

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 April 2017

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Acting Head of Planning

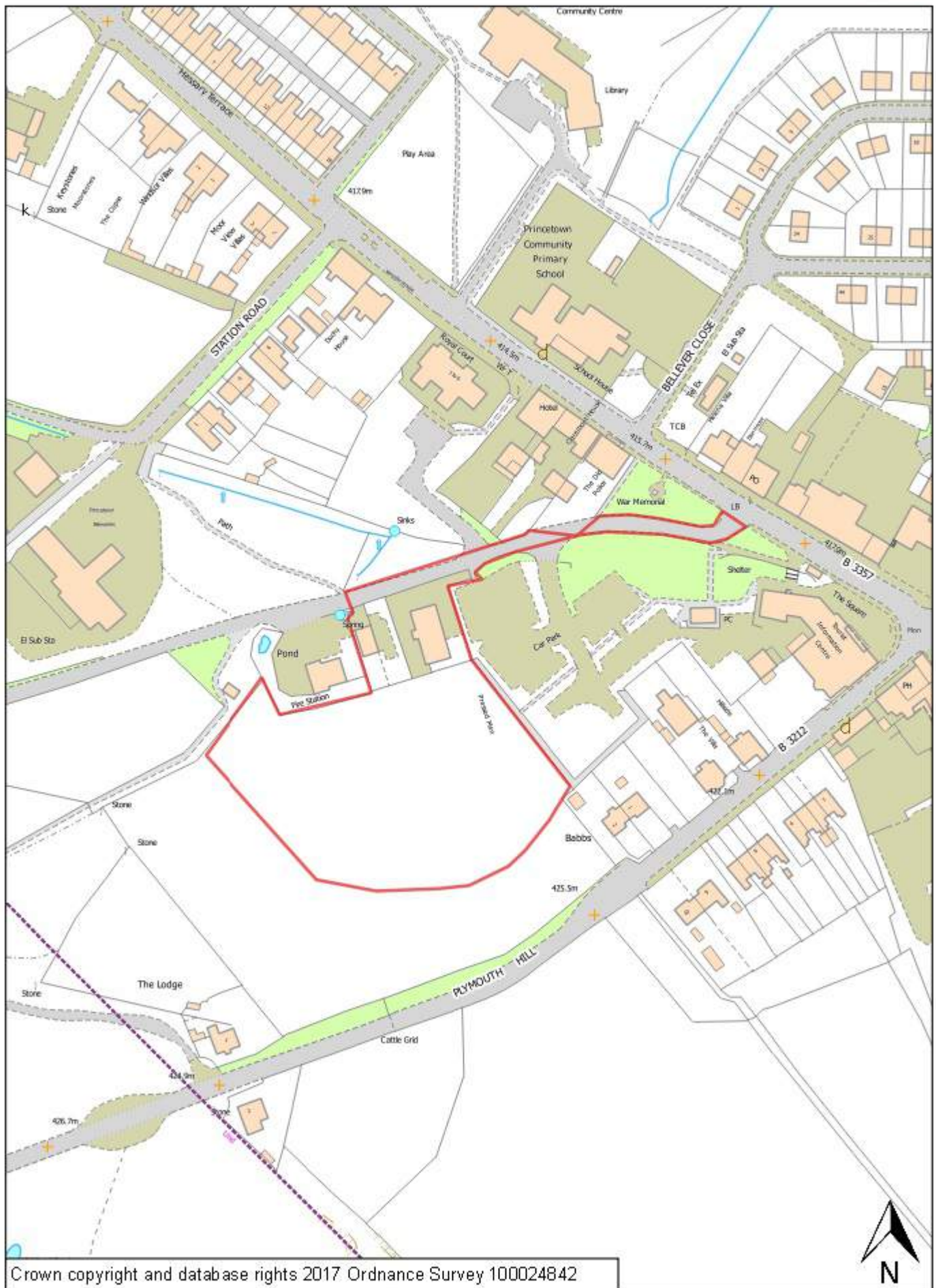
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Land adj to public car park, Princetown 0655/16



Scale 1:2,000



1. Application No: **0655/16** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Dartmoor Forest**
Grid Ref: **SX588734** Officer: **Louise Barattini**

Proposal: **Construction of whisky distillery, visitor centre, small scale spirit storage, new road access and associated parking and demolition of two industrial units**

Location: **Land west of public car park, Station Road, Princetown**

Applicant: **Princetown Distillers Ltd.**

Recommendation **That, subject to the receipt of a unilateral undertaking, or completion of a section 106 agreement, to ensure the connection of the site with the footpath/cycleway to the west and the public car park to the east, 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: 362(L)000B, 362(L)001M, 362(L)002M, 362(L)003B, 362(L)005E, 362(L)006E, 362(L)007E, 362(L)012E, 362(L)013B, 362(L)010K, 362(L)011G and 201 Rev P2.
3. The premises shall be used as a whisky distillery with ancillary visitor facilities only and for no other purpose (including any other purpose in Class B2 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.
4. 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 or building shall be constructed or erected within the curtilage of the building hereby permitted, without the prior written authorisation of the Local Planning Authority.

