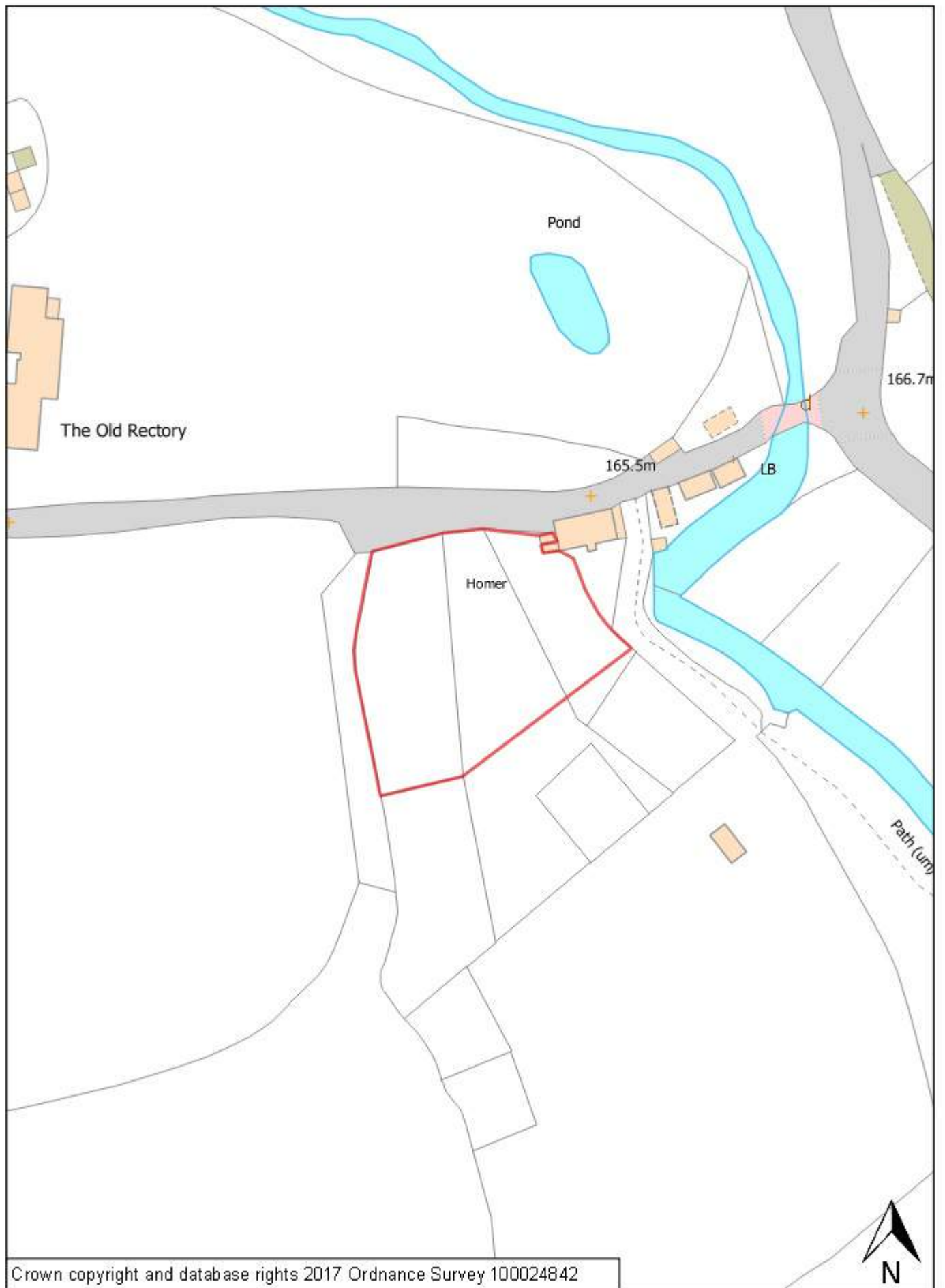


Homer, Mary Tavy - 0653/16



Scale 1:1,000



DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

03 March 2017

SITE INSPECTIONS

Report of the Head of Planning

1 Application No: **0653/16** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Mary Tavy**
 Grid Ref: **SX507788** Officer: **Jo Burgess**

Proposal: **Creation of new access drive and gate to agricultural fields including taking down of existing bank and hedgerow**

Location: **Homer, Mary Tavy**
 Applicant: **Mr & Mrs A Cartwright**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed vehicular access by reason of the extent of the loss of an important hedgerow and hedge bank, the engineering works required and dimensions of the access as shown and as required by the highway authority, will have a harmful visual impact on and detract from the character and appearance of this part of the lane and the Mary Tavy Conservation Area. The proposal is therefore contrary to policies COR1, COR2, COR3, DMD3, DMD5, DMD12 and DMD38 of the Dartmoor National Park Authority Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2012.

The panel convened at the roadside where the proposed entrance had been marked out on the ground by the applicant. The Highways Officer clarified that the design, surfacing, geometry and drainage of the new access met highways requirements.

The Members attention was drawn to the entrance at 'The Rectory' and the officer confirmed that it was formed some years ago (in 2000) before policy DMD38 and the Landscape Character Assessment were in place. Members walked through the existing entrance to the rear of the dwelling to view the location of the access track which was also marked out.

The Parish Council representative pointed out that there are other new and enlarged entrances further west along the lane, and advised that the Parish Council considered there to be benefits in terms of highway safety and that the new hedges would more than compensate for the loss of hedgerow (from an ecological point of view)

The Borough Council representative was unable to be present and sent his apologies.

Generally Members were concerned that the design was over-engineered in order to meet highway requirements, were cautious about approving such a design but felt that a reliance on the A386 access would be inappropriate. Some Members were in agreement with the recommendation and considered that the impact on the character of the lane was wholly unacceptable. Others considered that in the context of nearby entrances, the arguments were finely balanced between the practical and safety benefits of the access and the impact on the character and appearance of the Conservation Area, the character of the lane and the wider area.

STEPHEN BELLI

