crown lift over driveway to provide up to 5m clearance above ground level. T2, Oak: Crown reduction of north-western aspect by up to 2m making pruning cuts of up to 50mm in diameter. Refused works: T1, Beech: Crown reduction on eastern aspect by up to 4m. Crown lift over driveway. T2, Oak: Crown reduction on eastern aspect by by up to 3 meters.

Reason for refusal: The extent of the proposed works will result in dense vigorous and unattractive regrowth which will be detrimental to the amenity value of the trees. Lesser more appropriate works have been approved to allow reasonable.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

Ref: 24/0002

Yeoland House, Clearbrook, Yelverton

Application for Reduce in height by a maximum of 4m to appropriate pruning points, leaving the tree standing at approximately 10m, T1 - Beech (in the centre of the woodland). Reduce in height by a maximum of 4m to appropriate pruning points leaving the tree standing at approximately 12m and shape upper canopy only - Aiming to lower the canopy to below the surrounding trees in order to prevent future failures. -Remove deadwood from failed top T2 - Beech (near outbuilding). Reduce uppermost canopy on eastern quarter only by 2m aiming to balance the canopy which has previously been heavily pruned by the utility company T3 - Beech (adjacent to powerlines). The trees grow within the well wooded grounds surrounding the applicant's home. The proposed tree works are considered appropriate arboricultural management of the trees, given their current condition and location. No objection is raised to the proposed works.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of the decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

South Hams

Ref: 23/0066

Little Kerries Kerries Lane, South Brent

Application to Monolith at crown break, approx. 8m from ground level T1, Ash. Reduce Top and SW aspect by approx. 1.5-2m T2, Horse Chestnut. The proposed works have been made necessary following the part failure of the Ash tree. The works are considered reasonable and propitiate to the condition of the trees. No objection is raised to the stated works.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of this decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.

Ref: 23/0075

Church House, South Brent

Application to Pruned branches in order for new telecoms connection to be installed at property. Works being carried out on behalf of Openreach.

Application was withdrawn

Ref: 23/0077

Churchway Cottage, Holne

Application to Crown reduction by up to 3m T2003, Beech. The proposed works are a repeat of pervious management works. The works allow for the retention of the tree at an appropriate scale, in relation to the for the space available for growth. No objection is raised to the proposed works.

Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of this decision notice.

SECTION 211 NOTICES

Teignbridge

Ref: 23/0078

Brookside, Lustleigh

Notification to Fell two Silver birch. The proposed works will remove one suppressed and one partly decayed Silver birch. The works will retain a single well formed tree to grow on in replacement. The works are considered appropriate and raise no objection.

A Tree Preservation Order has not been made.

Ref: 23/0079 **14 Williams Court, Buckfastleigh**

Notification to i) Crown lift secondary & tertiary branch growth only up to approximately x3.0 metres from ground level to achieve the desired clearance above the adjacent car parking areas & footpath. ii) Prune away from streetlight to achieve a clearance of approximately x1.0 metre. iii) Crown reduce overall by removing approximately x2.0 metres from branch tips while retaining the main framework & shape of the crown T004 - Beech. The proposed works are considered appropriate and reasonable management of the tree and raise no objection.

A Tree Preservation Order has not been made.

Ref: 24/0004 **Cleavehurst Duckspod Road, Buckfastleigh**

Notification to reduce in height of 10m bringing down to match its sister tree to its left (15-20m) Tree 1, Elm. Remove tree Tree 2, Hornbeam and Tree 3, Ash. The proposed works allow reasonable management of trees at this property and raise no objection.

A Tree Preservation Order has not been made.

Ref: 24/0007 **Oak Tree Cottage The Village, North Bovey**

Notification to Cut back to a low compact form Multi-stemmed Thorn tree. The tree is a multi-stemmed Hawthorn, growing as part of a lineal group of plants on the properties western boundary. The proposed reduction of this large shrub / small tree, into a low compact form, from which it will re-grow, raises no objection.

A Tree Preservation Order has not been made.

Ref: 24/0009 **Land At 2 To 5 Chapel Street And 1 To 38 Hamlyns Way, Buckfastleigh**

Notification to Crown lift over footpath to achieve 3m clearance. Prune away from building to achieve 1.5m clearance minimum G013 (Adj to 5 Chapel Street) - Rowan and Silver birch. Crown lift over footpath to achieve 3m clearance. Crown lift over parking bays to achieve 3 metres clearance T007 (Adj to 35 Hamlyns Way) - Crab apple. Prune branches away from buildings to achieve a clearance of 1.5m minimum T014 (Adj to 5 Chapel Street) - Silver birch. Prune away from buildings and streetlight to achieve 1.5m clearance minimum T016 (Adj to 2 Chapel Street) - Silver birch. Trees in highway verge. Remove dead Sorbus. Prune branches away from building and street light to achieve 1.5m clearance minimum. Prune branches over footpath to achieve 3m clearance G017 (Adj to 33 Chapel Street) - Silver birch x 2 and Rowan x 2. The proposed tree works seek to prune back the crowns of the trees from the fabric of the adjacent buildings, or to allow reasonable access under the crowns of the identified trees. These works are considered both reasonable, necessary and raises no objection.

A Tree Preservation Order has not been made

Ref: 24/0014

Widcombe-in-the-moor village green

Notification to Fell T1, Sycamore. The tree is in terminal decline, it's removal is considered appropriate and raises no objection.

A Tree Preservation Order has not been made

West Devon

Ref: 23/0067

Hunts Tor Guest House, Hunts Tor

Notification to Crown reduce by 3m, cutting back to a 'pollard' framework of structural branches with a height of up to 4m T1 Cherry. The tree has historically been managed in a reduced form and the proposed works are a continuation of this management. No objection is raised to the ongoing cyclical management of this tree.

