

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 December 2018

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

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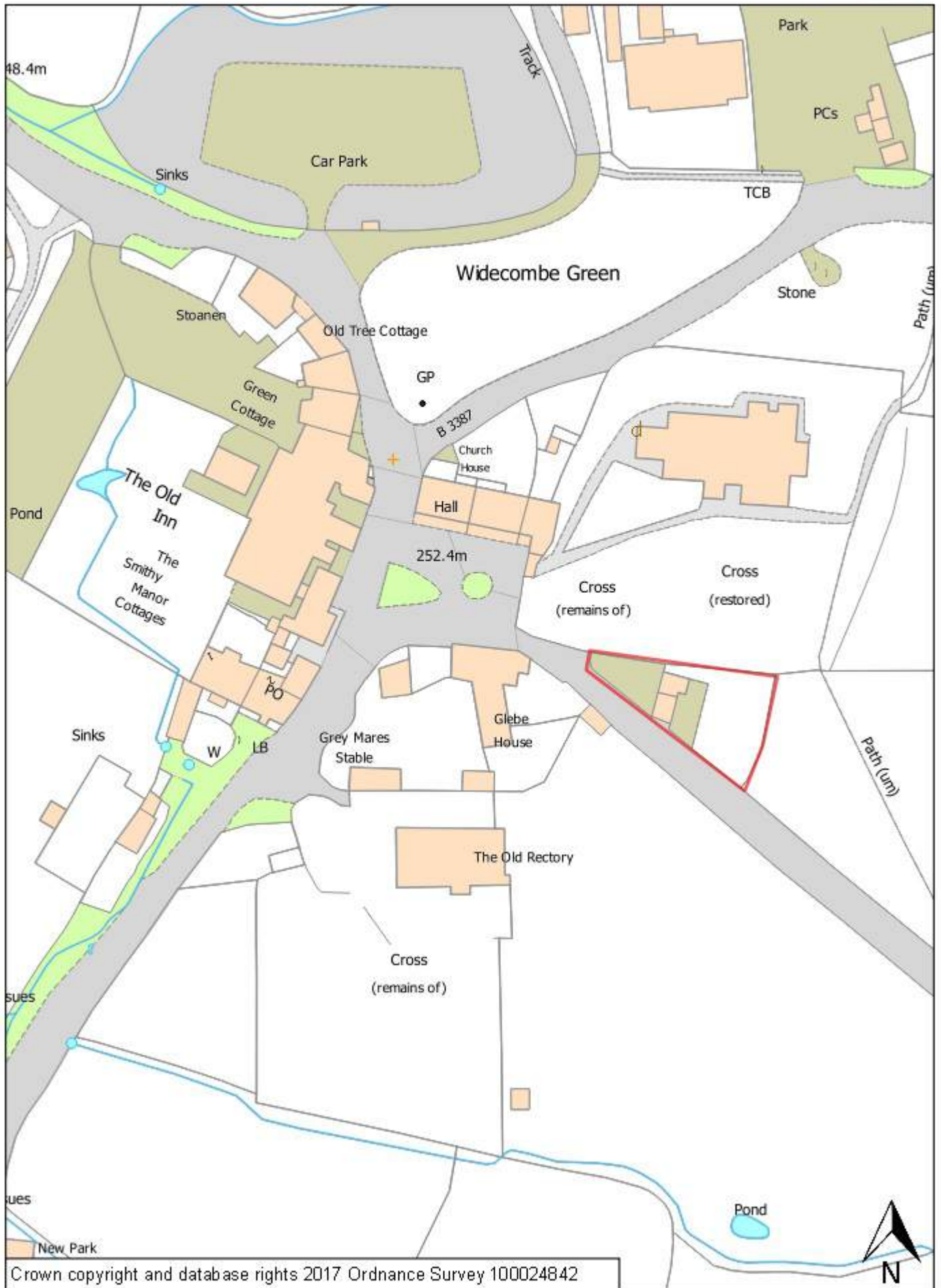
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0503/18 - Old Glebe House, Widecombe



Scale 1:1,000



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1. Application No: **0503/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX718767** Officer: **Nicola Turner**

Proposal: **Conversion of stables to single storey holiday let**

Location: **Old Glebe House, Widcombe-in-the-Moor**

Applicant: **Mr D Faulkner**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed conversion scheme of this barn would cause significant harm to the heritage asset and there are no substantial public benefits which would outweigh that harm. The proposal is therefore contrary to policies COR1, COR2, COR3 and COR4 and policies DMD1b, DMD8 and DMD9 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018.
2. The proposal would result in an unjustified unit of holiday accommodation in a building on the edge of a recognised settlement, not part of an acceptable farm diversification scheme, contrary to policies COR1, COR20, DMD9, DMD35 and DMD44 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018.
3. The proposed conversion scheme of this building, together with the associated domestic driveway and curtilage, would substantially harm the significance of the Listed Building and there are no substantial public benefits which would outweigh that harm. The proposal is therefore contrary to policies COR1, COR2, COR3 and COR4 and policies DMD1b and DMD8 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018.

Introduction

The site is a curtilage Listed Building, 35 metres from the Grade I Listed Widcombe Parish Church. It was formerly a cart shed and sits between the wall for the churchyard and the road leading to the Rugglestone Inn.

The shed was altered by a 2012 permission (0293/12 and 0294/12) with removal of part of the wall to form access to the proposed stables. This was mitigated partly by the removal of a summerhouse attached at the north-east end.

The proposal is also for the conversion of the building from a stable/cart shed to a holiday unit. The application is presented to the Committee in view of the comments of the Parish Council.

Planning History

0293/12 Conversion of cartshed to stables and demolition of existing adjoining summerhouse

	Full Planning Permission	Grant Conditionally	17 July 2012
0294/12	Conversion of cartshed to stables and demolition of existing adjoining summerhouse		
	Listed Building Consent	Grant Conditionally	16 July 2012
0535/08	Installation of stove and metal flue pipe; removal of external rendering to west elevation of main wing and repointing of exposed stonework		
	Full Planning Permission	Grant Conditionally	07 October 2008
0536/08	Installation of stove and metal flue pipe; removal of external rendering to west elevation of main wing and repointing of exposed stonework		
	Listed Building Consent	Grant Conditionally	07 October 2008
0284/03	Conversion of dwelling and outbuilding to small conference/seminar centre with residential accommodation		
	Full Planning Permission	Withdrawn	08 May 2003
0285/03	Conversion of dwelling and outbuilding to small conference/seminar centre with residential accommodation		
	Listed Building Consent	Withdrawn	08 May 2003
0559/00	Alterations to existing dwelling and conversion of outbuilding to form two dwellings in total		
	Listed Building Consent	Grant Conditionally	11 January 2001
0560/00	Alterations to existing dwelling and conversion of outbuilding to form two dwellings in total		
	Full Planning Permission	Grant Conditionally	11 January 2001

Consultations

Environment Agency:	Flood Zone 1 - Standing Advice applies
Teignbridge DC (Contaminated Land):	<p>Unsuspected contamination</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.</p> <p>Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.</p>
County EEC Directorate:	No objection
DNP - Building Conservation	The Cart Shed was altered by the 2012 permissions, most

Officer: notable with the removal of part of the wall on the east elevation to form access to the approved stabling. This regrettable loss of historic fabric was mitigated partly by the removal of the unsightly summer house that was attached at a right angle to the main building at its north-east end. This current proposal seeks to reinstate this arrangement with a new extension in this position. In terms of floor area, the new build would represent approximately 40% of the proposed building and would dominate the original core of the historic building. It therefore is not subordinate in scale.

The character of the original cart shed would also be severely compromised by the addition of the proposed extension. It should be noted that cart sheds are listed in Policy DMD8 as a building type that is not suitable for domestic conversion. This proposal offers no conservation benefits while reinstating a previously unsatisfactory situation with the extension. There is no doubt that this scheme would cause harm to the heritage significance of this designated heritage asset.

Historic England: On the basis of the information available to date, Historic England does not wish to offer any comments

DNP - Ecology & Wildlife Conservation: Works to proceed in strict accordance with the recommendations on page 4 of the preliminary ecological assessment report (Simon Geary Ecology Service, September 2018)

Parish/Town Council Comments

Widcombe PC: Support the application

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR20 - Providing for agricultural diversification

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD12 - Conservation Areas

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

DMD35 - Farm diversification

DMD44 - Tourist accommodation

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

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

Representations

None to date.

Observations

This proposal seeks to reinstate the arrangement for this north-east end of the building with an extension in this position. The new build would represent a 40% increase in the floor area. There would be a large area of glazing inserted in the east elevation, both in the new extension, and to replace the stable doors on the existing. There would be a set of full height doors in the south elevation of the proposed extension, which would have a zinc roof to match the existing. On the west elevation there would be a window inserted in the timber cladding. Externally there would be a terrace and gravelled parking area.

PLANNING POLICIES

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

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

Policy DMD9 lists cart sheds as inappropriate for conversion due to their location, constructional and architectural characteristics. Buildings should be capable of conversion without the need for substantial extension of the existing structure.

DMD8 states that there should be no harm to the asset unless there are identified public benefits which would outweigh this harm.

The Dartmoor Design Guide requires high quality locally distinctive design and advises that new extensions should not overwhelm the existing property.

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

ASSESSMENT OF CONVERSION AND DESIGN

The proposed alterations to the building are considered to cause harm to the significance of the listed building. The cart shed is not considered appropriate for conversion under DMD9, and the integrity of the building would be harmed by the extension overwhelming the original building.

The proposed extension has not been designed to be sympathetic in a scale and proportion which respects the important character of this listed building and will not appear as a subservient addition to the building. The reduced ridge height and shallow pitch on the gable extension draws the eye to this drop in height and the large amount of glazing on an historical stone building.

The Design Guide acknowledges the importance of scale as a major consideration for extensions, the emphasis being on extensions not "overwhelming" the existing property. The proposed extension is inappropriately designed and scaled and overwhelms the existing building. It also makes reference to avoiding extensions on the front of the property, which is the proposal in this case.

There will be material harm to the character and appearance of this part of the Dartmoor National Park as the proposal is visible from outside the site to an extent that would cause harm.

ASSESSMENT OF PRINCIPLE

DMD44 requires the provision of holiday accommodation to meet strict criteria for permission to be granted, and this proposal does not meet any of the requirements. The principle of the conversion, under DMD9, of a cart shed is also not supported. Therefore, together with the impact upon the listed building, the proposal does not meet the requirements for the principle of conversion to holiday accommodation as there is no supporting justification.

PARKING

There would be no parking issues arising from this development.

There are no objections from the Devon County Highways Officer.

AMENITY

It is considered that there would be no harm to the amenity of any neighbouring properties and will therefore not be in conflict with the objectives of policy DMD4.

CONCLUSION

The proposed conversion scheme of this barn would cause significant harm to the heritage asset and there are no substantial public benefits which would outweigh that harm.

The proposal would result in an unjustified unit of holiday accommodation in a building on the edge of a recognised settlement, not part of an acceptable farm diversification scheme.

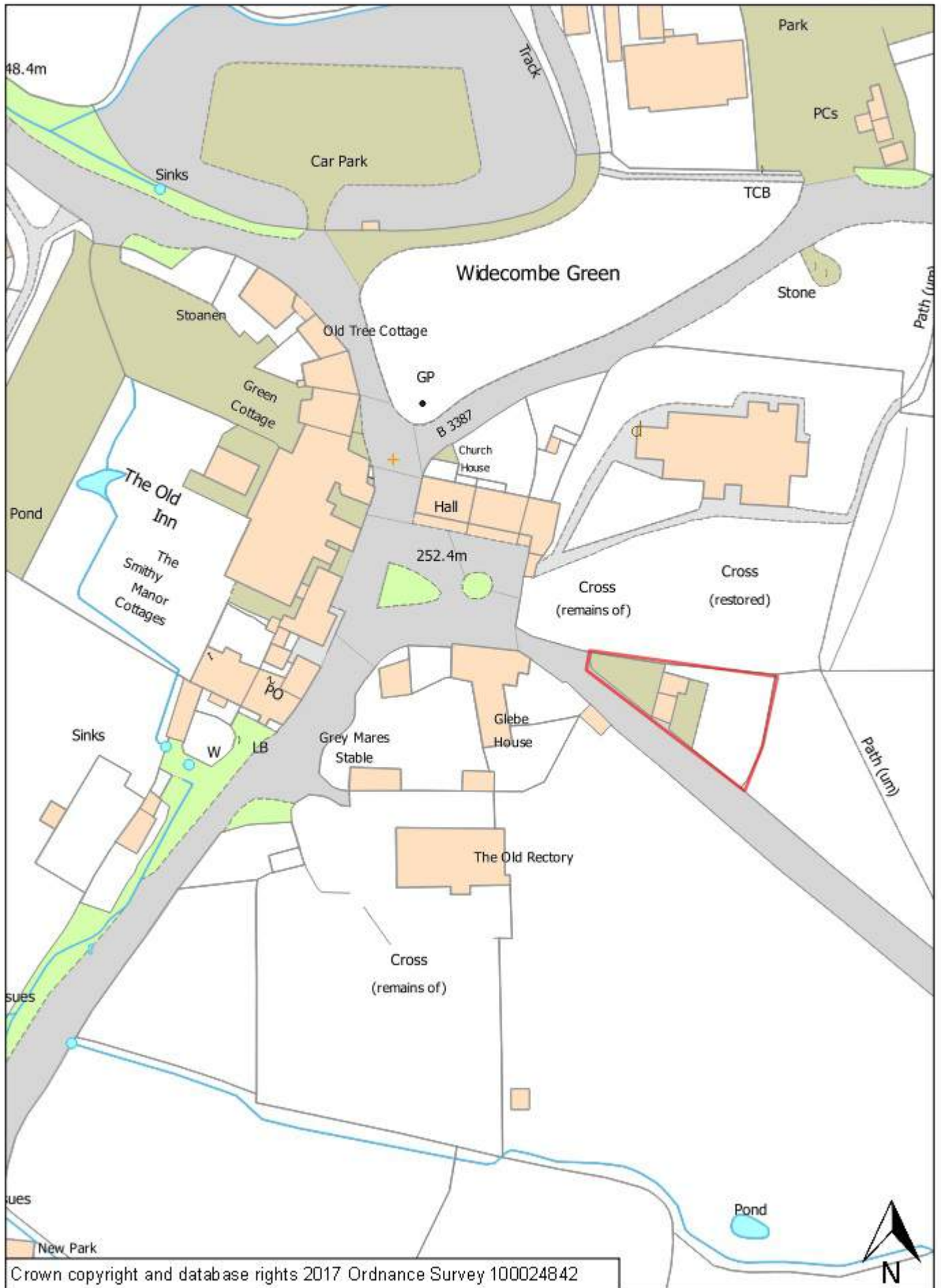
The proposed conversion scheme of this building, together with the associated domestic driveway and curtilage, would substantially harm the significance of the Listed Building and there are no substantial public benefits which would outweigh that harm.

Having regard to the above factors, it is recommended that planning permission be refused.

0537/18 - Old Glebe House, Widecombe



Scale 1:1,000



2. Application No: **0537/18** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX718767** Officer: **Nicola Turner**

Proposal: **Conversion of stables to single storey holiday let**

Location: **Old Glebe House, Widcombe-in-the-Moor**

Applicant: **Mr D Faulkner**

Recommendation **That consent be REFUSED**

Reason(s) for Refusal

1. The proposed conversion of this barn would cause significant harm to the heritage asset and there are no substantial public benefits which would outweigh that harm. The proposal is therefore contrary to policies COR1, COR3 and COR5 and policies DMD1a, DMD1b, DMD8 and DMD9 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018.
2. The proposed conversion scheme of this building, together with the associated domestic driveway and curtilage, would substantially harm the significance of the Listed Building and there are no substantial public benefits which would outweigh that harm. The proposal is therefore contrary to policies COR1, COR2 and COR4 and policies DMD1b, DMD8 and DMD9 of the Dartmoor National Park Development Plan and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018.