5. No works in connection with the permission hereby approved shall commence on the site until a Construction Method Statement has been agreed in writing with Local Planning Authority. It shall include details of:
 - (a) parking for vehicles for site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) hours of working and deliveries
 - (g) surface water drainage management system for the construction period (addressing rates, volumes and quality of surface water runoff from the construction site)
 - (h) the location and type of welfare/site office facilities required.The development shall thereafter be constructed in full accordance with the Construction Method Statement unless otherwise agreed in writing with the Local Planning Authority.
6. Prior to the commencement of development, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to the Local Planning Authority for approval.
 - (i) A preliminary risk assessment/desk study identifying:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site
 - (ii) A site investigation scheme, based on (i) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
 - (iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.Any changes to these elements will require the written consent of the Local Planning Authority. Thereafter the scheme shall be implemented as in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
7. Prior to first occupation/use of any part of the development hereby approved, 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 the Local Planning Authority for approval. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met. It shall also include, where relevant, a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

8. The demolition of the two buildings on the northern part of the site (known as the former Pocket Power Station and Pressed Men building) hereby approved shall not take place until a detailed historic assessment including an internal and external photographic record of the buildings, their fixtures and fittings, has been carried out in accordance with details to be agreed with the Local Planning Authority. This shall be undertaken at the applicant's expense. A copy of the report shall be submitted to the Local Planning Authority on completion.
9. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the findings and recommendations of the Environmental Report (North Coast Consulting, Sept 2016 ref NCC47).
10. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented and maintained strictly in accordance with the SUDS Statement & Surface Water Management Plan by John Grimes Partnership dated 13 January 2017 and with the modified surface water management plan ref: 201 Rev P2.
11. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, commercial vehicle loading / unloading area and turning area have been provided and maintained in accordance with the application drawings and retained for that purpose at all times.
12. Prior to the first use/occupation of the development hereby approved, detailed plans showing the connection with the footpath/cycleway to the west of the site and the public car park to the east (together with any means of gate enclosure), shall be submitted to the Local Planning Authority for approval in writing.
13. Storage of whisky casks shall only take place within the building identified on the plans as the Traditional Cask Store, unless otherwise agreed in writing by the Local Planning Authority.
14. No works in connection with this permission shall commence on site until details of how the excavated material will be dealt with/disposed off have been agreed in writing the Local Planning Authority. The excavated material shall be dealt with/disposed off in accordance with the approved details.
15. No deliveries shall be made to, or dispatched from, the premises other than between the hours of 08:00 and 18:00 from Monday to Saturday (excluding bank holidays).
16. Prior to the first occupation/use of the premises hereby approve, a scheme for the installation of equipment to control the emission of fumes and odour from the premises (distillation process and visitor centre) shall be submitted to the Local Planning Authority for approval. All equipment installed as part the scheme shall be operated in accordance with the approved details and thereafter maintained in accordance with the manufacturer's instructions.
17. Prior to the commencement of the development hereby approved, and notwithstanding the plans 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.

18. Full details of the proposed windows and doors on the development hereby approved, to include materials and colour finish, shall be submitted to the Local Planning Authority for approval, in writing, prior to their installation.
19. 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.
20. Prior to the commencement of the development hereby permitted, and notwithstanding the plans hereby approved, 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 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.
21. A detailed lighting schedule for the proposed development shall be submitted to the Local Planning Authority for approval prior to its installation. Lighting on the site shall accord with the agreed schedule unless otherwise agreed in writing by the Local Planning Authority.
22. Notwithstanding the proposed hedge bank along the southern boundary of the site, full details of any other means of enclosure on the development site hereby approved shall be submitted to the Local Planning Authority for approval prior to their installation. Thereafter, they shall be implemented in accordance with the approved details.
23. Notwithstanding the plans hereby approved, full details of any proposed signage on the development hereby approved shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall be implemented in accordance with the approved details.
24. Details of any proposed CCTV cameras on the development hereby approved shall be submitted to the Local Planning Authority for approval prior to their installation. Thereafter, the development shall be implemented in accordance with the approved details.

Introduction

An application is submitted for a new whisky distillery and associated visitor centre on land to the west of the public car park in Princetown. A courtyard arrangement of traditional distillery buildings is proposed.

The site presently comprises 2 small commercial premises along the northern boundary and grazed pasture.

The proposal is presented to committee as it is a major development.

Planning History

03/55/1555/90	Circular 18/84 application for erection of new restaurant, coach/car parking and access		
	Other	No objection	13 March 1991
03/55/1551/90	Construction of link road to service B1 workshop		
	Full Planning Permission	Grant Conditionally	01 March 1991

03/55/1548/90 Car/coach park extension and access
Full Planning Permission Grant Conditionally 01 March 1991

Consultations

Environment Agency: A trade effluent consent or a trade effluent agreement with the water and sewerage company must be obtained before trade effluent is discharged to a public foul sewer or a private sewer that connects to a public foul sewer.

If the applicant intends to abstract more than 20 cubic metres of water per day from a surface water source (e.g. stream or drain) or from underground strata (via borehole or well) for any particular purpose they will need an abstraction licence from the Environment Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean up of spillages, to prevent environmental pollution from the site operations.