A Tree Preservation Order has not been made.

Ref: 23/0068

The Rectory Tor View, Horrabridge

Notification to Crown lift southern lowest branches to provide 3m clearance above public pavement and adjoining grassed verge Tree 07 Ash. The proposed crown lifting of the Ash tree over the footpath and grass verge is considered appropriate and proportionate. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 23/0071

Allotments, Okehampton

Notification of Hedge line comprised of approximately 26 Oak trees and other species: Oak trees - Crown lift eastern aspect (over allotment gardens), by removing lowest tier of primary or secondary branches from each tree, either back to the main stem or primary branch respectively. Pruning works to leave naturalistic lower crown line over the allotments, with a clearance of up to approximately 7m above ground level. Sub-dominant hedgerow species including Hazel, Willow: Coppice or lay hedgerow species growing on and immediately adjacent to the bank. Maintain as a hedgerow on cyclical basis, in perpetuity. Following a site meeting with the applicants, the specification of tree works has been modified, to the satisfaction of the allotment owners, the applicant and the NPA's Tree Consultants. The works allow reasonable management of the line of Oak trees and hedge, where it overhangs the adjacent allotments. The proposed works are considered appropriate and raise no objection.

A Tree Preservation Order has not been made.

Ref: 23/0080

Crossways, South Zeal

Notification to Crown thin, removing deadwood and hazardous branches T1 & T2, Ash. And Fell T3, Ash. Following submission of this tree works notification, these trees suffered damaged during storm 'Henk', dropped several branches into the garden and play area of the adjacent public house. The specification of the proposed works to T1 & T2 is vague, with respect of 'removing hazardous branches', following the recent storm damage, this should be taken to include the general crown reduction of both trees (T1 and T2). An

informative should be added to the decision notice to this effect. T3 appears in poor condition and has historically shed a large lateral limb. The removal of T3 is considered appropriate. No objection is raised to the proposed works along with the additional clarification of works within the informative listed below.

The specification of the proposed works to T1 & T2 is vague, with respect of 'removing hazardous branches'. However following the recent damage sustained by these two trees as a result of storm 'Henk', 'removing hazardous branches' can include the general crown reduction of both trees. The crown reduction works may remove up to 2.5metres growth from the tips of any vertical or lateral branches without the need to make further notification to Dartmoor National Park Authority. It is expected all crown reduction works will accord with BS3998:2010.

A Tree Preservation Order has not been made.

Ref: 23/0081 Grandys House, 4 Orchard Terrace, Chagford

Notification to Reduce upper crown by 3m of defective limb which has decay at 8m T430 Douglas Fir. The proposed works are considered appropriate and reasonable management of this tree. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 23/0082 Sewage Works, Lydford

Notification to Crown lift Beech trees 1 & 2 growing within English Heritage boundary at Lydford Castle. Their lower branches significantly overhang filtration tanks in the sewage treatment site below & require removing. Pruning of large limbs will be sympathetic so that there is no flush cutting, pruning back to sub-laterals where appropriate. Crown raised to western side of trees cut tips back up to 3M to give clearance over SWW equipment. No branches larger than 50mm diameter will be cut. The proposed works allow reasonable management of these trees which grow over the adjacent important infrastructure. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 24/0003 No 3 St Olaves House, Murchington, Chagford

Notification of Removal of Douglas Fir. No objection is raised to the proposed works. Exempt works notice issued.

A Tree Preservation Order has not been made.

Ref: 24/0006 1 The Acre, Chagford

Notification to Dismantle/Fell Fraxinus Excelsior/ European Ash. This is the only large Ash tree on the property. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 24/0008

Little Phantasy, Throwleigh

Notification to Crown thinning to remove up to 30% of trees total leaf-bearing area T1, Beech. Reduce height by up to 2m T2, Holly. The proposed works allow reasonable proactive management of these two trees. No objection is raised to proposed works.

A Tree Preservation Order has not been made.

Ref: 24/0010

Finglemoor, Crockernwell

Notification to Fell Cypress tree. This tree is now asymmetrically formed and exposed to additional wind loading, following the failure of a companion tree in the recent storms. The owners have reported atypical movement during recent strong winds. The proposed removal of this tree is considered appropriate and raises no objection.

A Tree Preservation Order has not been made.

Ref: 24/0012

Weir Park, Horrabridge

Notification to Fell Beech Tree it is making cracking, knocking noises & has 1m shear crack on trunk with indications of decay including bracket fungus at the base, rot stains and additional small cracks Removal of tree. Exempt works notification not required. Exempt works notice issued.

A Tree Preservation Order has not been made.

South Hams

Ref: 23/0072

Marlborough House Church Street, South Brent

Notification to Reduce Crown in height by 4-5 meters and reduce lateral branches on eastern and southern sides by 2 meters to reduce risk of failure T1 Ash tree. The notification is supported by a detailed arboricultural report, which describes the condition of the tree and makes appropriate management recommendations. No objection is raised to the proposed crown reduction of this tree.

A Tree Preservation Order has not been made.

Emergency Tree Preservation Order(s)

Ref: 0351/23

Land at and adjacent to Sandy Meadow, Manaton

The trees are considered at risk of felling and other damaging works following the granting of planning permission 0351/23. The trees contribute to the amenity, character and ecological value of the local area, and that of the wider National Park. An emergency Tree Preservation Order has been made to prevent the removal of the tree(s).

The Tree Preservation Order will be brought to Committee following the consultation period for decision.

Ref: ENF/0162/22

Land at and adjacent to The Old Station, Horrabridge

This tree preservation order is made to replace an old order and to continue the protection afforded trees that contribute to the amenity and character of the local area. The Tree Preservation Order will be brought to Committee following the consultation period for decision.

STUART BAKER