Introduction

The Stables are a curtilage Listed Building, 35 metres from the Grade I Listed Widcombe Parish Church in the centre of the village. It was formerly a cart shed and sits between the wall for the churchyard and the road leading to the Rugglestone Inn.

The proposal is for the conversion of the building from a stable/cart shed to a holiday unit.

It is presented to Committee in view of the comments from the Parish Council.

Planning History

0293/12	Conversion of cartshed to stables and demolition of existing adjoining summerhouse	Full Planning Permission	Grant Conditionally	17 July 2012
0294/12	Conversion of cartshed to stables and demolition of existing adjoining summerhouse	Listed Building Consent	Grant Conditionally	16 July 2012
0535/08	Installation of stove and metal flue pipe; removal of external rendering to west elevation of main wing and repointing of exposed stonework	Full Planning Permission	Grant Conditionally	07 October 2008

0536/08	Installation of stove and metal flue pipe; removal of external rendering to west elevation of main wing and repointing of exposed stonework	Listed Building Consent	Grant Conditionally	07 October 2008
0284/03	Conversion of dwelling and outbuilding to small conference/seminar centre with residential accommodation	Full Planning Permission	Withdrawn	08 May 2003
0285/03	Conversion of dwelling and outbuilding to small conference/seminar centre with residential accommodation	Listed Building Consent	Withdrawn	08 May 2003
0559/00	Alterations to existing dwelling and conversion of outbuilding to form two dwellings in total	Listed Building Consent	Grant Conditionally	11 January 2001
0560/00	Alterations to existing dwelling and conversion of outbuilding to form two dwellings in total	Full Planning Permission	Grant Conditionally	11 January 2001
0503/18	Conversion of stables to single storey holiday let	Full Planning Permission	Not yet determined	

Consultations

Environment Agency:	Flood Zone 1 - Standing Advice applies
Teignbridge District Council:	No objection
County EEC Directorate:	No highway implications
DNP - Building Conservation Officer:	<p>The Cart Shed was altered by the 2012 permissions, most notable with the removal of part of the wall on the east elevation to form access to the approved stabling. This regrettable loss of historic fabric was mitigated partly by the removal of the unsightly summer house that was attached at a right angle to the main building at its north-east end. This current proposal seeks to reinstate this arrangement with a new extension in this position. In terms of floor area, the new build would represent approximately 40% of the proposed building and would dominate the original core of the historic building. It therefore is not subordinate in scale.</p> <p>The character of the original cart shed would also be severely compromised by the addition of the proposed extension. It should be noted that cart sheds are listed in Policy DMD8 as a building type that is not suitable for domestic conversion. This proposal offers no conservation benefits while reinstating a previously unsatisfactory situation with the extension. There is no doubt that this scheme would cause harm to the heritage significance of this designated heritage asset.</p>
Historic England:	No objection

Parish/Town Council Comments

Widcombe PC: Supports the application

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

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

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

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

Representations

1 letter of support

Supporting comments:

- Widcombe reliant on tourism and this would support that end.
- Improve the appearance of the building with its sympathetic design
- No detriment to the listed building

Observations

The shed was altered by a 2012 permission (0293/12 and 0294/12) with removal of part of the wall to form access to the proposed stables. This was mitigated partly by the removal of a summerhouse attached at the north-east end.

This proposal seeks to reinstate the arrangement for this north-east end of the building with an extension in this position. The new build would represent a 40% increase in the floor area. There would be a large area of glazing inserted in the east elevation, both in the new extension, and to replace the stable doors on the existing. There would be a set of full height doors in the south elevation of the proposed extension, which would have a zinc roof to match the existing. On the west elevation there would be a window inserted in the timber cladding. Externally there would be a terrace and gravelled parking area.

PLANNING POLICIES

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

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

Policy DMD9 lists cart sheds as inappropriate for conversion due to their location, constructional and architectural characteristics. Also they are required to be capable of conversion without the need for substantial extension of the existing structure.

DMD8 states that there should be no harm to the asset unless there are identified public benefits which would outweigh this harm.

The Dartmoor Design Guide requires high quality locally distinctive design and advises that new extensions should not overwhelm the existing property.

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

ASSESSMENT OF CONVERSION AND DESIGN

The proposed alterations to the building are considered to cause harm to the significance of the listed building. The cart shed is not considered appropriate for conversion under DMD9, and the integrity of the building would be harmed by the extension overwhelming the original building.

The proposed extension has not been designed to be sympathetic in scale, proportions, form, detailing and materials to the existing building but will not appear as a subservient addition to the building. The reduced ridge height and shallow pitch on the gable extension draws the eye to this drop in height and the large amount of glazing on an historical stone building.

The Design Guide acknowledges the importance of scale as a major consideration for extensions, the emphasis being on extensions not "overwhelming" the existing property. The proposed extension is inappropriately designed and scaled and overwhelms the existing building. It also makes reference to avoiding extensions on the front of the property, which is the proposal in this case.

There will be material harm to the character and appearance of this part of the Dartmoor National Park as the proposal is visible from outside the site to an extent that would cause harm.

PARKING

There would be no parking issues arising from this development.

There are no objections from the Devon County Highways Officer.

CONCLUSION

The proposed scheme of this barn would cause significant harm to the heritage asset and there are no substantial public benefits which would outweigh that harm.

Having regard to the above factors, it is recommended that listed building consent be refused.

0561/18 - Old Fire Station, Chagford



Scale 1:1,000



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3. Application No: **0561/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Chagford**
Grid Ref: **SX698875** Officer: **Helen Maynard**

Proposal: **Erection of office**

Location: **The Old Fire Station, Manor Road, Chagford**

Applicant: **Mr M O'Connor**

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 proposed development shall, in all respects, accord strictly with drawings: 398.4.200A valid 17 October 2018 and 398.1.200A received 5 October 2018.
3. Prior to installation, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
4. The Premises shall be used for A2 (Professional Services - Architect's Office) purposes only and for no other purpose (including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
5. The business shall only operate in the premises during 'normal office hours' between the times of 08.00 and 18.00 Monday to Friday and 09.00 and 13.00 Saturdays. There shall be no working on Sundays, Bank or Public Holidays.
6. Unless otherwise agreed in writing by the Local Planning Authority all external windows in the development shall be of dark coloured powder coated aluminium construction and shall at all times thereafter be retained as dark coloured powder coated aluminium framed windows.
7. All new external timber on the building hereby approved shall be stained dark brown or black, not later than 30 days after the substantial completion of the development. Prior to the application of any timber stain, a sample of the stained timber showing the timber stain proposed to be used shall be submitted to the Local Planning Authority for approval; at all times thereafter only the approved timber stain shall be used on external timber on the building unless otherwise agreed in writing by the Local Planning Authority.
8. The solar panels hereby approved shall be fitted with black outer frames, unless otherwise agreed in writing by the Local Planning Authority.
9. Upon becoming redundant, the solar panels shall be removed within a period of six months.
10. Prior to the commencement of the development hereby approved, details of the proposed (sewage disposal)(surface water drainage) works to serve the development shall be submitted to the Local Planning Authority for approval. Implementation of the (sewage disposal)(surface water drainage works) shall be strictly in accordance with the approved details.

11. Prior to the commencement of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of not less than 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 site is currently a grassy bank that forms part of the site of the old fire station. The site is located on the edge of, but outside, the Chagford Conservation Area boundary. This application proposes a two-storey office building.

This application is a re-submission following refusal of application ref 0101/18. It seeks to address the reason for refusal on the previous application; namely scale, massing and design.

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

Planning History

0101/18	Erection of office Full Planning Permission	Refused	11 May 2018
0656/15	Erection of an office Full Planning Permission	Withdrawn	03 February 2016
3/08/188/96/03	Erection of a single dwelling Full Planning Permission	Refused	05 November 1996
3/08/174/95/03	Erection of a single dwelling Full Planning Permission	Refused	04 September 1995

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No objection.

Parish/Town Council Comments

Chagford PC:	Object. The 20% reduction in size is not enough change for the Parish Council to support this application, including loss of green space and sight lines. Concerns over no parking on site. If planning was granted it would generate more traffic and parking issues on a busy road in this area of the town.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies
DMD19 - Sustainable Communities
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
DMD4 - Protecting local amenity
DMD41 - Parking provision - Non Residential
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

56 letters of objection 15 letters of support

Objections

- Residential area; not appropriate for a business use
- Building is too large
- Not appropriate site for a building
- Lack of parking provision
- Dangerous access
- Building resembles a church
- Ugly building
- Should be left as green space
- Dangerous due to lack of visibility down road
- No need, Squirrel Design already has an office
- Potential future change of use
- Traffic problems on Manor Road
- Overdevelopment of site
- The design is too modern
- Ground stability concerns
- Other buildings available
- Sewer capacity could be affected

Supporting comments

- Local family business who support the town
- Investment into the town
- No parking issues with existing office
- Not amenity land, privately owned
- Well proportioned building
- Plenty of green space on Dartmoor elsewhere
- Income and employment locally
- Application meets planning policy
- Design issues in previous refusal have been addressed.

Observations

PROPOSAL SUMMARY

This application proposes the erection of a 66sqm two storey office building for Squirrel Design.

The site fronts Manor Road. It is a steeply sloping grassed verge with a tarmac footway alongside the road.

Squirrel Design is an established Architectural practice which has been operating in Chagford for over 25 years. The existing business is located at basement level in the dwelling known as 2 Old Fire Station, Chagford. The existing space comprises a small open plan office suitable for two employees with meeting table in the centre. This application has been submitted to allow the business to grow and allow the occupants to take advantage of the living accommodation at basement level at 2 Old Fire Station.

PLANNING HISTORY

An application for a similar proposal was submitted in 2015 (ref: 0656/15). This application was for a new office building in the same location. The principle of having an office building in this location was accepted during this application, however the application was withdrawn as Officers had concerns regarding the design of the building. The applicant has engaged with the Officers and through the pre-application process has altered the design to remain more in-keeping with the locality.

A subsequent application proposed a flat roof single storey building (to the rear - facing 1 The Old Fire Station) with dual pitch two-storey element fronting Manor Road. (ref: 0101/18) That was refused permission at the Development Management Committee on 4 May 2018.

CURRENT PROPOSAL

This application seeks to address the refusal reason of 0101/18. This revised submission seeks a reduction in the footprint and overall volume of the proposal. The volume of the proposal has been reduced by 20%. The ridge has been re-aligned to be perpendicular to the garage at Number 1 The Old Fire Station, as opposed to parallel with the road. This has the positive effect on the site by creating space for additional planting and landscaping and moves the ridge line further from both the road and Number 1 The Old Fire Station.

PRINCIPLE OF BUSINESS USE

Local Plan policy COR18 provides support for small scale business opportunities that are compatible with National Park purposes. Within designated settlements policy recognises the opportunity to develop and expand existing businesses and offers support for creative small scale development aimed at light industrial/office based uses. The object of this policy is to direct employment opportunities to sustainable locations within or near to existing settlements.

The site is located within the Local Centre of Chagford, and it is within the settlement boundary, where one could expect to see new business premises located. The proposal to establish a new office building to assist in the growth of the existing business is justified in this location.

The development of an office building for an established architectural practice (incorporating workspace and meeting space) would not conflict with the above policies and is a development

principle that officers support.

DESIGN & IMPACT ON BUILT ENVIRONMENT

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. This is reiterated in the Design Guide.

The site lies to the east of the village centre outside, but adjacent to the Conservation Area. The site was previously the Old Fire Station - a corrugated metal dual pitched roof building which has informed the design of this proposal. The site occupies a small plot of land flanking by Manor Drive. In order to provide a viable building with office, meeting space and storage provision a two-storey building is proposed. The narrow site constraints and proximity to other buildings, mostly dwellings, have informed the plan of the building. The proposed development would present a more dominant building than the currently vacant site, however, the detail and design proposed is high quality and would not detract from the character and appearance of the area (having regard to the scale of surrounding buildings and topography); would not harm the Conservation Area and would secure this site, within the local centre, with a new viable use to help support a local business.

A number of neighbours and the Parish Council have submitted comments raising concerns about the scale and size of the building. The proposed building has, however, been reduced in size and volume and designed with windows facing away from neighbouring properties and the juxtaposition of respective buildings, and levels, is such that there should be no overlooking or loss of light. The size of the building has been justified by the applicant and is considered to be within the policy requirements of COR18 in terms of small scale business expansion.

HIGHWAY SAFETY

No parking or vehicular access is proposed for this office. The Highway Authority has no objection to the proposal. A number of representations have noted parking and vehicular movement as a concern in this application. This small scale office is unlikely to produce a large volume of traffic and it is considered that there is adequate parking available within the Chagford Local Centre. Enforcement of 'illegal' parking is a separate issue, not a planning consideration related to this application.

Local Centres are considered to be a sustainable location. Policy DMD41 sets out the parking provision for new non residential development. For staff a maximum of 1 space is required per 100sqm floorspace. The proposed development is less than 100sqm therefore no parking provision is required by this policy. 1 space is required per 14sqm for visitors. In this case, this equates to a maximum of 5 parking spaces. These can easily be accommodated within Chagford's existing parking provision or at the property known as 2 Old Fire Station.

SURFACE WATER DRAINAGE AND FLOODING

The proposed development falls within the less vulnerable flood risk classification and would be an appropriate use in this location

Policy DMD3 requires development to dispose of surface water in accordance with sustainable methods to minimise risk of flooding and pollution of watercourses. A surface water drainage strategy will be secured by condition to ensure that the proposal does not lead to increased flooding elsewhere.

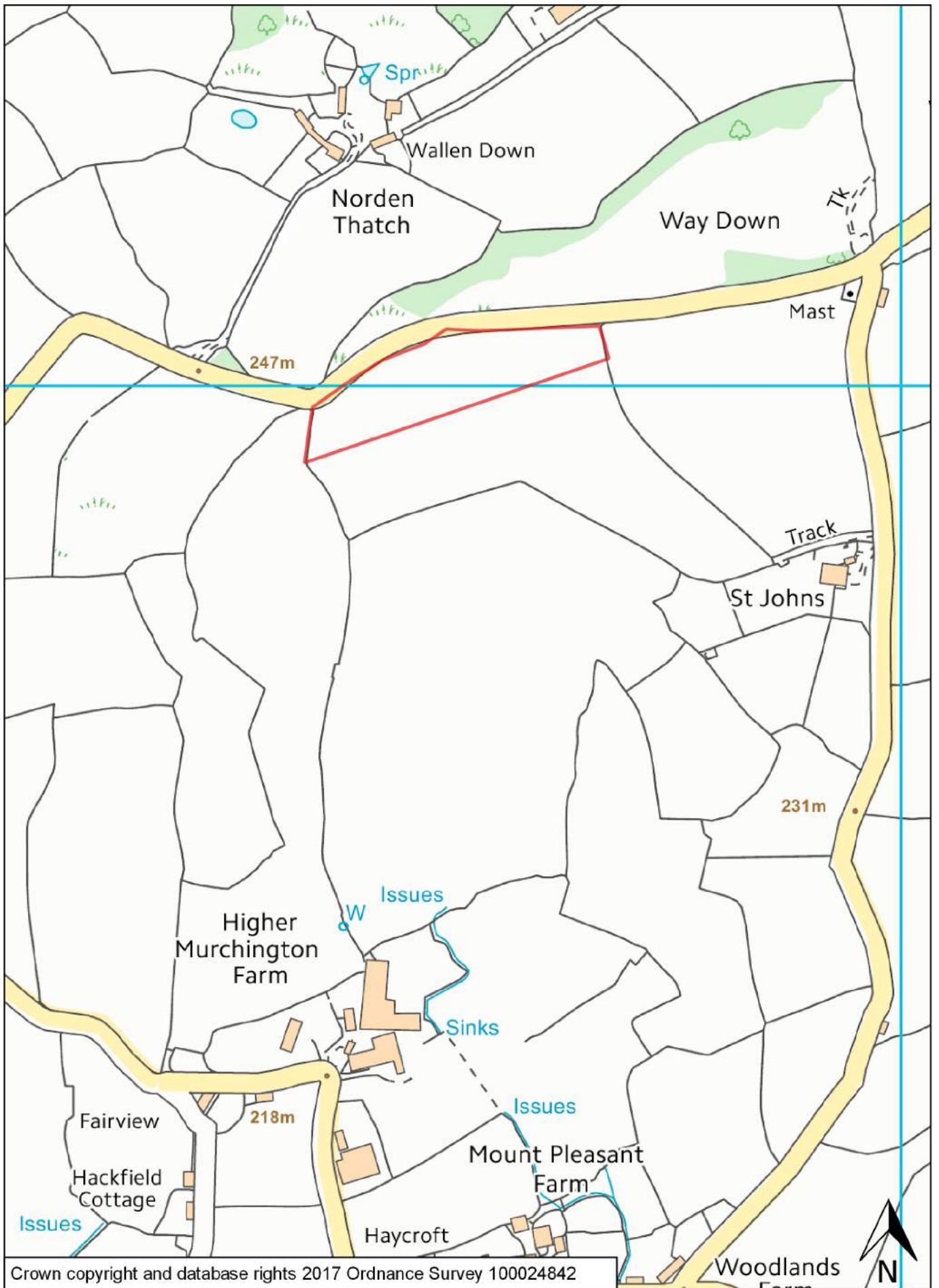
CONCLUSION

On balance, the proposal is considered to present a sustainable form of development. It is of a scale and form that respects its location and is a high quality design solution that will be a positive addition to this part of the settlement. The application is therefore recommended for approval subject to appropriate conditions.