Devon County Council (Flood Risk): The applicant's consulting engineer has now submitted a revised surface water strategy, presented in Drawing No. 13730-201-P2 (dated, 17/03/2017) in which the proposed discharge rate has been reduced to and meets the national standards for both rate and volume discharge from the site.

DCC have no in-principle objections to the above planning application, from a surface water drainage perspective, assuming that the following pre-commencement planning condition is imposed on any approved permission:

-No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved, in consultation with Devon County Council as the Lead Local

Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

County EEC Directorate:

The site is served by a privately owned and maintained access road from the B3357 Tavistock Road. The private road and its junction with the highway are adequate in respect of geometry to accommodate the numbers and types of additional traffic movements arising from the development, and there is adequate provision within the site to accommodate the parking and turning of all vehicles visiting the site.

A condition requiring the provision of parking and turning within the site prior to occupation is recommended.

West Devon Borough Council (EHO):

Having reviewed the information and potential impact there is a need to condition any permission to control the likelihood of an unacceptable impact on amenity being created. Having considered the potential for black mould and, based on the dilution factor and prevailing wind direction, the generation of black mould is at such a level that it would not be detrimental to residential amenity.

The following conditions are proposed:

- Submission of a preliminary risk assessment for contamination, including site investigation scheme, results, remediation and verification report including long term monitoring, maintenance and contingency arrangements as appropriate.

- No deliveries shall be made, or dispatched from the premises other than between the hours of 08:00 and 18:00 Monday - Saturday.

- A scheme for the installation of equipment to control the emission of fumes and smell from the premises to be submitted and agreed prior to installation. All equipment to be operated and maintained in accordance with the manufacturer's instructions.

South West Water:

Does not wish to comment

Devon & Cornwall

Constabulary SHDC-WDBC:

It is understood that the construction of a whisky distillery would need to comply with the Governments HM Revenue & Customs legislation for example licensing and the physical security of the premises, to include the security of spirits produced at the premises, as well as the need to comply with other relevant regulations and policies. As such the Police are concerned that there appears to be no mention in the Design and Access Statement (DAS) of security, safety or crime prevention per se, so there is no way of knowing if these fundamental issues have or will be considered.

Should the planning authority be minded to grant planning

DNP - Cultural Heritage:

permission it is recommended that the development shall be built to meet the principles and practices of Secured by Design and an overarching security plan be submitted.

The former electricity generating station (known as the 'Pressed Men' building) has heritage significance, possessing 'historical', 'evidential' and 'communal values'. The building has been assessed by Historic England with a view to listing but was turned down. Nevertheless, in view of its local interest and heritage value it should be regarded as a non-designated heritage asset.

Given the size of the development site, it would seem possible to incorporate this building and avoid its demolition. The justification that it has reached the end of its natural life is not a valid argument when applied to heritage assets and should not be considered relevant here. It should preferably be retained but if demolition is approved, the heritage significance would warrant a full survey of the building. Also the roundel, which does seem to be a special feature, should be preserved and re-homed locally in a publicly accessible location.

The former pocket power station represents the remains of the world's first jet-powered electricity generation station. While there is limited aesthetic value in this building there is considerable historic value and some communal value. There are no obvious internal fixtures or fittings surviving from the period of its former use and the building is of brick construction with external metal cladding.

The building has been assessed by Historic England with a view to listing but was turned down. Nevertheless, in view of its local interest and heritage value it should be regarded as a non-designated heritage asset.

Given the size of the development site, it would seem possible to incorporate this building and avoid its demolition. If the demolition of the buildings is approved, full, specialist building recording, carried out by qualified contractors and commissioned by the applicant, should be undertaken prior to their removal. The photographic record suggested in the heritage statement submitted by the applicant is insufficient. In addition, it is recommended that the historic value of these buildings and their role in the development of Princetown be reflected in an appropriate way in the design of the development replacing them.

The sense of separation of the grade II listed lodge houses as stand-alone features would not be compromised by the scheme. Their relationship with each other and the road is also maintained but as it stands, there is insufficient information to establish whether historically they had any

relationship with the development site, although this seems unlikely. On the basis of the current available evidence their setting would appear to be preserved by this scheme.

The historic railway line and terminus are situated to the west of the site, however, there is little likelihood of surviving buried archaeology on the site itself.

The proposal is not considered to have an impact on the setting of the grade II* listed church.

Although just outside, the development site is close enough for the potential impact on the Conservation Area's setting to be a consideration. The proposed development would have very real presence within the settlement. There is no history of this type of building in the area and in this sense it cannot be said to be in harmony with previous development, although this area of Princetown with the former railway, power stations and recent brewery has a quasi-industrial character.

While it would not interfere with any formal designed views in or out of the Conservation Area, it would be in the sight line of View 3 as identified in the 2011 Character Appraisal (pp.24-25 & 28). This is one of sixteen key views identified in the appraisal.

In the terms of the National Planning Policy Framework the harm this would cause to the significance of the Conservation Area would be 'less than substantial'. As the Conservation Area is a designated heritage asset, this harm can be balanced against the public benefit of the scheme.