0543/18 - Land Opposite Way Down



Scale 1:4,000



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4. Application No: **0543/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Throwleigh**
Grid Ref: **SX686889** Officer: **Helen Maynard**

Proposal: **Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage shed**

Location: **Field opposite Waye Down, Murchington**

Applicant: **DJ Vincent and Partners**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed campsite and associated recreational use of the land, by reason of its isolated location in relation to other building groups, and its elevated position on a ridge, will have a detrimental impact on the character and appearance of this part of the Dartmoor National Park landscape contrary to policies COR1, COR3, COR4, COR20 DMD1b, DMD5 and DMD35 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government and Circular 2010, the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

This application proposes the change of use of part of an agricultural field to a campsite.

The field is opposite Waye Down, open access land to the north of Murchington.

This application is presented to the Committee in view of the Parish Council comments.

Consultations

Environment Agency: Flood zone 1. Standing advice applies.

West Devon Borough Council: Does not wish to comment.

DNP - Ecology & Wildlife Conservation: No objections provided hedges and trees are retained.

DNP - Trees & Landscape: The application should be refused.

The proposed campsite will be visually intrusive. The development will have a detrimental impact on the landscape character of the area, which is contrary to policy COR 1 (h) and COR 3.

County EEC Directorate: A condition is recommended to preserve the visibility from the access in perpetuity.

Parish/Town Council Comments

Throwleigh PC: Support the farm diversification exercise as the site is not visible from many places or the road.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR20 - Providing for agricultural diversification

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD1a - Presumption in favour of sustainable development

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

DMD35 - Farm diversification

DMD4 - Protecting local amenity

DMD44 - Tourist accommodation

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

1 letter of objection 8 letters of support 2 other letters

General Observation

- The site was used in summer and after storms the gazebo was in the road.
- Good idea, low cost carbon neutral accommodation
- Music, group bookings and camp fires could create a disturbance

Support

- Bringing new commercial enterprise to the local area

Observations

PROPOSAL

This application proposes the change of use of an agricultural field opposite Waye Down to a campsite for 12 tents and associated shower, toilet and storage shed. The proposal comprises:

- 6 safari tents approximately 5m x 4m and 3.1m in height and
- 6 pitches for "pitch your own" tents
- 5 toilet blocks 1.2m 1.2m and 2.5m in height
- 3 shower blocks 1.3m x 1.0m and 2 m in height
- 1 2.1m x 1.3m metal framed gazebo 2.5m in height
- 1 3.0m x 3.0 metal framed gazebo 2.7m in height
- 1 3.2m x 2.4m storage shed 2.4m in height.

The tents and sheds are to be located along the northern boundary of the field. A post and rope fence is proposed to partition the camping area from the rest of the field.

The access to the site is through an existing gateway from the minor road to the north. The field slopes away from the road to the south.

HOLIDAY ACCOMMODATION

DMD44 states that small scale tented camping sites including camping pods or other similar structures may be permitted where there is no harm to the landscape character.

The agent has confirmed that the proposal forms part of a farm diversification exercise and therefore the proposal is also assessed against the criteria of policies COR20 and DMD35.

FARM DIVERSIFICATION

The applicants own a 130 cow dairy farm at Higher Murchington Farm supplying Arla with 550,000 and 650,000 litres of milk per year. The farm runs an all year calving system and grows all its forage and winter rations on site. The farm is run by Duncan Vincent and his daughter Hayley Worthington.

The proposal was trialled for a 28 day period during August 2018 under Part 4, Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015. This application seeks to formalise the campsite to run the business all year round. The bell tents are to be rented at £45 per night and the “bring your own” pitches at £12 per night.

Policy DMD35 states that well-conceived schemes for business purposes that are consistent in scale with their rural location will be encouraged, providing they conserve and enhance the wildlife, natural beauty of cultural heritage of the National Park or contribute to the public’s enjoyment and understanding of its special qualities. Farm diversification is aimed at supplementing the farm income rather than providing a main source of income for the holding.

From the submitted accounts the holiday unit could provide additional income – the majority still originating from farming activity. On balance, the evidence provided is accepted and, in principle, this proposal forms a genuine farm diversification exercise meeting the aims of policies COR20 and DMD35. However, these policies require any farm diversification exercise to conserve and enhance the special qualities of the National Park.

LANDSCAPE CHARACTER

The proposed development is located in enclosed farm land. The site lies at the top of a ridge and the land around the site is undulating agricultural land comprising small to medium sized fields enclosed by Devon hedge banks. The proposed development will have an impact on the local landscape character. Tents and other infrastructure will not reflect the agricultural use of the land and have an impact on the pastoral character of the landscape. Policy DMD5 sets out how Dartmoor’s internationally renowned landscape should be protected. It is recognised that landscapes change but the emphasis is on protecting the character and special qualities of Dartmoor’s landscape.

The land is located within the farm holding but is isolated from the main farmstead. The buildings and tents will be very visible in the landscape, from the minor road along the northern boundary and through the hedge and gateway. The site is very visible from roads to the south and from Meldon Common.

Whilst it is a distant view from Meldon Common people visit the site to experience and enjoy the spectacular views. The proposed tents will have little relationship with other buildings or structures and will be visually intrusive in the landscape.

The red line of the development suggests a recreation area covering a significant portion of

the field which could spread the development further into this field parcel (3.7 acres).

The proposed campsite is considered to be visually intrusive. The cumulative impact of the tents, associated buildings/structures and recreational area will have a detrimental impact on the landscape character of the area, which is contrary to policy COR1 (h) and COR3. The development does not enhance what is special or locally distinctive about the landscape character and is an unsympathetic development that will harm the wider landscape.

The development is contrary to policy DMD5 because it does not conserve and/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes, specifically the strong pattern of medieval fields with prominent Devon hedgebanks and pastoral character of fields which contrast with areas of heathy moorlands.

CONCLUSION

While it is acknowledged that farm diversification plays an important role in the sustainability of Dartmoor's economy in this location and at this scale, the principal issue is the impact of the development on the local landscape and the requirement to meet the key test for the conservation and enhancement of the quality and distinctiveness of this part of the National Park. The existing site is in agricultural use. A permanent campsite and associated paraphernalia will not reflect the dominant character of the local pastoral landscape and will have a harmful effect on this part of the National Park.

It fails to demonstrate compliance with the fundamental test of the conservation and enhancement of the special qualities of this part of the National Park which are embedded in policies COR1, COR4, COR3, DMD1b and DMD5.

The proposal is not consistent with the principle objectives of the Development Plan and is not compatible with the pursuit of purposes of National Park designation.

The application is recommended for refusal.

0562/18 - Bagtor Barton



Scale 1:1,000



5. Application No: **0562/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ilington**
Grid Ref: **SX765752** Officer: **Helen Maynard**

Proposal: **Change of use from farm walk meeting room to holiday accommodation and insertion of a roof window**

Location: **Bagtor Barton, Ilington**

Applicant: **Mr R Retallick**

Recommendation **That, subject to consideration of comments from the Historic England and the Building Conservation Officer and the Ecologist, 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 development hereby approved shall, in all respects, accord strictly with drawings: Site Location Plan and drawings 16/59-1/01, 16/59/02 valid 17 October 2018.
4. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation and shall not at any time be used, let, sold or otherwise occupied as a separate dwelling. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year. A register of all occupiers shall be retained by the applicant for inspection by the Local Planning Authority on request.
5. Any new pointing shall be carried out using a lime based mortar mix with raked jointing.
6. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.

Introduction

The application relates to part of a range of grade II listed farm buildings at Bagtor Barton located to the south of Haytor on the fringe of the moor. This application proposes the change of use of a converted barn to a holiday let.

The application is presented to Members as the applicant is related to a Member of the Authority.

Planning History

0230/16	Replace corrugated tin roof with slate roof incorporating roof lights	Listed Building Consent	Grant Conditionally	05 July 2016
0954/07	Repair and restoration of existing agricultural barn and change of use to farm walk meeting room	Listed Building Consent	Grant Conditionally	08 February 2008
0963/07	Repairs and restoration to existing barn and change of use to farm walk meeting room			

0954/07	Full Planning Permission	Grant Conditionally	08 February 2008
	Repair and restoration of existing agricultural barn and change of use to farm walk meeting room		
	Listed Building Consent	Grant Conditionally	08 February 2008
0963/07	Repairs and restoration to existing barn and change of use to farm walk meeting room		
	Full Planning Permission	Grant Conditionally	08 February 2008

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Building Conservation Officer:	Comments awaited.
DNP - Ecology & Wildlife Conservation:	Comments awaited.
Historic England:	Comments awaited.

Parish/Town Council Comments

Ilstington PC:	Support. Farm diversification exercise which will sustain the farm for future generations.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR20 - Providing for agricultural diversification
- COR3 - Protection of Dartmoor's special environmental qualities
- COR5 - Protecting the historic built environment
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD35 - Farm diversification
- DMD4 - Protecting local amenity
- DMD7 - Dartmoor's built environment
- DMD8 - Changes to Historic Buildings
- DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

PROPOSAL

The application relates to the western end of a range of grade II listed farm buildings (19th Century or earlier) forming an arc on the north-east side of the farmyard, adjacent to the grade

II listed Bagtor Barton farmhouse.

The listing description acknowledges Bagtor Barton, its farm buildings and Bagtor House, immediately to the south, as forming a group of high visual quality. The farm buildings and Bagtor House are all separately listed.

The barn was restored in 2007 (refs: 0963/07 and 0954/07). The barn has been converted under these permissions as a meeting/facilities room for farm educational walks. This was proposed as a farm diversification exercise and there is now limited demand for such walks. The applicant is therefore seeking a new use for the barn.

FARM DIVERSIFICATION

The application is proposed as a farm diversification scheme for Bagtor Barton Farm. Bagtor Barton is approximately 202ha (500 acres) with 190 head suckler herd calving in the autumn and spring plus 300 following cattle.

In principle, the holiday accommodation forms a genuine farm diversification exercise meeting the aims of policies COR20 and DMD35.

PRINCIPLE OF CONVERSION

The barn building has already been converted to an education/meeting room. This application is for the change of use of this barn and the insertion of a rooflight on the north east elevation.

DESIGN AND HERITAGE POLICY

Policies COR1, COR3, DMD8 and DMD1b establish the requirement for the conservation and enhancement of Dartmoor's cultural heritage.

The National Planning Policy Framework (NPPF) is explicit that great weight should be given to the conservation of cultural heritage within National Parks and the need to sustain and enhance the special interest and significance of heritage assets. This is emphasised in policy DMD1b of the Local Plan.

Policy DMD8 of the Local Plan is concerned with the conservation and enhancement of designated and undesignated heritage assets. It requires an assessment of the impact of development proposals on the significance (special heritage interest) of heritage assets to be made, taking into account to what extent the works will detract from the original scale, significance, form, quality and setting of the building and impact on its architectural or historic interest. The policy requires a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset.

The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Notwithstanding the above, the Dartmoor National Park Authority Design Guide states that

most traditional farm buildings are heritage assets and their setting is often an essential part of the building's character. Assessment of their significance will be required as part of the Design and Access Statement accompanying a planning application.

The only external change to the building is the insertion of a rooflight on the north east elevation. It is noted that Historic England objected to the insertion of a rooflight in a similar position in this building in 2016 (ref: 0230/16). However, it is noted that the building was fundamentally changed when it was converted into an educational space in 2007.

Internal timber stud walls are to be erected at first floor level and the existing stud walls on the ground floor (forming a bathroom) are to be removed.

The proposed change of use is sympathetic to the building without the requirement for additional openings or significant alteration to this Grade II listed building.

CONCLUSION

The proposed change of use would require minimal alterations to the fabric of this building and would help to sustain this important listed building by giving it a new viable use. The external alterations are sympathetic to the character and appearance of this building and respect the scale and siting of existing openings.

The application is therefore recommended for approval, subject to comments from Historic England, the Building Conservation Officer and any mitigation necessary to meet wildlife issues.

0563/18 - Bagtor Barton



Scale 1:1,000



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6. Application No: **0563/18** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **Ilington**
Grid Ref: **SX765752** Officer: **Helen Maynard**

Proposal: **Insertion of rooflight on north east elevation and internal re-arrangement of first floor.**

Location: **Bagtor Barton, Ilington**

Applicant: **Mr R Retallick**

Recommendation **That, subject to consideration of any comments from the Historic England and the Building Conservation Officer, consent be GRANTED**

Condition(s)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. The development hereby approved shall, in all respects, accord strictly with drawings: Site Location Plan and drawings 16/50/02 A and 16/59-1/01 valid 17 October 2018.
3. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.

Introduction

The application relates to part of a range of grade II listed farm buildings at Bagtor Barton located to the south of Haytor on the fringe of the moor. This application proposes erection of internal partitions and a rooflight to the rear elevation of the building.

The application is presented to Members as the applicant is related to a Member of the Authority.

Planning History

0230/16	Replace corrugated tin roof with slate roof incorporating roof lights	Listed Building Consent	Grant Conditionally	05 July 2016
0954/07	Repair and restoration of existing agricultural barn and change of use to farm walk meeting room	Listed Building Consent	Grant Conditionally	08 February 2008
0963/07	Repairs and restoration to existing barn and change of use to farm walk meeting room	Full Planning Permission	Grant Conditionally	08 February 2008
0562/18	Change of use from farm walk meeting room to holiday accommodation and insertion of a roof window	Full Planning Permission	Not yet determined	

Consultations

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

DNP - Building Conservation Comments awaited.
Officer:
Historic England: Comments awaited.

Parish/Town Council Comments

Ilington PC: Support. Farm diversification exercise which will sustain the farm for future generations.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR20 - Providing for agricultural diversification
COR3 - Protection of Dartmoor's special environmental qualities
COR5 - Protecting the historic built environment
COR5 - Protecting the historic built environment
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD35 - Farm diversification
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

PROPOSAL

This application proposes the removal of timber stud wall partitions at ground floor level, the insertion of timber stud wall partitions at first floor level and the insertion of a rooflight on the north east elevation of the building.

ASSESSMENT

The building has been fundamentally changed when it was converted into an educational space. A conservation rooflight on the rear of the building is not considered to harm the character of the listed building and the position on the rear elevation is less intrusive than the front elevation of the property.

In 2016 (application ref: 0230/16) Historic England advised that it would be advantageous to consider alternative glazing solutions that are less domestic in character than a rooflight and reflect the utilitarian and agricultural nature of the site. Comments are awaited from Historic England on this application.

The subdivision of the upper floor with plaster finished timber stud walls and with timber doors is not considered to harm the heritage asset and the removal of the ground floor partitions is welcomed.

Having regard for the design it is considered that the proposed development would conserve the character and appearance of the designated heritage asset, in line with policies COR5 and DMD8. The internal alterations are not considered to harm the integrity of the historic fabric of the building.

CONCLUSION

The proposed alterations will not result in the loss of historic fabric and will have a neutral impact on the significance of the grade II listed building therefore the application is recommended for approval subject to conditions.

0597/18 - Bagtor Barton



Scale 1:1,000



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7. Application No: **0597/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ilington**
Grid Ref: **SX765752** Officer: **Helen Maynard**

Proposal: **Change of use from agricultural barn to holiday accommodation and insertion of roof window**

Location: **Bagtor Barton, Ilington**

Applicant: **Mr R Retallick**

Recommendation **That, subject to consideration of comments from the Historic England and the Building Conservation Officer and the Ecologist, 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 development hereby approved shall, in all respects, accord strictly with drawings: 16/59-1/01, 16/59-1/04 A and 16/59-1/05 valid 30 October 2018.
3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief on all groundworks associated with the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to installation, full details of the proposed windows and doors to be used, including details of materials, colour finish, and large scale section drawings of the window and door frames proposed shall be submitted to and approved in writing by the Local Planning Authority. Once approved works shall proceed in accordance with the approved detail.
5. Large scale section drawings for the proposed staircase shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter, the staircase shall be installed in accordance with the approved details.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
7. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
8. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation and shall not at any time be used, let, sold or otherwise occupied as a separate dwelling. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year. A register of all occupiers shall be retained by the applicant for inspection by the Local Planning Authority on request.

9. Any new pointing shall be carried out using a lime based mortar mix with raked jointing.

Introduction

The application relates to part of a range of grade II listed farm buildings at Bagtor Barton located to the south of Haytor on the fringe of the moor.

This application proposes the change of use of a redundant barn to a holiday let as part of a farm diversification scheme.

The application is presented to Members as the applicant is related to a Member of the Authority.

Planning History

0230/16	Replace corrugated tin roof with slate roof incorporating roof lights Listed Building Consent	Grant Conditionally	05 July 2016
0963/07	Repairs and restoration to existing barn and change of use to farm walk meeting room Full Planning Permission	Grant Conditionally	08 February 2008
0562/18	Change of use from farm walk meeting room to holiday accommodation and insertion of a roof window Full Planning Permission	Not yet determined	
0563/18	Insertion of rooflight on north east elevation and internal re-arrangement of first floor. Listed Building Consent	Not yet determined	
0598/18	Change of use from agricultural barn to holiday accommodation and insertion of roof window Listed Building Consent	Not yet determined	

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Building Conservation Officer:	Awaiting comments.
DNP - Ecology & Wildlife Conservation:	Awaiting comments.
DNP - Archaeology:	Archaeological watching brief recommended.
Historic England:	Awaiting comments.

Parish/Town Council Comments

Ilsington PC:	Support. Farm diversification exercise which will sustain the farm for future generations.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies
COR20 - Providing for agricultural diversification
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
COR6 - Protecting Dartmoor's Archaeology
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD35 - Farm diversification
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

PROPOSAL

The application relates to the western end of a range of grade II listed farm buildings (19th Century or earlier) forming an arc on the north-east side of the farmyard, adjacent to the grade II listed Bagtor Barton farmhouse.

The listing description acknowledges Bagtor Barton, its farm buildings and Bagtor House, immediately to the south, as forming a group of high visual quality. The farm buildings and Bagtor House are all separately listed.

This application proposes the change of use of a redundant barn to holiday accommodation. The proposal re-uses the existing openings within the barn with the addition of a rooflight on the north elevation. Internally the walls are to be dry-lined and a new floor is to be installed.

A staircase to the first floor will be installed in the centre of the building. The first floor covers the eastern part of the building only with a suspended ceiling and timber stud walls to create an additional bedroom.

FARM DIVERSIFICATION

The application is proposed as a farm diversification scheme for Bagtor Barton Farm. Bagtor Barton is approximately 202ha (500 acres) with 190 head suckler herd calving in the autumn and spring plus 300 following cattle.

In principle, the holiday accommodation forms a genuine farm diversification exercise meeting the aims of policies COR20 and DMD35.

Policy COR20 states that "the principal aim of farm diversification proposals should maintain the core agricultural business whilst conserving or enhancing the wildlife, natural beauty or

cultural heritage of the National Park or contributing to the public's enjoyment and understanding of its special qualities. Existing buildings should be re-used where possible'.

Policy DMD35 states that permission will be granted for development to support farm diversification enterprises where the proposal complies with the following criteria;

- (i) it is located on the farm holding or on land directly associated with the operation of the farm and is intended to support the farm enterprise;
- (iv) it is consistent in its scale and environmental impact with the character and appearance of the area;
- (v) it is based on the scope to add value to the agricultural output of the holding and/or the commercial opportunities offered by the farm's buildings, or environmental qualities or cultural heritage assets.

It states that 'traditional buildings should be used in preference to other types of structures. To ensure that any development remains ancillary and tied to the farm enterprise, planning agreements will be used or conditions will be imposed'.

Policies COR20 and DMD35 set out that farm diversification should help to maintain (and not supplant) the core agricultural business and conserve/enhance the wildlife, natural beauty and cultural heritage of the Park.

The barn's location means that there is no reasonable access to local services and facilities on foot or by other sustainable means of transport. This runs contrary to the provisions of policy DMD9 and the strategic objectives of policies COR1 and DMD1b. The building is a modest barn and well grouped with the other dwellings at the farmstead. On balance, the scheme can be seen to offer a genuine farm diversification scheme which has sufficient benefit to outweigh any concerns relating to the access local facilities.

DESIGN AND HERITAGE POLICIES

Policy DMD9 establishes the principles for the conversion of non-residential buildings in the open countryside. It accepts the principle of short stay tourist accommodation. In all cases, to accord with this Policy, the proposal must meet the following criteria;

- (i) the building should be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport;
- (ii) the building should demonstrate a form, structure or history that is traditional within the context of Dartmoor's built heritage;
- (iii) the building should be:
 - structurally sound;
 - appropriately sized for the proposed new use;
 - capable of conversion without the need for substantial extension, alteration or reconstruction of the existing structure;
 - capable of conversion without requiring significant changes in the relationship with existing ground levels;

(iv) the proposed conversion work should be in keeping with local building styles and materials, not adversely affecting the rural character and appearance of the locality or significant public views;

(v) existing significant historic or architectural elements or other special features should be incorporated into the design;

(vi) the overall setting of the building and site should be sustained.

It states that 'Permitted development rights will be removed in order to control the character and appearance of any subsequent extension or alteration of the converted building. Power and telephone cables supplying the development should be placed underground'

Policies COR1, COR3, DMD8 and DMD1b establish the requirement for the conservation and enhancement of Dartmoor's cultural heritage.

The National Planning Policy Framework (NPPF) is explicit that great weight should be given to the conservation of cultural heritage within National Parks and the need to sustain and enhance the special interest and significance of heritage assets. This is emphasised in policy DMD1b of the Local Plan.

Policy DMD8 of the Local Plan is concerned with the conservation and enhancement of designated and undesignated heritage assets. It requires an assessment of the impact of development proposals on the significance (special heritage interest) of heritage assets to be made, taking into account to what extent the works will detract from the original scale, significance, form, quality and setting of the building and impact on its architectural or historic interest. The policy requires a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset.

The proposed barn is redundant for agricultural purposes and its adaptation for reuse is supported in principle.

Overall, the scheme is sympathetic and relatively low impact. There are no new external openings and the use of the interior space is not overly intensive.

The design of the proposed new joinery, simple timber windows with no glazing bars are the most appropriate design solution in this case. There is no objection to the insertion of a conservation rooflight in the rear slope of the roof. The proposal is not considered to harm the Grade II Listed building in accordance with policy DMD8.

CONCLUSION

The proposed use as a holiday let would comply with DMD35 and DMD44 of the Development Plan as part of a farm diversification scheme and also a building in close proximity to the main dwelling where it would be serviced from. The proposed conversion would help to conserve a designated heritage asset and presents a sensitive conversion scheme in line with policy DMD9.

The application is recommended for approval subject to conditions.

0598/18 - Bagtor Barton



Scale 1:1,000



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8. Application No: **0598/18** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **Ilington**
Grid Ref: **SX765752** Officer: **Helen Maynard**
- Proposal: **Change of use from agricultural barn to holiday accommodation and insertion of roof window**
- Location: **Bagtor Barton, Ilington**
- Applicant: **Mr R Retallick**
- Recommendation **That, subject to the consideration of any comments from the Historic England and the Building Conservation Officer, consent be GRANTED**

Condition(s)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. The development hereby approved shall, in all respects, accord strictly with drawings: 16/59-1/01, 16/59-1/04 A and 16/59-1/05 valid 30 October 2018.
3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief on all groundworks associated with the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to installation, full details of the proposed windows and doors to be used, including details of materials, colour finish, and large scale section drawings of the window and door frames proposed shall be submitted to and approved in writing by the Local Planning Authority. Once approved works shall proceed in accordance with the approved detail.
5. Large scale section drawings for the proposed staircase shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter, the staircase shall be installed in accordance with the approved details.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
7. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
8. Any new pointing shall be carried out using a lime based mortar mix with raked jointing.

Introduction

The application relates to part of a range of grade II listed farm buildings at Bagtor Barton located to the south of Haytor on the fringe of the moor.

This application proposes the change of use of a redundant barn to a holiday let.

The application is presented to Members as the applicant is related to a Member of the Authority.

Planning History

0230/16	Replace corrugated tin roof with slate roof incorporating roof lights	Listed Building Consent	Grant Conditionally	05 July 2016
0954/07	Repair and restoration of existing agricultural barn and change of use to farm walk meeting room	Listed Building Consent	Grant Conditionally	08 February 2008
0963/07	Repairs and restoration to existing barn and change of use to farm walk meeting room	Full Planning Permission	Grant Conditionally	08 February 2008
0562/18	Change of use from farm walk meeting room to holiday accommodation and insertion of a roof window	Full Planning Permission	Not yet determined	
0563/18	Insertion of rooflight on north east elevation and internal re-arrangement of first floor.	Listed Building Consent	Not yet determined	

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Building Conservation Officer:	Awaiting comments.
DNP - Archaeology:	Archaeological watching brief recommended.
Historic England:	Awaiting comments.

Parish/Town Council Comments

Ilington PC:	Support. Farm diversification exercise which will sustain the farm for future generations.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR20 - Providing for agricultural diversification
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD13 - Archaeology
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD35 - Farm diversification
DMD4 - Protecting local amenity
DMD44 - Tourist accommodation
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

None to date.

Observations

PROPOSAL

The application relates to the western end of a range of grade II listed farm buildings (19th Century or earlier) forming an arc on the north-east side of the farmyard, adjacent to the grade II listed Bagtor Barton farmhouse.

The listing description acknowledges Bagtor Barton, its farm buildings and Bagtor House, immediately to the south, as forming a group of high visual quality. The farm buildings and Bagtor House are all separately listed.

This application proposes the change of use of a redundant barn to holiday accommodation. The proposal re-uses the existing openings within the barn with the addition of a rooflight on the north elevation. Internally the walls are to be dry-lined and a new floor is to be installed.

A staircase to the first floor will be installed in the centre of the building. The first floor covers the eastern part of the building only with a suspended ceiling and timber stud walls to create an additional bedroom.

IMPACT ON LISTED BUILDING

Policy DMD8 of the Local Plan is concerned with the conservation and enhancement of designated and undesignated heritage assets. It requires an assessment of the impact of development proposals on the significance (special heritage interest) of heritage assets to be made, taking into account to what extent the works will detract from the original scale, significance, form, quality and setting of the building and impact on its architectural or historic interest. The policy requires a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset.

The proposed barn is redundant for agricultural purposes and its adaptation for reuse is supported in principle.

Overall, the scheme is sympathetic and relatively low impact. There are no new external openings and the use of the interior space is not overly intensive.

The design of the proposed new joinery, simple timber windows with no glazing bars are the most appropriate design solution in this case. There is no objection to the insertion of a conservation rooflight in the rear slope of the roof.

Having regard for the design it is considered that the proposed development would conserve

the character and appearance of the designated heritage asset, in line with policies COR5 and DMD8. The internal alterations are not considered to harm the integrity of the historic fabric of the building.

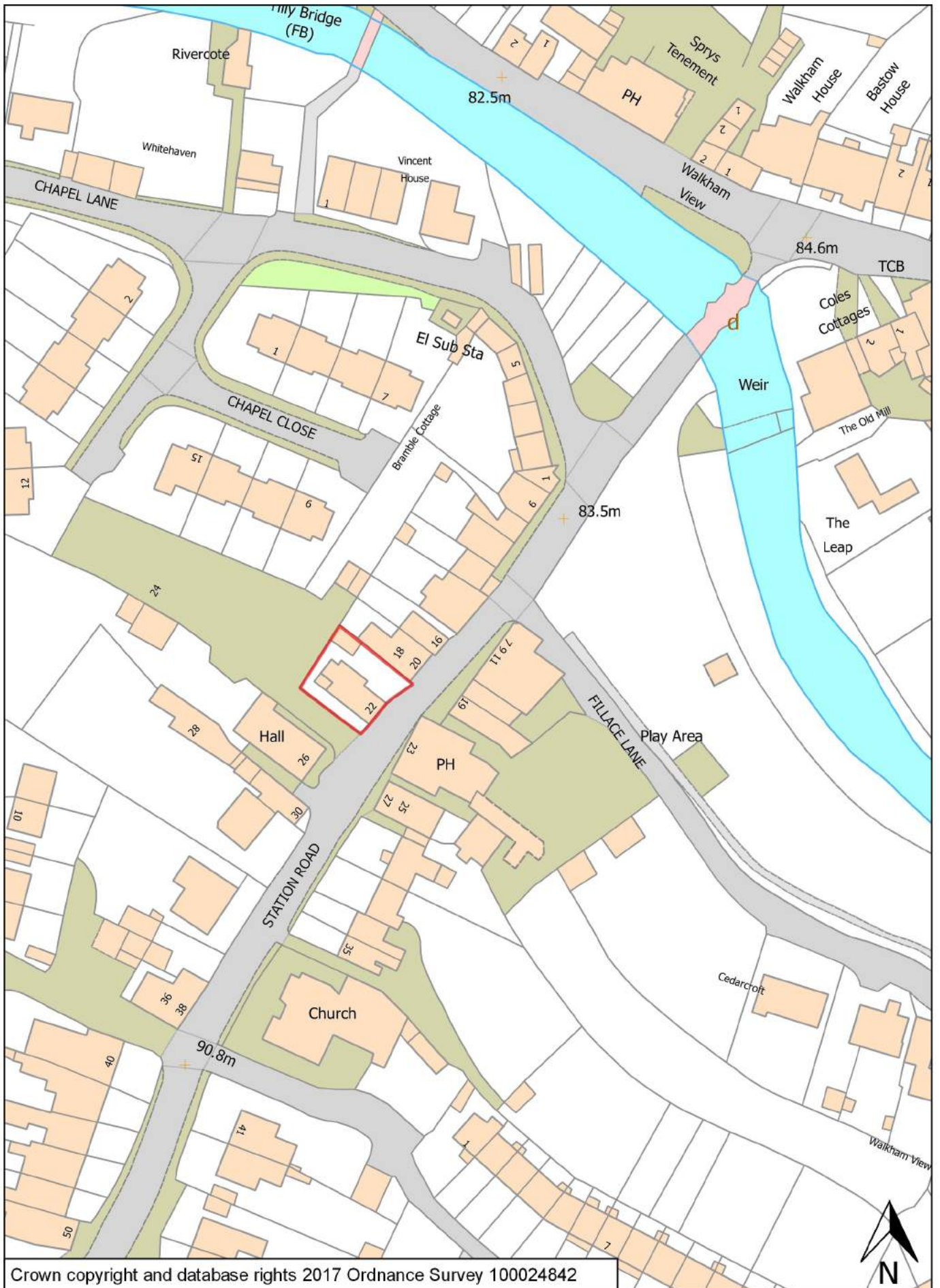
CONCLUSION

The proposed alterations will not result in the loss of historic fabric and will have a neutral impact on the significance of the Grade II listed building therefore the application is recommended for approval subject to conditions.