DNP - Ecology & Wildlife
Conservation:

The Preliminary Ecological Assessment recommends compensation for the loss of a short section of hedge and precautions to avoid harm to legally protected species (birds, reptiles) which may use habitats (no protected species were noted during the site survey).

The survey identified areas of marshy grassland and drier semi-improved grassland which would be lost. The report states that these habitats have potential to support ground nesting birds and reptiles, and to provide food for invertebrates and birds. These habitats are not nationally or locally notable habitats in themselves.

The surface water management plan proposes an underground attenuation tank. This, in contrast to an open swale or detention pond, does not offer any opportunity for wetland habitat enhancement. It is stated that this option is preferred because an open pond would not be in keeping with the moorland landscape.

The new Devon banks and path edges could be sown with suitable locally occurring native wild flowers.

Works should proceed in accordance with the findings and recommendations of the Environmental Report (North Coast Consulting, Sept 2016 ref NCC47).

DNP - Trees & Landscape:

The development will have minimal impact on the character of the local landscape. The building will be very visible particularly from views from the south west and north. However, from these receptor points the development will be seen in association with the existing settlement and industrial buildings. The proposed mitigation will help integrate the development into the settlement, but the soft landscaping needs to be appropriate for this exposed location and there is further opportunity for additional tree planting.

DNP - Recreation, Access & Estates:

The pedestrian link path from the development site accesses directly onto the cycleway/footpath on the sharp bend next to the Old Stables building. The fence line to the adjacent paddock was recently re-aligned to accommodate a wider path, however this may need re-visiting as there is potential conflict at this point between cyclists and pedestrians to ensure adequate width and sight lines.

It is noted that the pedestrian link accesses directly onto the DNP owned car park which may need to be landscaped accordingly and managed so that vehicles do not park across the "entrance" to the path.

The first section of road from the Tavistock Road junction to the Princetown car park entrance is owned by DNPA. There will potentially be increased traffic movements including visitors and deliveries.

DNP - Head of Premises:

The DNPA owns the car park adjacent to the proposed development site together with the access road from the junction with the Tavistock Road up to the point just past the car park access.

This raises issues of how the access road will be maintained going forward, with the additional traffic being proposed for construction and use.

The junction at Tavistock road is difficult to negotiate for coaches, with vehicles grounding out on the surface where it rises.

The proposed pedestrian link with the DNPA car park will need to be worked out in detail, the width and gradient should also accommodate wheelchair/tramper use. The access point could also be better aligned and consideration needs to be given to the layout within the car park.

Parish/Town Council Comments

Dartmoor Forest PC: The Parish Council SUPPORT the scheme on the following grounds:

- The contribution to the local economy, including potential new jobs and investment, especially as the prison is expected to close in the near to medium term.
- The promotion of tourism, generating potentially more visitors to Princetown
- The resultant increase in customers and turnover for other businesses in Princetown

There were a number of concerns raised in objection to the proposal at the public meeting which the Parish Council wish to draw to Members attention; location is outside the settlement, major development, aesthetics, height and prominence, un-necessary pagoda, landscape impact, design and colour, not locally distinctive, overbearing & dominant, harm to neighbour amenity, lighting, café could impact on local business, doesn't relate well to settlement, how will surface water run-off be managed, will the borehole be sufficient, waste water disposal, demolition of heritage buildings, impact on trade, jobs not suitable for locals, is the business too big for Princetown, road access not suitable, black mould, footpath to the west of the site is a private road, what if the company closes, do any farmers on Dartmoor grow barley, doesn't promote education/enjoyment of the National Parks special qualities, not small scale enterprise based on intrinsic qualities of the park and it doesn't conserve or enhance landscape or biodiversity

Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR13 - Providing for high standards of accessibility and design
- COR18 - Providing for sustainable economic growth
- COR19 - Dealing with proposals for tourism development
- COR2 - Settlement Strategies
- COR21 - Dealing with development and transport issues in a sustainable way
- COR24 - Protecting water resources from depletion and pollution
- 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
- COR8 - Meeting the challenge of climate change
- COR9 - Protection from and prevention of flooding
- DMD11 - Demolition of a listed building or local heritage asset

DMD12 - Conservation Areas
DMD13 - Archaeology
DMD14 - Biodiversity and geological conservation
DMD16 - Hazardous installations and potentially polluting activity
DMD17 - Development on contaminated land
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
DMD36 - Signs and advertisements
DMD38 - Access onto the highway
DMD4 - Protecting local amenity
DMD41 - Parking provision - Non Residential
DMD43 - New visitor attractions and development of existing enterprises
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

37 letters of objection 6 letters of support 1 other letter

The OBJECTORS raise the following concerns:

- It is a Major Development under the NPPF and doesn't meet the policy tests
- It is outside the settlement boundary of Princetown and in conflict with policy
- It does not meet the policies for tourism development and the tourism benefits and visitor numbers are over-estimated
- Insufficient information provided with the submission
- There is already a distillery on Dartmoor
- Lands a limited resource and better utilised for affordable housing
- Local businesses are being displaced
- It will not benefit the community in terms of local jobs or promote spending in Princetown
- The Café and conferencing facilities will take trade from existing businesses
- The design and materials are not locally distinctive and its scale will dominate a key entrance into Princetown and impact on views
- It will have a harmful impact on landscape and the setting of the conservation area
- Loss of local heritage assets
- Water over-use (water supply/subsidence/biodiversity)
- Pollution from run-off, waste products (draff and pot ale) and cooling water
- No certainty of achieving of Environment Agency licences
- Harmful impact on the environment (the Sandford Principle needs to be applied)
- Harmful impact on protected species (bats, badgers and great crested newts)
- Formation of Black Mould which will harm human health, detract from the character and appearance of the built environment and deflate property prices. Calls for the installation of a thermal oxidiser are made. One objector describes black mould already being present on the Dartmoor Brewery building.
- No confirmation of proposed location of additional cask storage facilities
- A dangerous mutation of ethanol is acetaldehyde, a category 1 carcinogenic
- Storage of flammable liquid close to dwellings
- Harmful to residential amenity; smells, fumes, light, noise, privacy and dominating
- Adverse impact on highway safety and the increased HGV traffic will conflict with cyclists and pedestrians
- The views of the Parish Council don't express those of the community

-This application is potentially linked to a large whisky company

The Dartmoor Society and Princetown History Society object to the loss of buildings which are of key historical interest to the story of energy provision on Dartmoor. It is stated that the village has already lost too many historically important buildings including the railway station, the Town Hall (also designed by Richardson & Gill), Bolt's Stores and others. They call for the buildings to be marked out on the ground and a plaque installed if the scheme is approved.

The SUPPORTERS emphasise the following points;

-It is a positive development for the local economy.

-Princetown has suffered economically; the closure of shops & businesses, reduced tourists to visitor centres and the planned prison closure will exacerbate the economic impact. Previous investment to improve facilities has been from public funds and the Duchy and with limited impact. We now have private company looking to invest and this will be the best thing for the village

-Creation of jobs

-Enhancement of a run-down area and improvements to appearance

-The road access leading to site will benefit from widening

-Black mould won't be an issue given climatic conditions

-The design could be improved and the tower is unnecessary

Observations

PROPOSAL

The application proposes the construction of a new whisky distillery with associated visitor centre, access, car parking and landscaped grounds on the south west edge of the Princetown adjacent to the public car park.

The attraction of Princetown for a distillery relates to its climate (the reduced temperatures which slow the maturation of the spirit and improves its character) and the value associated with a Dartmoor product and what would be the highest distillery in the British Isles.

The proposal involves the demolition of two existing business units to facilitate the creation of a new access and arrangement of buildings and infrastructure on the site. A levelled area would be excavated to accommodate the proposed development which comprises a complex of buildings, including; (i) a production hall with mill, silos, mash turn, fermenters and copper stills, (ii) a traditional cask warehouse store for visitor display, (iii) ancillary coffee and tasting rooms, retail and catering facilities for visitors and (iv) back office and private meeting/function room.

PRINCIPLE OF DEVELOPMENT & ECONOMIC IMPACT

The site is situated outside, but adjoining, the Local Centre of Princetown. The spatial strategy of the Development Plan is to focus growth and development at the larger settlements (Local Centres).

The vision for Princetown within the Development Plan looks to enhance opportunities for business and commercial development including the tourist economy.

Food and drink tourism is promoted in the Government's 8 Point Plan for National Parks.

The proposed distillery at Princetown is principally a business use (planning use class B2), with associated visitor and retail facilities.

Policy COR18 stipulates that local employment and business opportunities will be sustained by the provision of new employment sites within and adjoining Local Centres where there is evidence that demand cannot be met by existing or permitted sites. The application was advertised as a departure at the outset as the site falls mostly outside the settlement boundary; an assessment of compliance against policy COR18 follows.

The northern tip of the site is within the settlement boundary and comprises existing business units. Indeed, the site is located adjacent to an existing commercial area within the settlement comprising the fire station, brewery and Duchy Yard workshops. There is no capacity for the distillery development within this existing employment area within the settlement boundaries.

There are no allocated employment sites within Princetown in the Development Plan and no approved sites with extant/vacant status that could accommodate the scale and type of development proposed in this location.

In terms of other available sites on the edge of the settlement, the agent has identified and appraised underused storage buildings at Prison Farm. These buildings are local heritage assets important to the development of the Prison Farm and adjacent to the grade II listed HM Prison compound. The agent considers the buildings undersized for the proposed distillery operation, requiring some fundamental alterations and extension. Notwithstanding the level of investment required, this would likely have a negative impact on the heritage asset. Other issues flagged by the agent relate to this site's distance from the centre of Princetown and the constrained access and visibility for the scale of development proposed.

The availability and suitability of alternative existing and permitted employment/business sites is constrained and in this respect the proposal for a site adjoining the Local Centre is not in conflict with policy COR18.