0560/18 - 22 Station Road, Horrabridge



Scale 1:1,000



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9. Application No: **0560/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -** Parish: **Horrabridge**
Householder
Grid Ref: **SX512698** Officer: **Helen Maynard**

Proposal: **Siting of office pod in the domestic curtilage of the dwelling**

Location: **London House, 22 Station Road, Horrabridge**

Applicant: **Mr & Mrs Bellan**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby approved shall, in all respects, strictly accord with drawings: site location plan and drawing 2006 (PL-)01 B valid 11 October 2018.
2. Within 3 months of the date of this decision, the building shall be re-located to the approved position shown on approved drawing 2006 (PL-)01 B valid 11 October 2018.

Introduction

London House is located in the centre of Horrabridge; within the Conservation Area. London House is identified on the Historic Environment Record indicated as "Sunday School" and is likely to be associated with the adjacent Hall.

This application is retrospective. It seeks the retention and relocation of an Office pod within the curtilage of the dwelling.

A previous application was refused under delegated powers to retain the unauthorised office pod in its existing location (ref: 0333/18).

This application is presented to the Committee in view of the Parish Council comments.

Planning History

0333/18	Siting of office pod in domestic curtilage of the dwelling (Retrospective)		
	Full Planning Permission -	Refused	22 August 2018
	Householder		
0327/12	Insertion of Velux windows with clear glass and opening to side elevation		
	Full Planning Permission -	Grant Conditionally	08 August 2012
	Householder		

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No highway implications

Environment Agency: Flood zone 1. Standing advice applies.

Parish/Town Council Comments

Horrabridge PC: Objects to the siting of office pod in the domestic curtilage

of the dwelling. The structure is unsightly and prominent in the street scene. Moving it back 1 metre would make little difference.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

DMD12 - Conservation Areas

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

None to date.

Observations

PROPOSAL

This retrospective application is for the retention of a garden room (approximately 19sqm) comprising an office within an enclosed courtyard garden.

The garden room is a single storey flat roof building with cedar clad walls and a box profile dark grey metal roof with a large powder coated aluminium windows and doors on the north west elevation.

The garden room is to be located to the side of the dwelling 1.5m from the stone wall which provides the boundary of the property with Station Road.

There is one first floor window on the neighbouring property (No. 20) facing the proposed garden room.

ASSESSMENT

A previous application 0333/18 was refused due to impact on the Conservation Area and this part of the Dartmoor National Park.

It was suggested to the Applicant that an alternative location, in line with the rear of the courtyard was pursued and the building rotated 90 degrees.

Due to the constraints of the site, it was not possible to accommodate the building at the rear of the courtyard; however this application seeks to move the building 1.5m to the north west (away from the stone wall). This is the furthest north west the building can be moved within the courtyard.

The building will be set back from the main elevation of the house, will be less visible from the public realm and therefore would not cause unacceptable harm to the character and appearance of the Conservation Area and the street scene as there would be only glimpses of

the building from Station Road. This is now an acceptable location for the building.

In terms of policies relevant to the proposed development COR4 and DMD7 require new development to meet high standards of design and reinforce local distinctiveness, with consideration being given to matters such as the scale, height, alignment, design detailing, materials and finishes of developments.

The modern design of the building is considered acceptable and the cedar timber cladding, once weathered will assimilate into the street scene. No objections have been received from neighbouring residents.

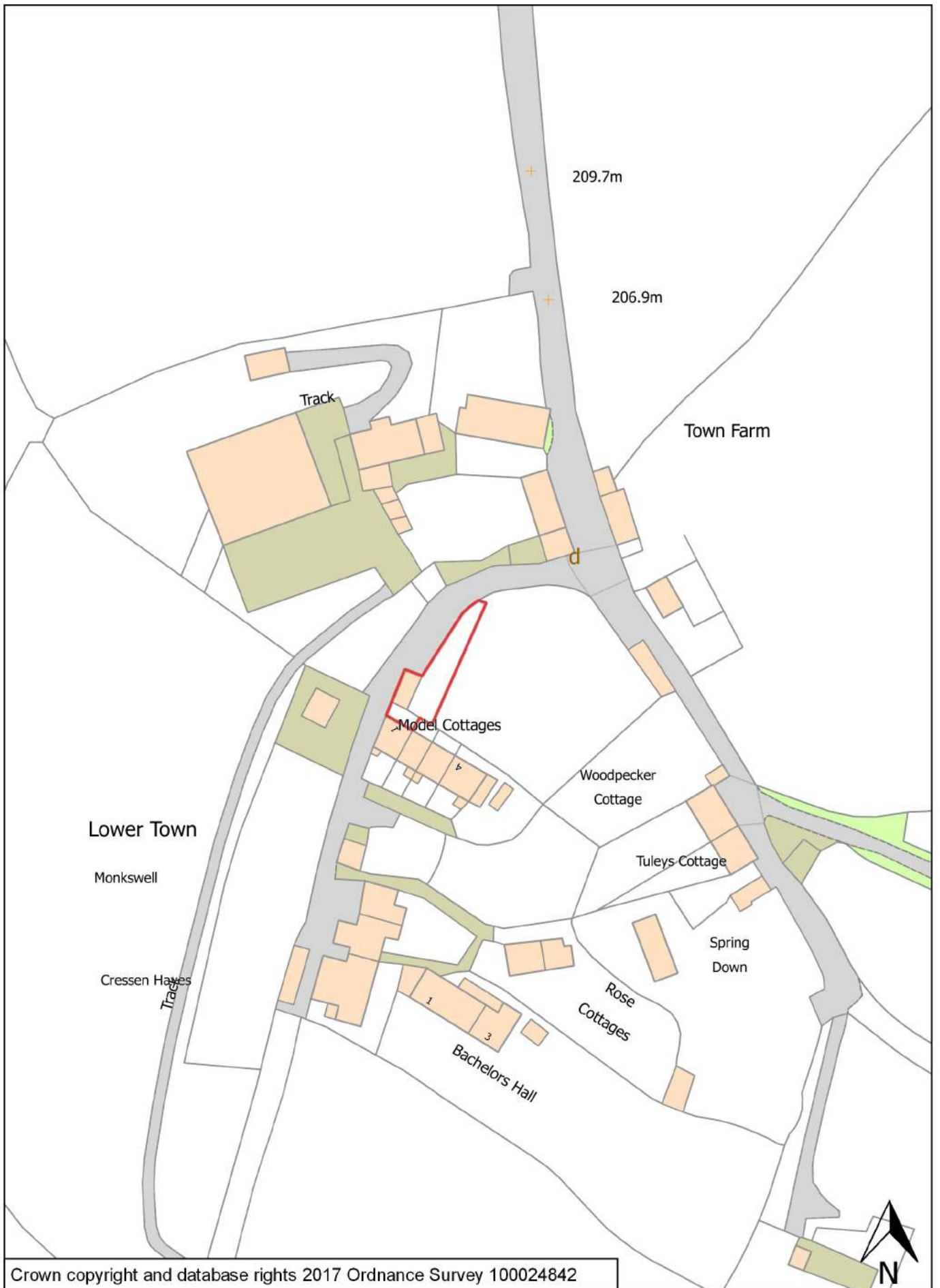
CONCLUSION

This proposed relocation of the building has addressed the concerns which led to the refusal of the previous application. On balance this is a less harmful location for the building and is now considered to be a proposal which can be supported.

0517/18 - Land to rear of 1 Model Cottages



Scale 1:1,000



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10. Application No: **0517/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX711729** Officer: **Helen Maynard**

Proposal: **Change of use of garage to form short stay holiday letting unit including addition of flue**

Location: **land to the rear of 1 Model Cottages, Lower Town, Poundsgate**

Applicant: **Mr Wood & Ms Holroyd**

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 development hereby permitted shall be carried out in accordance with the following approved drawings: MOD_PROP_1 Rev D, MOD_PROP_2 Rev E, MOD_PROP_3 Rev F received 31 October 2018.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the dwelling hereby permitted, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
4. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
5. A detailed schedule of all new timber windows and exterior doors shall be submitted by the Local Planning Authority for approval in writing prior to their installation. At all times thereafter only the approved timber windows and doors shall be used in the building.
6. The holiday let hereby permitted shall not be occupied until the two parking spaces for motor vehicles shown on the approved plan shall be made available for use; thereafter the parking spaces shall be permanently retained for that use alone.
7. All gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section and, unless otherwise agreed by the Local Planning Authority in writing, shall be painted black not later than 30 days after the substantial completion of the development.
8. All new stonework shall be laid and pointed using traditional techniques and materials so as to match the stonework on the existing building.

9. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
10. Notwithstanding the approved drawings, details of the proposed flue shall be submitted to the Local Planning Authority for approval, only approved details shall be used in the development.
11. There shall be no external lighting attached to the exterior or within the curtilage of the building.
12. Unless otherwise 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 and all new joinery shall receive an oiled or dark stained finish prior to the first occupation of the holiday let hereby approved.
13. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation and shall not at any time be used, let, sold or otherwise occupied as a separate dwelling. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year. A register of all occupiers shall be retained by the applicant for inspection by the Local Planning Authority on request.

Introduction

Lower Town is a cluster of properties located near Poundsgate.

This application proposes the conversion of an existing barn/garage associated with 1 Model Cottages to a one bedroom holiday property.

The scheme has been amended due to Officer concerns regarding the significant changes to the building. The amended scheme remains within the envelope of the building re-using the existing openings. The addition of a conservation style rooflight and flue are proposed on the east elevation.

This application is presented to the Committee in view of the Parish Council comments.

Consultations

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Building Conservation Officer:	The amended scheme is an improvement over the original submission. The woodburner flue is not ideal. It would be better if this could be omitted or at least reduced in height.
DNP - Trees & Landscape:	No objection.
DNP - Ecology & Wildlife Conservation:	No objection.

Parish/Town Council Comments

Widcombe PC: Widcombe Parish Council objects to this application on the following grounds:

- Concern about removal of the hedge;
- Inappropriate changes to this rural cottage garden;
- Concern about parking and access.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD44 - Tourist accommodation
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

2 letters of objection 1 other letter

Objection

- Unsustainable location
- Lack of public transport
- Parking
- Overlooking into garden of Woodpecker Cottage
- Unsuitable design

General Observation

- Additional traffic and parking pressure

Observations

PROPOSAL

This application proposes the conversion of an existing barn/garage to a one bedroom holiday property.

The existing window and door openings are to be re-used and a flue and conservation style rooflight are to be installed on the east elevation.

PRINCIPLE OF CONVERSION TO HOLIDAY LET

Policy DMD9 establishes the principle of converting traditional rural buildings outside settlements into short stay holiday accommodation. It permits such conversions provided that the building is structurally sound and capable of conversion without the need for substantial alteration and with no harm to the character of the building, its setting and the rural character and appearance of the area. The policy is explicit that such buildings should also be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport.

Although the proposed building is not sited close to local services and facilities, the building is well grouped with the cottages and farmstead at Lower Town and is not considered to be in an isolated location. The proposal is considered to comply with policies DMD9 and the strategic objectives of policies COR1 and DMD1b. This modest building is considered to be appropriate for conversion subject to conditions.

DESIGN AND HERITAGE POLICY

Policies COR1, COR3, DMD8 and DMD1b establish the requirement for the conservation and enhancement of Dartmoor's cultural heritage.

The National Planning Policy Framework (NPPF) is explicit that great weight should be given to the conservation of cultural heritage within National Parks and the need to sustain and enhance the special interest and significance of heritage assets. This is emphasised in policy DMD1b of the Local Plan which sets out National Park Purposes and establishes that the conservation and enhancement of cultural heritage of the National Park will be given priority over other considerations in the determination of development proposals.

Policy DMD8 of the Local Plan is concerned with the conservation and enhancement of designated and undesignated heritage assets. It requires an assessment of the impact of development proposals on the significance (special heritage interest) of heritage assets to be made, taking into account to what extent the works will detract from the original scale, significance, form, quality and setting of the building and impact on its architectural; or historic interest. The policy requires a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset.

The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Notwithstanding the above, the Dartmoor National Park Authority Design Guide states that most traditional farm buildings are heritage assets and their setting is often an essential part of the building's character. Assessment of their significance will be required as part of the Design and Access Statement accompanying a planning application.

Policy DMD9 states that proposals for the conversion of non-residential buildings should (i) be historic buildings that demonstrate a form, structure or history that traditional to Dartmoor, (ii) be capable of conversion without need for substantial alteration or significant changes in the relationship with existing ground levels, (iii) demonstrate conversion works that are in-keeping

with local building styles and materials and not adversely impact rural character, (iv) retains significant historic or architectural elements and (vi) sustains the setting of the building.

The Design Guide sets out those successful conversions should respect and reflect the original function of the building and maintain the agricultural character and historic elements on the outside and inside. It specifically identifies that it may not be possible to convert some types of farm buildings such as shippens and lincays and that making new windows in walls is not usually acceptable.

REPRESENTATIONS

It is acknowledged that the Parish objects to this application relating to parking, hedge removal and physical changes to the building. The Parish has not provided an updated comment on amended the drawings.

There are no concerns from the Trees and Landscape Officer regarding the removal of this hedge and no objection from the Highways Officer in relation to highways safety or parking.

The building is not currently used for parking although it has garage doors it is not wide enough to store a modern car. There was no difficulty parking at the time of the Officer's site visit. The one bedroom holiday let proposes two parking spaces and meets the requirements of policy DMD40. It is also noted that a one bedroom holiday let is unlikely to generate significant traffic.

Concerns have been raised by the neighbours at Woodpecker Cottage regarding overlooking into their garden. The proposed holiday let is approximately 58m from the building known as Woodpecker Cottage. Although they have identified that there is overlooking into their 'garden', the land immediately adjacent to the holiday let is not considered to be domestic curtilage associated with Woodpecker Cottage. Notwithstanding this, having regard for the size of the holiday accommodation being proposed, the nature of the use being more sporadic than a full-time residential occupation it is considered that there will be no loss of amenity associated with this proposal.

CONCLUSIONS

The proposed works have been scaled back to a scheme that pays respect to the simple character of the building. Whilst there are some concerns about the relative isolation of the building and the access to services and facilities, on balance, the benefits of this scheme outweigh those concerns.

The proposed conditions are relative to its use and consistent with other schemes of this nature.

On the basis of the above, the application is recommended for approval.

0514/18 - Higher Mill Leat



Scale 1:2,500



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11. Application No: **0514/18** District/Borough: **South Hams District**
 Application Type: **Full Planning Permission** Parish: **Holne**
 Grid Ref: **SX715691** Officer: **Jo Burgess**

Proposal: **Construction of agricultural worker's dwelling**

Location: **Higher Mill Leat, Holne**

Applicant: **Messrs P & D Cleave**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed agricultural worker's dwelling by reason of its size, would result in a dwelling which exceeds the functional requirements of the agricultural holding and compromises the affordability of the dwelling to the local community in the long term. The proposal therefore conflicts with policy DMD23 of the Dartmoor National Park Development Plan and the Dartmoor National Park Authority Affordable Housing Supplementary Planning Document 2014.

Introduction

Full planning permission is being sought for a three bedroom agricultural worker's dwelling on land adjacent to an existing agricultural building; in open countryside near to Holne.

Outline planning permission has previously been granted for a two bedroom second agricultural workers dwelling on the holding. The existing dwelling is on the south side of the lane adjacent to existing agricultural buildings.

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

Planning History

0011/18	Agricultural worker's dwelling Outline Planning Permission	Grant Outline Conditionally	28 February 2018
0093/17	Erection of agricultural building Full Planning Permission	Grant Conditionally	11 April 2017
0603/14	Agricultural worker's dwelling Full Planning Permission	Grant Conditionally	09 December 2014
0251/14	Agricultural worker's dwelling Full Planning Permission	Withdrawn	24 June 2014
0076/13	Resubmission of application 0513/12 for the provision of a new agricultural livestock building (432sqm) Full Planning Permission	Grant Conditionally	12 April 2013
0077/13	Resubmission of 0514/12 for the provision of a new agricultural building (432sqm) Full Planning Permission	Grant Conditionally	12 April 2013
0514/12	Construction of agricultural livestock building 2 plus associated works		

	Full Planning Permission	Withdrawn	20 November 2012
0513/12	Construction of agricultural livestock building 1 plus associated works		
	Full Planning Permission	Withdrawn	20 November 2012

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	Although the existing access could benefit from slightly improved visibility as it is located on the inside of a bend, the number and the speed of vehicles generally using the lane past the site are very low. For that reason there are no objections to the proposed development from a highway safety point of view.
DNP - Trees & Landscape:	The details of the proposed landscaping are acceptable.
DNP - Ecology & Wildlife Conservation:	No objection in ecology grounds. A condition should be attached that there shall be no additional external lighting installed at the application site without prior written approval of the Authority
Land Agent Consultant:	In terms of size, a second dwelling would not be expected to be as large as the existing however a small farm office is considered appropriate.

Parish/Town Council Comments

Holne PC:	Holne Parish Council supports this application.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR15 - Providing for limited new housing to meet local needs
- COR2 - Settlement Strategies
- COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
- DMD14 - Biodiversity and geological conservation
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD23 - Residential development outside Local Centres and Rural Settlements
- DMD5 - National Park Landscape
- DMD7 - Dartmoor's built environment

Representations

1 letter of support

One letter of support has been received from a farmer stating that the family have been farming in the area for many years, are well respected and supportive of Holne, and the local community.

Observations

INTRODUCTION

Outline planning permission was granted earlier in 2018 for a second agricultural worker's dwelling on the holding. In accordance with the policies contained in the Development Plan, the size was restricted by condition to 62sqm (two bedrooms).

This is a full application for a three bedroom agricultural worker's dwelling of 106sqm together with a 18sqm farm office; a total floor space of 124sqm.

PRE-APPLICATION ADVICE

No pre-application advice was sought in respect of the design of the dwelling.

THE HOLDING

The applicants previously had an established farm at Mill Leat Farm. The business was relocated to the current site in 2015 following approval of an Agricultural Worker's Dwelling adjacent to new farm buildings erected following approval in 2013.

The farm enjoys common grazing rights on Holne Common and the Forest, owns 129 acres at Higher Mill Leat and rents 460 acres on various forms of medium to long term farm business tenancies. The livestock consists of 227 suckler cows with 220 followers, 40 bulling heifers and 5 stock bulls. Approximately 130 of the herd calve between October and December and the rest between March and May each year.

The applicants have a flock of 1070 breeding ewes, half of which are lowland and half hill breeds. The lowland ewes lamb indoors in batches between February and April at Higher Mill Leat with the rest lambing from mid-March for 4-5 weeks. The hill sheep remain outside in the in-by pastures close to the farmstead to lamb from mid-April for around 6-7 weeks.

The farm also rears and fattens 200 bronze turkeys for Christmas.

The applicant and his son work full time on the holding. The applicant's wife carries out the paperwork and is responsible for the turkeys. There are two part time workers and contractors are also used. The son also undertakes paperwork associated with the Farm Assurance scheme and the keeping of records.

The dwelling is proposed for the occupation of the son and his wife who currently live off site on a rented holding.

HISTORY & PRINCIPLE OF DEVELOPMENT

The principle of an agricultural worker's dwelling, grouped with the existing dwelling, modern farm buildings and yard, has been accepted in this location under outline planning permission ref 0011/18.

POLICY

Planning policy DMD23 establishes the criteria for considering proposals for new farm dwellings in the countryside and specifies that the building should be on a scale appropriate to the functional requirement of the holding or rural-based business.

The size of the dwelling is the main issue with this application.

Agricultural worker's dwellings, as exceptional dwellings in the countryside, are subject to agricultural occupancy conditions to ensure that they are available to the farming community in perpetuity. There is a need to ensure that such dwellings are proportionate to their need and that they are of an affordable size/scale for such workers to ensure that they fulfil their purpose and can revert to an affordable dwelling for local persons in line with policy DMD26 if agricultural occupancy is no longer justified.

This is acknowledged in the adopted Dartmoor Affordable Housing Supplementary Planning Document (SPD) which provides floor space benchmarks for affordable dwellings. 85sqm is the recommended size for 3 bed dwellings. It should be noted that the Department of Communities and Local Government (DCLG) Technical Housing standards specify a range of 84-102sqm.

The SPD states that the guidance on property sizes will also provide a helpful benchmark on proposals for agricultural worker's dwellings in the National Park. Whilst such properties will often need a modest amount of additional floor space for a farm office or utility/boot room, the focus should remain on providing a dwelling which is affordable for an agricultural worker and potential future occupancy as an affordable dwelling. It should be noted that this is the second dwelling with the larger main farmhouse being located across the lane, adjacent to the majority of the farm buildings.

At outline stage, the Authority took the opportunity to secure a dwelling commensurate with the need for an agriculturally tied dwelling by imposing a 62sqm floor space restriction on the dwelling : (the indicative size for a 2 bedroom (4 Person) house. This acknowledged the advice within the SPD. Following advice from the agricultural consultant no allowance for a farm office was made in determining the size at the outline stage, however in light of the applicant's son being a partner in the business, the agricultural consultant is now of the view that a small farm office would not be inappropriate and points out that this stance has been supported by a Planning Inspector in a recent case.

It should be noted that the existing agricultural workers dwelling has 3-bedrooms and consists of 140sqm with an additional 26sqm for farm office, boot room, toilet and farm store (totalling 166sqm). An integral double garage was included and in effect (excluding the double garage) resulted in a dwelling nearly double the size indicated in the SPD.

The applicant argues that they have a very successful and profitable business and they would not therefore qualify for an affordable home. They consider that it is not appropriate for them to be restricted to build a dwelling which forms a definition of an affordable home. They hope to have a family and do not wish to build anything large or expensive but need to build a modest dwelling that meets their business and family needs. The proposed farm store and office is located closest to the livestock buildings.

Notwithstanding the preferences set out by the applicants for a larger dwelling, having regard to the above considerations, the scale of the proposed dwelling will not comply with policy DMD23 and the Affordable Housing SPD and cannot be supported.

DESIGN

It is proposed to erect a two storey dwelling that will face the lane and consist of a two storey section with a projecting single storey extension containing a kitchen and dining room.

Following concerns being raised regarding the design and siting originally submitted, amended drawings show the dwelling sited largely behind the existing agricultural building when viewed from the east with the ridge height being lower. The height of the single storey element projecting from the front elevation has been reduced, the treatment of the gable end has been amended and only one canopy is now being proposed.

Rather than using a profiled metal roof and fibre cement cladding, the amended plans now propose the use of slates on the roof and shiplap board on the upper part of the house. The design is now considered to be in keeping with the character and appearance of this part of the National Park and in accordance with policies COR4, DMD7 and the advice in the design guide.

OTHER MATTERS

The amended plans show the garden of the dwelling to be enclosed with an indigenous hardwood hedge and a landscaping specification has been submitted. A condition can be imposed to ensure no external lighting is provided as requested by the Ecologist.

CONCLUSIONS

An outline application for a farm workers dwelling to meet the need for a second full-time farm worker to be present on site was accepted under outline consent 0011/18.

The applicant is seeking full planning permission for a much larger dwelling than that previously approved.

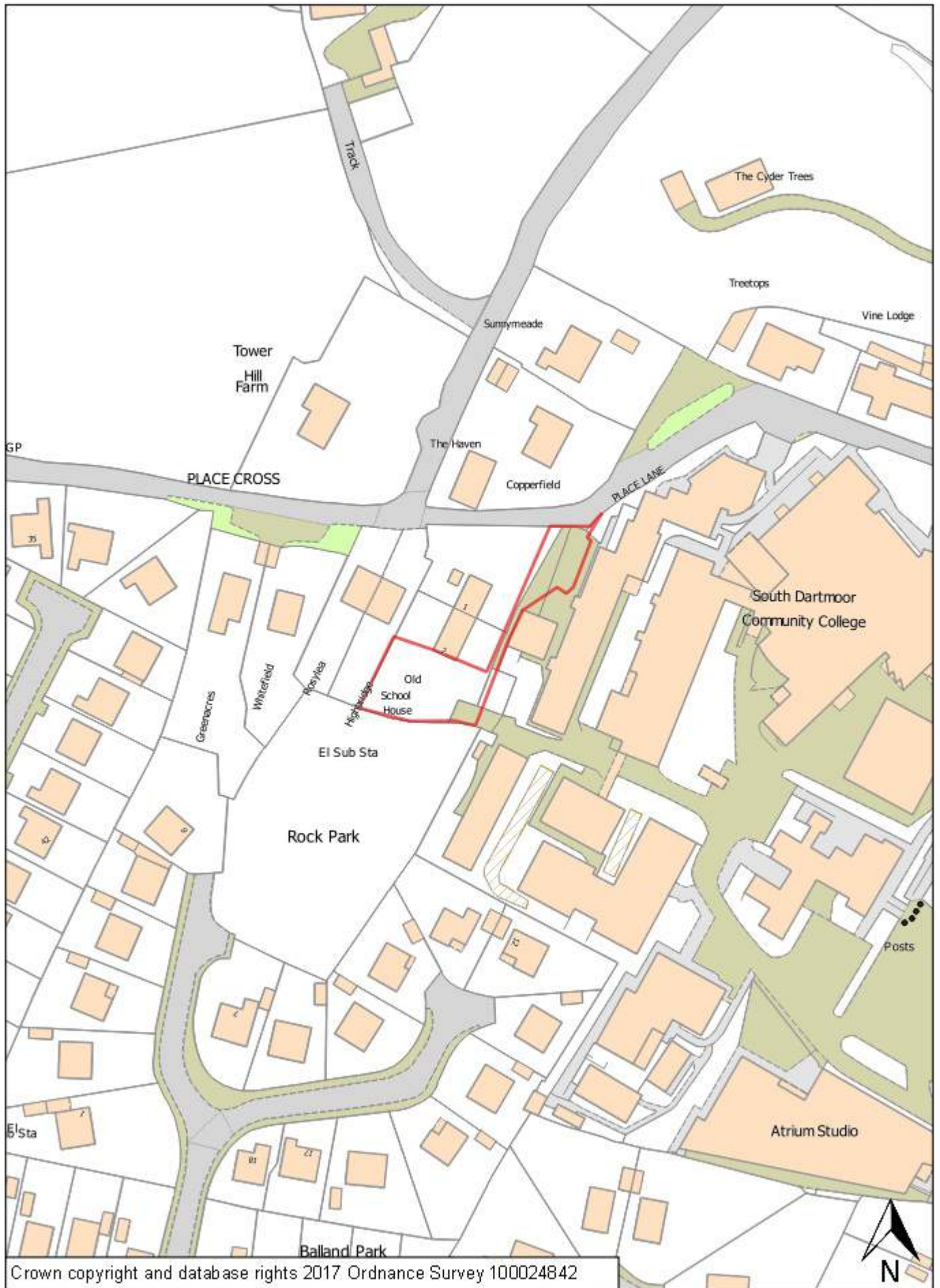
The proposed dwelling with a floor space of 124sqm, is considered to be far in excess of a reasonable floor space allowance to meet the needs of the holding and the policy focus of providing a dwelling which is affordable for an agricultural worker in the long term, and potential future occupancy as an affordable dwelling.

Based on the above assessment, the proposal fails to meet the requirements of the Development Plan and is recommended for refusal.

0544/18 - Old School Houses



Scale 1:1,250



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12. Application No: **0544/18** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission - Householder** Parish: **Ashburton**
 Grid Ref: **SX762708** Officer: **Jo Burgess**
 Proposal: **New dwelling with associated parking**
 Location: **site adjacent to School Houses, Place Lane, Ashburton**
 Applicant: **South Dartmoor Community College**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in one unjustified open market dwelling in a Local Centre. It is not considered to be sustainable development and therefore contrary to policies COR2, COR15, DMD1a and DMD21 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.
2. The proposed development by virtue of the design, bulk and massing will have a detrimental impact on the character and appearance of this part of Dartmoor National Park and is thereby contrary to COR1, COR4, DMD3 and DMD7 of the Dartmoor National Park Development Plan, the Dartmoor National Park Design Guide 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

2 Old School Houses is located on the eastern edge of the South Dartmoor Community College campus. The site is in the former garden of the property to the side of the existing dwelling.

It is proposed to erect a single new dwelling on the site which is now separated from the existing property by a fence. Vehicular access has already been provided from Place Lane to a parking and turning area and pedestrian access is proposed from that parking area along the southern boundary of 1 and 2 School Houses.

The application is presented to the Committee as it is a departure from the Development Plan (the creation of an additional open market residential unit in a Local Centre) and due to the comments from the Town Council.

Planning History

0514/16	Erection of an additional dwelling (open market) Outline Planning Permission	Grant Outline Conditionally	05 December 2016
0560/14	Change of use of residential property (C3) to a non-residential institution use (D1) to allow building to be used for teaching small groups of students/individuals in a non-classroom setting Change of Use	Refused	09 December 2014

Consultations

Teignbridge District Council:	<p>The proposed development is located within a Critical Drainage Area and also an area susceptible to ground water flooding.</p> <p>To ensure that the proposed development can provide a suitably designed surface water management system in accordance with Devon County Council's Sustainable Drainage Guidance. It is recommended that on site infiltration testing is carried out to determine the suitability of the soil to accept the surface water generated from the site and to consult with South West Water regarding the availability of and method of connection to the public sewer.</p>
County EEC Directorate:	<p>The principle of development was considered under reference 0514/16. There are no objections in principle from a highway point of view to the proposed development.</p>
Environment Agency:	<p>Flood Zone 1 - standing advice applies</p>
DNP - Trees & Landscape:	<p>No objection</p>
DNP - Ecology & Wildlife Conservation:	<p>Works involving cutting or clearance of shrubs, hedges or other vegetation which may provide nesting sites for birds, should not be carried out during the bird breeding season (which typically lasts between 1 March and 15 September in any year). If works must take place within the bird breeding season appropriate measures must be taken including a survey by a suitably qualified person no more than 24 hours prior to the commencement of works to ensure there is no threat, disturbance or harm to the nests. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.</p>
South West Water:	<p>The applicant must demonstrate that the development will not be detrimental to existing infrastructure, the public and the environment. The applicant should demonstrate that surface water run-off will discharge as high up the hierarchy of drainage options as reasonably practicable. This should be a condition of any planning permission</p>

Parish/Town Council Comments

Ashburton TC:	<p>Support - taking into account the design and materials to be used for the proposed new dwelling and it's location, it is considered that the dwelling will not have any adverse impact on the neighbouring properties or the surrounding area and will make a very sustainable family home. A locality clause should be considered.</p>
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD21 - Residential development in Local Centres
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential

Representations

3 letters of objection

Nearby residents have objected on grounds that the development will have an adverse affect on the residential amenity due to the overshadowing and loss of light due to the higher roof ridge and the close proximity to their property; result in loss of privacy; be overbearing and out of character to the two existing dwellings due to the massing of the proposed dwelling coupled with the forward position of the property and the large overhanging eaves and cause a loss of the open aspect of the neighbourhood. It is also noted that the proposed dwelling will not be offered as an affordable house when there is an extreme lack of affordable housing in Ashburton meaning this would not meet the current social test of sustainability. Concern is raised regarding the construction process in terms of access, safeguarding and health and safety to the students and staff of the college, times of construction and dealing with the high levels of arsenic in the soil.