Princetown has suffered with a number of business vacancies over recent years and landowners have modified rents and unit arrangements to generate occupancy of vacant premises. The future of the Prison is also unknown. Given this backdrop, it is not surprising that members of the community are either concerned about the impact of a new development on existing businesses, or welcoming a new enterprise to help boost the local economy.

Investment within the settlement has over recent years come from the public purse and from the Duchy of Cornwall as principal landowner. This proposal is for a substantial business venture from a private investor.

The agent states that 22 (full time equivalent) new jobs will be created when the distillery is in full operation, creating spin off jobs for local drivers, farmers supplying barley etc. The agent refers to the Scotch Whisky and Tourism report by 4-Consulting (July 2011) which identifies that clusters of tourism and culture related activities have developed around whisky distilleries across Scotland, where distilleries were found to support an additional 60 jobs in the local community in sports, recreation and cultural industries and an additional 70 jobs in accommodation around each distillery.

It is acknowledged that the proposal involves the removal of two existing small business units on the site (leased from the Duchy); the agent has confirmed that these businesses will be

relocated to new premises by the landowner.

The proposed distillery, with its visitor centre, located within approximately 130m of the central shopping area of Princetown will also add to the existing tourism offer within the settlement with opportunities for linked trips and spending in Princetown. Access to the site would be through the central shopping area; it is not an isolated development proposal which could be accessed without visitors travelling through the centre of Princetown on the approach. It will add to the existing food and drink economy, being located in proximity of the Dartmoor Brewery. The retail facilities at the visitor centre will be related to the distillery use with an associated refreshment/café.

MAJOR DEVELOPMENT

Paragraph 116 of the National Planning Policy Framework (NPPF) states that planning permission should be refused for major developments in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. This is reiterated in policy DMD2 of the Local Plan.

The determination of whether a proposal amounts to 'major development' is a matter of planning judgement to be decided by the decision maker. It is not synonymous with the definition of a 'major planning application', but rather whether the development could be construed as major development in the ordinary meaning of the word having regard to the character of the development in its local context. Recent headline applications for major developments in England's National Parks include fracking, power line infrastructure, quarrying etc.

Having regard to the character, nature and scale of the proposed distillery on the edge of the Local Centre of Princetown, and taking the local circumstances and context into account, it is not considered to be a 'major development' under paragraph 116 of the NPPF.

DEMOLITION OF UNDESIGNATED HERITAGE ASSETS

Situated on the northern boundary of the application site are two buildings formerly associated with energy infrastructure; the former electricity generating station (known as the Pressed Men Building) and the adjacent former Pocket Power Station.

The Pressed Men Building is a former electricity generator station built in 1924 and supplied electricity to Princetown. It ceased operation around 1947 and since then it has seen a number of different occupants including use as a Masonic Hall. By 2001 the firm Pressed Men, makers of naval memorabilia, occupied the building. It is currently in use as a forge.

In 1959, the South Western Electricity Board (SWEB) installed a Pocket Power Station next to the old power station. It was one of five unmanned power stations installed by SWEB between 1959 and 1965. Specifically designed for remote locations, often prone to bad weather, they had three functions: peak lopping, security of supply, and voltage support. The one in Princetown was claimed to be the world's first unmanned power station (British Pathe film, 1959). Each station was fitted with a bespoke Proteus 3 megawatt turbo-prop aero-engine made in Bristol, driving an alternator, together with the control gear and switch gear and associated oil storage tanks. They were operated remotely via a telephone line, the one in Princetown being controlled from Electricity House in Bristol. They were originally built to last for 10 years, but some remained operational for much longer, including Princetown, decommissioned after 1999. Its engine was moved to the Internal Fire Museum of Power,

Cardigan Bay, Wales.

The single storey Pressed Men building is constructed in concrete (painted) and has a felted curved roof, possibly replacing a former metal covered roof. Above the main entrance is an oval shaped bas-relief, now painted. It depicts Thor, the god of thunder in Norse mythology, holding lightning bolts and associated with the generation of power. The windows, doors, flues and rainwater goods to the E side elevation have been replaced, mainly with UPVC, and some further openings have been inserted. No current photographic evidence of the interior of the building has been submitted. It is likely, given its subsequent use as a Masonic Hall and now a forge, it no longer retains its internal machinery.

The adjacent Pocket Power Station of 1959, which formerly housed the Proteus engine, takes the form of a rectangular shaped flat-roofed box clad in corrugated metal sheets. The front facing the road has large double doors with two projecting vents above. Its round metal chimney attached to the rear, and adjacent oil storage tank, have been removed.

An application for the listing of the buildings was made to Historic England. Although possessing some claims to interest, and as poignant reminders of key developments in the history of electric power generation, the buildings lack the level of architectural interest and intactness needed for listing. The decision by Historic England explains that although the 1924 station displays some architectural embellishment, in a national context it is not of sufficient quality to merit listing. The 1959 station is of a plain, functional design created specifically to house the Proteus engine. The latter's removal, together with the loss of its oil tank and chimney, has significantly diminished its overall integrity and interest. The buildings, having undergone significant alteration and do not survive sufficiently intact. Although the buildings are of interest in their contribution to our understanding of key developments within the history of electric power generation, in particular the automated Pocket Power Station, this interest on its own is not sufficient to outweigh the overall lack of intactness and architectural interest.