Specifically, issues are raised in respect of the accuracy of the ridge and eaves height, relationship with the existing dwellings and location of PV arrays. It is considered that the dwelling will appear monolithic in comparison to the neighbouring property and result in the loss of view. While the desire to build a Passivhaus is considered to be laudable it does appear in this case that this desire has driven the design too far down a route that departs from the earlier approval and impacts unnecessarily and avoidably on adjacent properties.

Observations

THE PROPOSAL

It is intended to erect a four bedroom house as an exemplar of cost-effective, energy efficient sustainable design, based on Passivhaus principles and including on-site renewables. The proposed size of the dwelling is 93sqm. This accords with guidance set out in the DNP Affordable Housing SPD for a 4 bedroom house (95sqm) and that contained in the DCLG Technical Standards (103sqm).

South Dartmoor Community College (inc The Atrium School) is situated to the east of the site and to the south is Rock Park, an area of scrub woodland. To the north and west are a number of residential dwellings in an elevated position overlooking the site and immediately to the north are Old School Houses, a pair of semi-detached properties with hipped roofs. The site is within cycling and walking distance of the centre of Ashburton.

The house is proposed to be located in the centre of the site with the front and rear façade aligned with the front and rear of the adjacent School Houses. It is a detached three storey, 4 bedroom property designed on Passivhaus principles to provide an energy efficient family home.

It is intended to construct the dwelling of straw bales around a timber frame. The exterior of the building will be clad with locally sourced timber boarding. Windows will be triple glazed timber units. A natural slate will be applied to the roof. A bank of solar panels will be added to each roof elevation. The simple rectangular form with a pitched roof is intended to minimise heat loss through the building envelope.

The design has eaves that have a significant overhang/projection. This is to maintain the longevity of the straw bale construction. This gives the property a more 'European' style. The height of the ridge is 8.5m, some 0.85m above the neighbouring property. This is necessary to incorporate the second floor accommodation in the roof space.

It is sited so as to protect privacy and minimise overlooking and overshadowing of neighbouring properties.

The house is designed on Passivhaus principles; for example the window locations, sizes, u-values and glazing types have all been optimised to ensure that solar gains are balanced against heat losses. For a building to achieve Passivhaus standards, it must have a predicted heating demand of no more than 15kWh per metre squared of floor area per year. To achieve Passivhaus accreditation it will be necessary to rigorously test the resulting building for its thermal efficiency and to ensure it is airtight.

MAIN ISSUES/POLICY

Outline planning permission was granted in 2016 for an unrestricted market dwelling on the site. At that time guidance from Government, through a ministerial statement, had introduced uncertainty about the threshold for applying the Authority's affordable housing policy requirement. That permission has now lapsed as the necessary reserved matters application was not pursued in time.

This application should therefore be considered against the current policy regime. It is now established that the Development Plan has primacy then applying affordable housing thresholds. It follows that the expectation should be that any single new dwelling within the Local Centre should be an affordable dwelling. This proposal, for an open market dwelling, is in conflict with the requirements set out in policies COR15 and DMD21.

The prospective homeowners do not live within the National Park but have been looking for house with a good level of energy efficiency and within their budget, hence the decision to custom build. They argue that the development will have significant environmental benefits and that there is scope to provide educational opportunities to the students of the Atrium School and wider benefit to the whole community.

While these are laudable intentions and accord with the sustainability objectives of the Development Plan as whole, they are not in themselves sufficient to override the policy position in respect of affordable housing provision. There is a high level of demand for affordable housing in this location.

The desire to pursue an energy efficient design has led to a size and mass of building that

does not fit comfortably on the relatively small plot. The dwelling is of a height and style that does not fit with the simple, more traditional properties that surround it. The proportions are of a thin, tall building with projecting eaves detailing; an approach that does not have its origins in traditional Dartmoor vernacular traditions. The use of timber cladding on all elevations would accentuate this. While it is acknowledged that there is a place for well-conceived contemporary design solutions, this is an approach which does not fall into either camp.

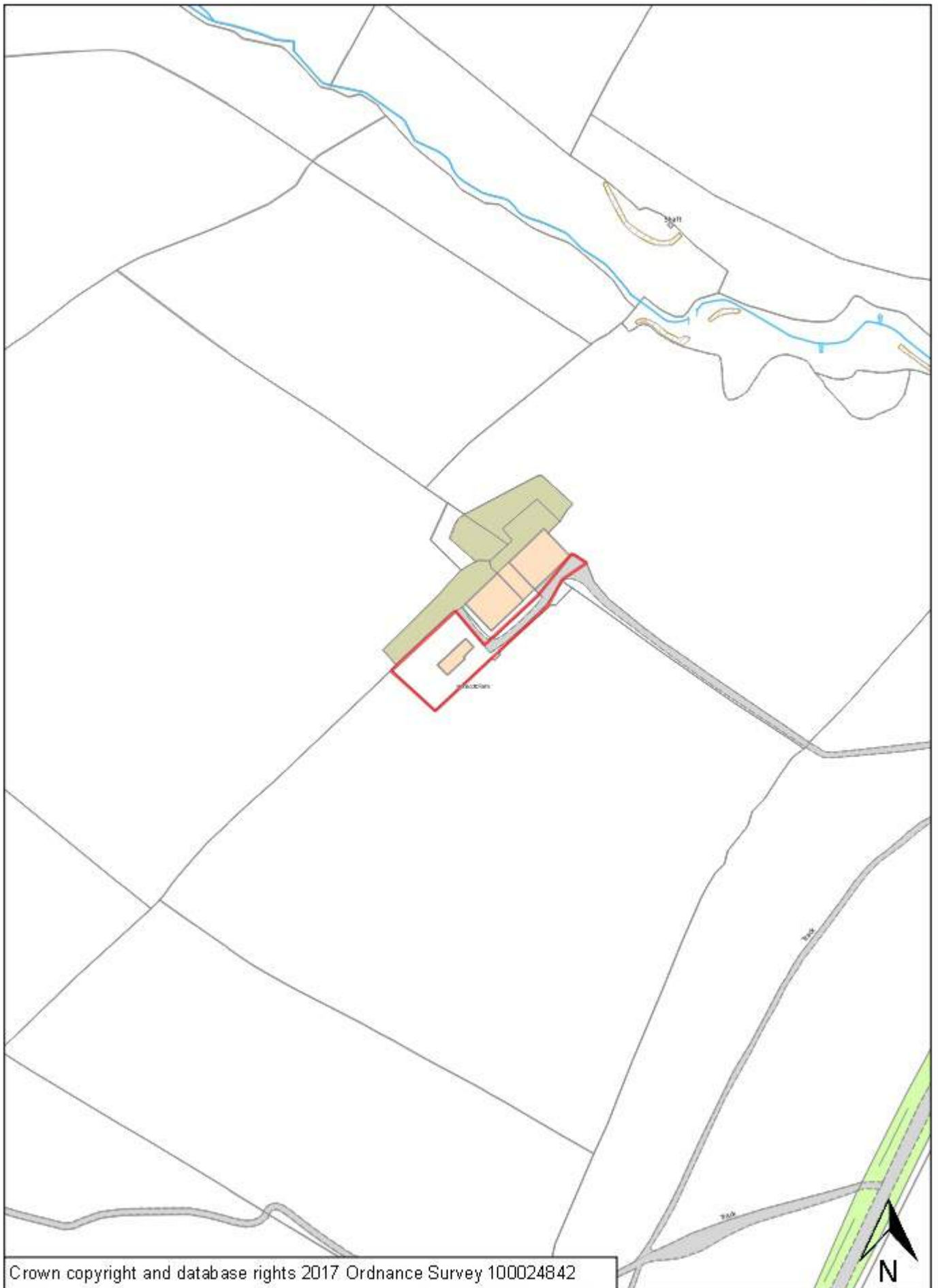
As a consequence it is considered to be at odds with the requirement to pursue high quality and locally distinctive design as required by the National Planning Policy Framework (2018) and the Dartmoor Design Guide. It is therefore contrary to the principles contained in policies COR4, DMD3 and DMD7. In particular, it does demonstrate a scale and layout appropriate to the site and its surroundings, where the expectation is that development will conserve or enhance the quality and distinctiveness of the built environment.

CONCLUSION

It is unfortunate that the landowners missed an opportunity to develop the site under the previous planning permission which could have allowed for an open market dwelling. That opportunity is no longer relevant and it falls for this application to be determined under the current policy regime which leads to a different conclusion in respect of affordable housing provision. The principle of this development is clearly in conflict with the Development Plan. While the credentials of the proposed building align with sustainable building techniques they have led to a design which is incongruous in this location. The design is not considered to be of a quality or distinctiveness sufficient to outweigh the fundamental policy objection in this case.

0542/18 - Henscott Farm

Scale 1:2,500



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13. Application No: **0542/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Mary Tavy**
 Grid Ref: **SX512828** Officer: **Jo Burgess**

Proposal: **Erection of single storey extensions to existing farmhouse to provide living accommodation and farm office**

Location: **Henscott Farm, Mary Tavy**

Applicant: **Mr D Cole and Mrs L Payne**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension to a dwelling limited by condition for workers in agriculture which already has 120sqm of habitable floorspace is contrary to policy DMD24 of the Dartmoor National Park Development Plan.
2. The proposed extensions by virtue of their inappropriate scale, massing and design would fail to conserve or enhance the character and appearance of the dwelling and the wider landscape contrary to policies COR1, COR3, COR4, DMD1a, DMD1b, DMD3, DMD7 and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

Henscott Farm is an existing agricultural workers dwelling located between Mary Tavy and Lydford with access directly from the A386. The property was constructed in mid 2005.

The property is split level due to the slope of the land. It is proposed to extend the dwelling to the side (south west elevation) and on the front (south east elevation) at ground floor level, with the lower ground floor remaining as existing.

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

Planning History

0486/16	Erection of general purpose and machinery store Full Planning Permission	Grant Conditionally	24 November 2016
0723/04	Erection of agricultural workers dwelling Full Planning Permission	Grant Conditionally	10 January 2005
3/40/276/95/18	Agricultural cattle building	No objection	15 December 1995
3/40/222/95/18	Agricultural cattle building	Objection	02 October 1995

Consultations

Environment Agency: Flood Zone 1 - standing advice applies

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications

Parish/Town Council Comments

Mary Tavy PC: Support. It is a family farm. It needs more space.

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

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

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD24 - Extensions and alterations to dwellings

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

Representations

None to date.

Observations

INTRODUCTION

An agricultural tied dwelling was approved at Henscott Farm in 2004. Permitted development rights were removed in order to protect the character and appearance of the National Park.

The internal floor area of the dwelling is 199sqm. As originally approved internal habitable floor space was approx. 144sqm with the lower ground floor to be used as a garage, farm office and one bedroom, with two further bedrooms at ground floor level. The lower ground floor has subsequently been adapted to create additional living space and an additional bedroom so there are now four bedrooms in total. Family circumstances have changed and it is proposed to create a larger kitchen/breakfast room and an additional bedroom at ground floor level.

The extensions amount to a 35% increase in floor area based on the current floorplan. The main issue is that policy DMD24 states that extensions will not be permitted where dwellings are limited by a condition for workers in agriculture and the existing building together with the proposed extension exceeds 120sqm of habitable floorspace. The existing dwelling clearly already exceeds that floor space requirement.

PLANNING HISTORY

At the time the original application was approved, the relevant policy required that 'where a new dwelling (rather than a conversion) is found to be necessary, it must be on a scale

appropriate to the functional requirements of the farm holding or other rural business and sited in such a way that it does not unnecessarily damage the natural beauty of the area'.

Size was not specifically discussed in the report but a three bedroom property was considered to be appropriate to meet the functional needs of the holding at that time.

POLICY

DMD24 would normally require that extensions should not be permitted where their total habitable floorspace will be increased by more than 30% unless design considerations indicate otherwise.

Part e of that policy specifically states that extensions will not be permitted where dwellings are limited by condition for workers in agriculture and the existing building together with the proposed extension exceeds 120sqm of habitable floorspace.

In this case there is already 199sqm of habitable floorspace and it is proposed to add a further 69sqm, in excess of the 30% permitted elsewhere. It would result in a dwelling of 268sqm, over twice the 120sqm quoted in DMD24.

DESIGN

The design guide states that on Dartmoor, the distinctive style is for simple, uncluttered and robust forms. The issue with extensions is scale and new extensions should not overwhelm the original building.

The 4 metre long breakfast/garden room extension on the south west elevation is shown to be timber clad on one elevation and glazed on the south west and north west elevation with a slate roof. The lower pitch roof to match that on the main roof is considered to be appropriate but the glazing and overhanging roof will dominate and are not in keeping with the Dartmoor vernacular.

The south east elevation is visible from the A386 at a distance and presents as a low level linear dwelling with the northern end set back and subservient to the main section.

Notwithstanding that views into the site are distant, design has to be acceptable and in accordance with the advice in the design guide. The proposed extension would complicate and detract from this simple form with a projecting gable at right angles to the main roof with an overhanging roof and secondary lean to with two large vertical windows serving the lobby and farm office. This detracts from the original simple form of the dwelling is not in harmony with the existing building.

It is recognised that the levels on this site dictate what can be achieved. The principal issue is that extending an agriculturally tied dwelling is only permitted up to a certain size and the floor area of the dwelling is already in excess of that size. Notwithstanding this the size, massing and design of the extensions are not considered to be acceptable in the context of policies COR4, DMD7, DMD24 and the advice in the adopted Design Guide.

CONCLUSION

It is recognised that family circumstances have changed and that the applicant is trying to accommodate his son who works full time on the farm. The applicants state that if the

applicants are unable to provide the additional accommodation, the ultimate succession of the farm business will be in jeopardy. It is understood that one family member has turned 18 and now assists on the farm on a full-time basis; although there is no detailed justification to allow an informed opinion on how this equates to a need for a dwelling which would be significantly larger than policy permits.

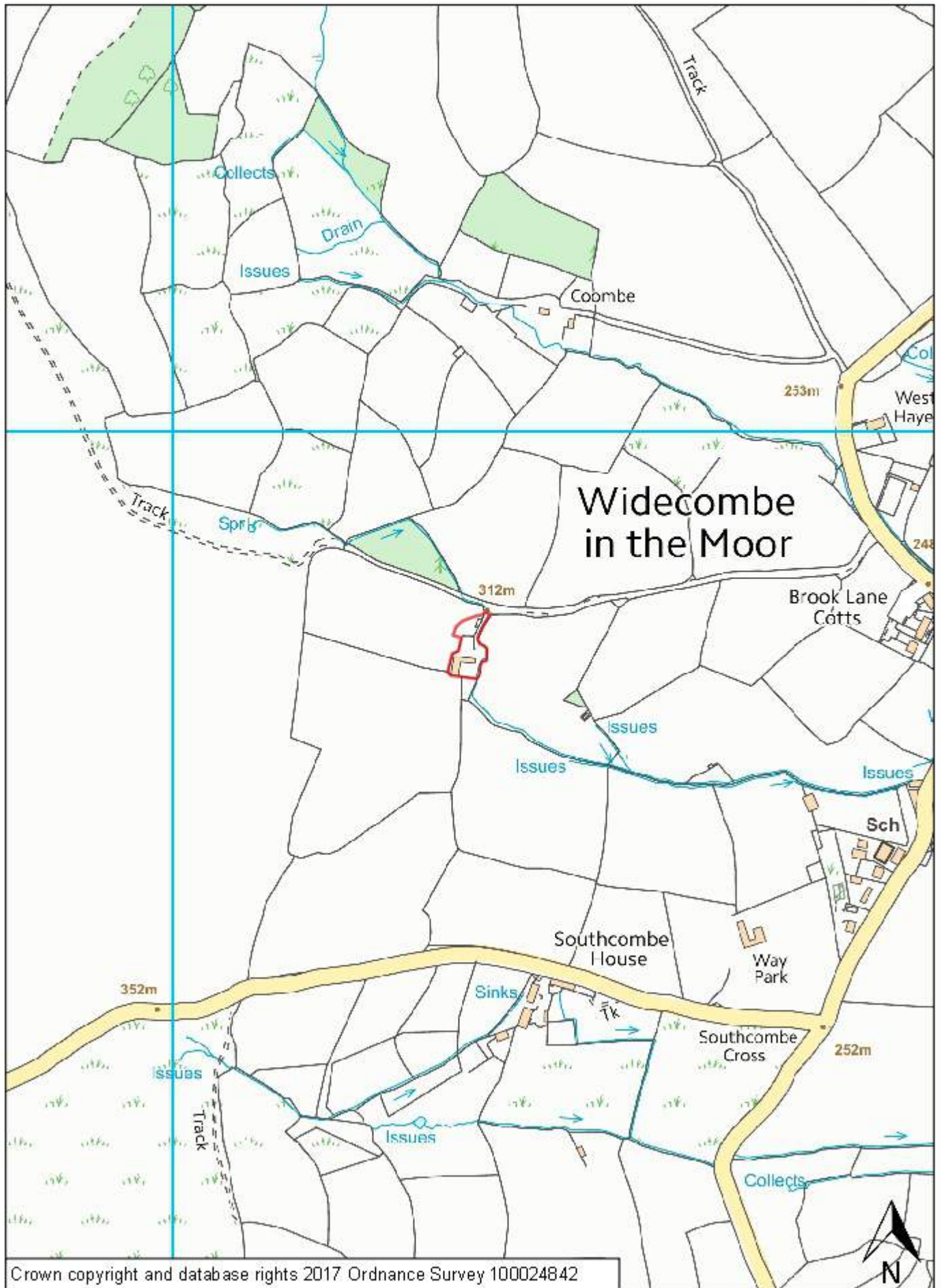
The policy requirement in DMD24 is to ensure the affordability of the dwelling in the long term should, a request be made to lift the tie. The dwelling already has a floor area in excess of the 120sqm considered under DMD24 to be a reasonable size for an agriculturally tied dwelling.