Policy DMD11 deals with the demolition of listed building and other heritage assets and establishes a series of criteria for permission to be judged against. The policy states that the total loss of a non-designated heritage asset will only be granted where this has been balanced against the significance of the asset and found to be convincing and justified and conservation by grant-funding or some form of charitable or public ownership is not possible.

An internal inspection was made by the Building Conservation Officer which revealed no obvious internal evidence of fixtures or fittings surviving from the use of the power station's original use.

In view of the buildings' local interest, and heritage value, they are regarded as non-designated heritage assets.

The proposed development seeks the removal of these buildings to enable a comprehensive redevelopment of the site, a cohesive approach to design and considered access/entrance approach. The removal of these buildings also curtails the expansion of the site into the open countryside. The cask store and attenuation ponds are proposed on the site of these buildings.

The loss of these buildings by the development scheme is regrettable, however, the significance of the assets has been assessed against the planning merits of the scheme as a whole and officers consider, on balance, that their loss is justified. In accordance with policy DMD11 a full detailed record of the asset will be made prior to demolition and the applicant

has intimated that the motif on the building could be retained within the community.

The availability of public funding for the buildings is limited and the buildings are not registered as community assets.

DESIGN AND IMPACT ON BUILT ENVIRONMENT

Policies COR1, COR4 and DMD7 set out the objectives for high quality locally distinctive design and for the conservation and enhancement of the built environment. The Dartmoor National Park Design Guide provides supplementary advice.

The site is located on the edge of the Conservation Area and policies COR5, DMD7 and DMD12 apply. To the south west of the site are the grade II listed lodge houses which frame the south west entrance into the settlement. The church of St Michael and All Angels is grade II* listed which, whilst a distance from the application site, is a notable feature on the skyline to the north.

The prison is a landmark and distinctive building complex within Princetown; its regimented and formal arrangement of buildings responding to the functional requirements of the use.

The proposed distillery would introduce a new building complex within the settlement with a distinctive and ordered arrangement of traditional building types and courtyard layout, responding to the functional requirements of its use. The courtyard layout also provides shelter from prevailing winds.

The church spire and prison buildings are existing landmark features which punctuate the skyline of the settlement. The proposed distillery would have a very real presence in the immediate surroundings, and from a number of views into the village, presenting a new landmark building on the south western entrance to the village. It would not, however, compete with the prison, or church, in terms of its siting and scale, nor adversely affect the setting of these listed buildings.

The scale of the proposed buildings within the distillery complex would, individually, not be out of proportion with existing industrial and business premises in Princetown. They will, however, appear as a substantial group with the 3 storey tower. The detailed design of the hipped roof tower, its scale and pagoda, has attracted significant attention and has been the subject of discussions between officers and the applicant. This is an iconic feature of distilleries (the steam from the whisky production process traditionally terminating through the pagoda). Whilst this would present a dominant element of the development, and indeed a landmark feature on this approach to the settlement, small pagoda features are noted on the more recent community centre and Royal Court housing scheme. The applicant has respectfully requested that the application is considered on the basis of the plans submitted.

The buildings within the historic core of Princetown present a cohesive character with an identifiable palette of materials, namely; render, granite and slate. There are a small number of random rubble stone walls and slate hung elevations.

High specification buildings are proposed with a mix of granite and lime render elevations with slate and profile sheeting roofs. The warm hue of the render finish presented with the original submission would contrast with the colour palette of Princetown and the agent has acknowledged that this needs further consideration, the detail of which would be agreed by planning condition.

The design and materials of the windows and other openings are consistent in design and materials with the traditional aesthetic proposed for the distillery.

Although just outside, the development site is close enough for the potential impact on the setting of the Conservation Area to be a consideration. The proposed development would have very real presence within the settlement. There is no history of a distillery building complex in the area, although this area of Princetown with the former railway, power stations and recent brewery has a quasi- industrial character. Whilst the proposed development would not interfere with any formal designed/planned views in or out of the Conservation Area, it will clearly be seen in the sight line of view 3 within the Conservation Character Appraisal which flanks the public car park. This is one of the views looking out of the settlement to the moorland landscape beyond. It is not an intrinsic part of the Conservation Area for which it derives its designation.

In the terms of the National Planning Policy Framework the harm this would cause to the significance of the Conservation Area would be 'less than substantial' having regard to the siting, scale and design of the proposed development. As the Conservation Area is a designated heritage asset, this harm can be balanced against the public benefit of the scheme.

The historic railway line and terminus are situated to the west of the site, however, there is little likelihood of surviving buried archaeology on the site.

LANDSCAPE IMPACT

Policies COR1, COR3, COR4, DMD1b and DMD5 set out the objectives for the conservation and/or enhancement of the character and special qualities of the Dartmoor National Park Landscape.

The site currently comprises rough grazed paddock and the two existing business units along the northern boundary.

Princetown lies on the edge of a large scale moorland landscape and this moorland has a strong sense of exposure and tranquillity. The open moorland contrasts strongly with the unique urban character of Princetown.