The applicant argues that the design of the extensions creates interest and that the overhanging roofs will provide essential shelter from the rain and wind on this exposed site. It is the view of officers that the design is overcomplicated and detracts from the character and appearance of the existing dwelling.

0548/18 - Bowden Barn



Scale 1:5,000



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14. Application No: **0548/18** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission - Householder** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX712767** Officer: **Jo Burgess**
Proposal: **Remove metal roof and replace with natural slate, installation of new rooflights, removal of existing extension and addition of new extension and erection of timber framed garage/car port**
Location: **Bowden Barn, Widcombe-in-the Moor**
Applicant: **Mr S Chambers and Mrs L Holtauh**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development by virtue of its inappropriate alterations to the building, in particular the extensions, new roof covering and new rooflights, would fail to conserve or enhance, and would be detrimental to, the significance, character and appearance of the dwelling contrary to policies COR1, COR3, COR5, DMD1a, DMD1b, DMD3, DMD7 and DMD24 of the Dartmoor National Park Authority Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

Bowden Barn is a substantial L shaped former barn in elevated location on the western flank of the valley above Widcombe-in-the-Moor. It is accessed from a metalled road/bridleway. The barn has corrugated roof with rooflights on rear.

It is proposed to demolish the front lean-to extension and erect a gable ended extension with a first floor terrace, replace the metal roofing materials with slate to include rooflights and solar PV slates and a gable end in lieu of a half hip, add flues and replace an existing shed with a large garage.

The application is presented to the Committee in view of the Parish Councils comments.

Planning History

0543/09	Erection of stables and hay store		
	Full Planning Permission	Refused	15 January 2010
	Appeal lodged: 22 March 10	Result: Allowed	
5/06/211/98/03	Conversion of redundant barn to dwelling		
	Full Planning Permission	Grant Conditionally	07 October 1998

Consultations

Environment Agency: Flood Risk Zone 1 - standing advice applies
Teignbridge District Council: Does not wish to comment

County EEC Directorate: No highway implications
DNP - Ecology & Wildlife Conservation: Works shall not proceed until a European Protected Species Licence (EPSL) for the development has been obtained from Natural England.
Works to proceed in strict accordance with approved planning drawings and the recommendations in Section 5 and Figures 2a, 2b and 2c of the bat building and emergence survey report (Corylus Ecology, 18/9/18), subject to any variation required by Natural England under any licence issued.

Parish/Town Council Comments

Widcombe PC: Widcombe Parish Council supports this application as it feels the proposed modifications are sympathetic to the property.

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

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

INTRODUCTION

Bowden Barn was converted to a dwelling following the grant of planning permission in 1998. The Barn is a stone structure with a metal roof and is in an elevated position above the village. Permitted development rights were removed at the time when planning permission was granted in order to protect the character and appearance of the building.

POLICY GUIDANCE

It is proposed to extend and alter the existing dwelling. Current policy in respect of barn conversions states that where buildings are to be converted, they should be capable of conversion without the need for substantial extension, alteration or reconstruction of the existing structure. The design guide states that when considering alterations and extensions, an analysis of the origin, function and development of the building should be undertaken to inform the proposals and the form and significance of a historic building imposes limits on what is achievable.

As an extension to a dwelling policies COR4, DMD7 and DMD24 are also relevant.

THE SIGNIFICANCE OF THE BUILDING

The building appears on the 1840s Tithe Map and was used as an outlying field barn serving the former Glebe Farm in the centre of the village until 1997. By that time the barn was redundant.

The 1998 conversion sought to retain the essential character and appearance of the barn, making use of previous openings to provide doors and windows. In particular the open-front to the former linhay has been glazed to take advantage of the extensive views to the east. The short south east wing is not as solid as the rest of the barn and the east elevation seems to have been entirely re-built; it being likely that it was a much later extension to the L shaped building.

In support of his scheme the agent states that;

- the building retains no internal or external architectural or historic features of note and as such lacks sufficient heritage interest for its significance to be a material consideration in the planning process,
- it is not considered to be a non-designated heritage asset,
- the overall effect of the application will not be to cause harm to the existing character of the building or the relationship of the dwelling to the wider landscape setting and
- the balance should be in favour of development that will improve the existing layout and provide enhanced living spaces for the owners whilst retaining the long range views and the overall character of the building.

PLANNING POLICY

The character and appearance of this dwelling respects its origins as a good example of an isolated field barn. The current design has successfully incorporated a new use into the building without diluting its former character.

The scheme proposes an additional 24% of habitable floor space by the introduction of first floor space in the north wing together with the removal of the hip roof and a new gable extension in place of the existing lean-to. A large garage is proposed in place of an existing shed.

These alterations, together with the change from a metal to a slate roof and addition of rooflights, will have a detrimental impact on the simple character and appearance of the barn. While these alterations may only be visible from a distance due to the elevated location of the barn and the discrete location in relation to the public right of way, they will fundamentally alter the simplicity of the dwelling. Policy DMD24 specifically states that 'extensions and alterations to dwellings will only be permitted where they will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints'. The proposed development is considered to add overtly domestic features, damaging the character of this simple former barn.

CONCLUSION

The applicant argues that the extension has been designed to be sympathetic and appropriately scaled with the dwelling. Officers do not agree. The large projecting gable and extensive glazing in particular, are not consistent with good design appropriate to this style of building. While the applicant has been invited to reconsider the design approach he has respectfully requested a decision is reached on the submitted plans. On that basis the application cannot be supported at this time.

15. Application No: **0552/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Horrabridge**
Grid Ref: **SX516702** Officer: **Jo Burgess**

Proposal: **Erection of stable block and hay store**

Location: **Sky-Star Paddocks, Jordan Lane, Horrabridge**

Applicant: **Ms J Oliver**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed stable building by reason of its isolated location in this historic field system, has a detrimental impact on the character and appearance of this part of the Dartmoor National Park landscape contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD33 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

The site is in the corner of a field south of Grimstone Manor overlooking Horrabridge with access from Jordan Lane.

It is proposed to erect a stable block and hay store. An access track has already been dug out from the lane to the site.

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

Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: No comment received

Environment Agency: Flood Risk Zone 1 - standing advice applies

DNP - Trees & Landscape: The proposed development will have a detrimental impact on the character of the area, which is contrary to policies COR1, COR3, DMD5 and DMD33. The development does not enhance what is special or locally distinctive about the landscape character and is an unsympathetic development that will harm the wider landscape and does not conserve or enhance the character and special qualities of this part of the Dartmoor landscape.

The site is very visible in the landscape with views from parts of Horrabridge and Roborough Down from where it is poorly related to other buildings or structures and because of its isolated nature will be visually intrusive.

DNP - Building Conservation No impact on the setting of Grimstone Farmhouse, which is

Officer: the nearest listed building at some 275m north of the proposed development site.

Parish/Town Council Comments

Horrabridge PC: Horrabridge Parish Council supports the application while noting that access from Jordan Lane is difficult (but the same as every property on that lane). The building would be visible from Horrabridge, but not obtrusive. It queries whether the erection of a Devon bank to shield the property is unnecessary because by the time the hedge matures enough to shield the property, the property itself would have weathered in.

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

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

DMD33 - Horse related development

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

Representations

1 letter of objection

One neighbour in California Cottages which is immediately opposite the entrance to the site has objected, noting that the gate to the site has been moved back from the roadside and scalings put down to form a track and during this work the vehicles involved repeatedly drove over his parking area to get onto the site. It is clear that there is inadequate highway space to leave Jordan Lane and enter the site, for both horse boxes, towed boxes, and vehicles carrying hay and supplies. It is stated that previous horse owners, users of this field, never had the need for elaborate stabling and storage and have kept a low profile. It is requested that the application be rejected in the interests of maintaining the ambience of this quite rural location.

Observations

INTRODUCTION

The field is very visible from the south and west including Roborough Down and the footpath on the northwest side of the field.

There are no existing buildings in the field or in the field to the north. There are dwellings on the east side of the lane opposite the access.

THE PROPOSAL

An access track has already been excavated (by the previous owner of the paddock) from the gateway onto Jordan Lane to the field gate in the hedge. It is proposed to erect a timber building to accommodate two stables and a hay store and tack room. It is proposed to erect a three feet grass bank planted with trees along the south side of the new fenced enclosure to be formed in the north east corner of the field.

It is stated that the parcel of land is approximately 1.8 hectares (4.6 acres) , that the land is currently used for grazing two horses.

POLICY

Policies COR1, COR3, DMD5 and DMD33 are the critical policies.

Policy DMD33 states that where horse related development is proposed and new buildings are needed, they are well related to existing buildings and other local features, are commensurate in scale with the number of horses to be kept on the land and the amount of land available for use by those horses.

In addition it must be demonstrated that the proposal, on its own or cumulatively with other nearby horse related development, will not harm landscape character.

Policies COR1 states that development should respect and enhance the character, quality and tranquillity of local landscapes and the wider landscape and COR3 requires that development will conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities.

Policy DMD5 reiterates the requirement to conserve and/or enhance the character and special qualities of the Dartmoor landscape with reference to the valued attributes of landscape character types identified in the Landscape Character Assessment.

MATERIAL PLANNING CONSIDERATIONS

The size of the stable is commensurate with the keeping of two horses on the land.

The applicant acknowledges that the building will be visible from Horrabridge, hence the proposal to erect a bank and plant it with trees.

It is clear however that the site is visible not just from Horrabridge but also across the valley from Roborough Down and closer at hand from the nearby footpath. The proposed hedge may partially screen the building in the long term but would not link with other hedgebanks and will appear as a random feature in the landscape, subdividing the field and together with the proposed building would be a permanent change and detrimental to the character of the landscape.

Notwithstanding the visual impact, the subdivision of the field and erection of a building in this location away from any other buildings will have a significant impact on the character of the area. The site falls within Landscape Character Type 2D Moorland Edge Slopes which have valued attributes such as a strong pattern of medieval fields with prominent Devon hedgebanks and in this landscape there are few isolated buildings in the landscape. It is recognised that horse related development changes the character of a landscape. In addition to the attributes set out in the Dartmoor Landscape Character Assessment, the National

Character Area profile for Dartmoor also mentions that menages and other horse facilities are resulting in the gradual encroachment of development into the landscape. In this case the proposed development is poorly related to other buildings or structures and its isolated nature will be visually intrusive.

The land forms part of an old field system which is likely to be mid to late medieval and is mostly intact. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic development that will harm the wider landscape. The development is contrary to policy DMD5 because it does not conserve/or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically the strong pattern of medieval fields with prominent Devon hedgerbanks and drystone wall and the pastoral character of fields contrasting with heathy moorland. The development is also contrary to DMD33 because the development does not conserve and/or enhance the special qualities of this part of the Dartmoor landscape and will harm local landscape character.

ACCESS

Works have been carried out in the field to the north between the access from the lane and the gate into the field where the stable is proposed. The applicant argues that these works are not engineering works and were carried out by the previous owner who continues to maintain a right of access to the field north of the track.

REPRESENTATIONS

Although the Parish Council has supported the application it acknowledges that the building will be very visible in the landscape. The neighbour raises issues regarding access, however because there was a field gate onto the lane and it has now been set back, there is no highway objection to the proposal; although it is acknowledged that visibility is very limited. The neighbour also raises issues of tranquillity but given the distance from the houses and it specifically being stated that there will be no external lighting, this in itself is not considered to be a material reason to object to the proposal.

CONCLUSION

Although the applicant has sought to address the policy issues and consideration has been given to drainage, management of waste and mitigation in the form of a landscaped bank, the proposed erection of a stable building in this location will have a permanent impact on the character of this part of the Dartmoor Landscape and is recommended for refusal.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 December 2018

APPEALS

Report of the Head of Development Management

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

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

1 Application No: X/18/3200939 District/Borough: West Devon Borough
 Appeal Type: Refusal to issue a Certificate of Lawfulness Parish: Buckland Monachorum
 Proposal: Certificate of proposed use for the siting of a birdcage
 Location: **Higher Lake Farm, Lake Lane, Dousland**
 Appellant: **Mark Williams**
 Decision: **DISMISSED**

2 Application No: W/17/3184590 District/Borough: Teignbridge District
 Appeal Type: Refusal of Full Planning Permission Parish: Moretonhampstead
 Proposal: Creation of menage (60m x 20m) and associated ground works (retrospective)
 Location: **Linscott Farm, Moretonhampstead**
 Appellant: **Ms L Bisiker**
 Decision: **ALLOWED**

3 Application No: D/18/3207341 District/Borough: West Devon Borough
 Appeal Type: Refusal of Full Planning Permission - Householder Parish: Dartmoor Forest
 Proposal: Erection of first floor side extension, single storey front porch extension and installation of external wall insulation
 Location: **2 Forestry Houses, Bellever, Postbridge**
 Appellant: **Mr A Chetan**
 Decision: **ALLOWED**

4 Application No: C/17/3188325 District/Borough: Teignbridge District
 Appeal Type: Enforcement Notice Parish: Moretonhampstead
 Proposal: Unauthorised engineering works/Change of use

Location: **Linscott Farm, Moretonhampstead**
Appellant: **Ms L Bisiker**
Decision: **ALLOWED AND NOTICE QUASHED**

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

1 Application No: W/18/3206470 District/Borough: West Devon Borough
Appeal Type: Refusal of Prior Approval Parish: South Tawton
Proposal: Erection of 15m telegraph pole, 2 microwave dishes, 2 equipment cabinets and associated parking area
Location: **Land opposite Olditch Farm, Sticklepath**
Appellant: **Vodafone Limited**

2 Application No: W/18/3208471 District/Borough: West Devon Borough
Appeal Type: Refusal of Outline Planning Permission Parish: Horrabridge
Proposal: Construction of open market dwelling
Location: **Land to the South East of The Manor, Plymouth Road, Horrabridge**
Appellant: **Mr P Underhill**

3 Application No: W/18/3207678 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: South Tawton
Proposal: Change of use from grazing field to outdoor equestrian riding arena
Location: **Southcott Stables, Whiddon Down**
Appellant: **Mrs V Braddon**

CHRISTOPHER HART