The development will inevitably change the character of the existing rough pasture land, but it will have a strong association with the adjacent settlement being well related to the built-up area. This part of the settlement has an industrial character and the proposed development will reflect this character. The proposed buildings, together, are of a larger scale, but on balance the harm to the character of the local landscape will be modest.

The development will be very visible in the landscape. There are views of the site from the main road leading to Yelverton, from the open access land to the west and north, from the road to the north and from a public footpath to the west. People visiting this part of Dartmoor do so to enjoy the views of this dramatic landscape. However, most of the views of the Distillery will be from the south, west and the high ground to the north and from these receptor points the distillery will be seen in association with the existing settlement. The central section of the building will be visible from the war memorial and there may be distant views of the upper parts of the building from the eastern side of Princetown. Whilst the proposed building complex will be of a different scale to the surrounding buildings, the development will cause minimal visual harm to the wider landscape.

The southern and western boundaries of the site will be enclosed with a 2m high hedge bank to reflect the enclosure around other industrial buildings and help to integrate the development and its associated hard landscaped areas into the settlement. The plans also propose tree planting within the site and the detail can be agreed by planning condition. The lighting scheme will also be conditioned to ensure that it is appropriate to the site on this south western edge of the settlement.

NATURAL RESOURCES & DRAINAGE

Policy DMD3 requires developments to dispose of surface water in accordance with sustainable methods that minimise the risk of flooding of property and land.

A revised surface water drainage strategy was submitted following consultation with the Lead Local Flood Authority (LLFA) showing the proposed discharge rate reduced to the equivalent Qbar rate to the satisfaction of the LLFA and meets the national standards for both rate and volume discharge from the site. The detailed design of the proposed surface water drainage management system during the construction period will be required by planning condition.

The Environmental Assessment estimates that over 90% of the steam condensate will be recovered as boiler feed water, significantly reducing the amount of make-up water and associated chemical additions required. The processing activities for the whisky production will use techniques and methodologies for the economic recovery and re-use of heat to reduce energy inputs.

CONTAMINATION/POLLUTION & OTHER LEGISLATIVE CONSENTS

Policy DMD17 deals with development on potentially contaminated land and requires development on sites known/suspected to be contaminated to be accompanied by appropriate investigations to identify the nature, extent and risks and any appropriate remediation to reduce potential risk. Policy COR24 deals with the protection of water resources and policy DMD4 deals with impact on residential amenity.

The submitted Environmental Assessment identified potential risk posed by previous land uses (foundry and old railway sidings) which requires further exploration to determine acceptability or how it can be made acceptable. This is proposed to be dealt with by planning condition.

A number of concerns have been raised about the environmental impact of the distillation process.

Distillation, as an industrial process, is regulated through environmental legislation. Planning and environmental permit/licence decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. Planning and permitting decisions are made separately and developers can choose the order in which they apply for them. Both decisions are needed before a developer can operate a proposed development. Planning decisions should not focus on controlling pollution where it can be controlled by other pollution regulations.

The making of scotch malt whisky involves several processing stages from grinding malted barley to a grist, through to the warehousing of the distilled spirit.

The agent states that they will be seeking to extract approximately 14 cubic metres of water daily through a borehole (32 cubic metres when at full capacity). This water will be used in the process of spirit making; it will not be discharged to the drains. He explains that the cooling system for the distillery process will be electricity powered and that water will only be abstracted sufficient to fill this system, thereafter it will be a closed loop. There is no water used in cooling. The agent has initiated the notification process with the Environment Agency who will consider the application under their Abstraction Licencing process. The applicant would need to obtain this licence, separate to the planning application.

Any discharge to a watercourse is likely to require an Environmental Permit from the Environment Agency under the Environmental Permitting Regulations 2010. The Environmental Assessment states that a contamination risk is not posed as no discharge is planned from the site other than sewage.

The application states that the co-products from the distillation process (notably Draff (spent grains) and Pot Ale (copper rich liquid from the stills)) will be disposed to local farms. Pot Ale is spread on the land as a fertiliser where required and in areas which are not copper rich. Draff is used to feed livestock. The applicant has already approached farmers who wish to take these co-products. The Draff and Pot Ale will each be transported by tractor trailer (once a day for each material). The applicant is aware that they need to apply for a Standard Rules Mobile Plant Permit to have this waste spread onto the land and any potential environmental impacts will be managed through this process. Subject to appropriate control through separate legislation, this has potential to provide local benefits.

Discharge to air will be via the steam boiler and will discharge carbon dioxide and water. Local concerns have been expressed about the potential occurrence of 'black mould' in the environs of the proposed whisky storage warehouse with regard to its impact on the visual amenity of the area and public health. An objector refers to legal cases in America and calls for the incorporation of a thermal oxidiser to be installed to prevent black mould growth.

A traditional small visitor-demonstration dunnage warehouse is proposed to be built on site to store the filled oak whisky casks to allow the maturation of the spirit. Additional warehousing is to be provided off-site at a location to be decided. A number of local objectors are concerned that information on the proposed location for additional whisky cask storage has not been provided.

The ecology of mould is complex, comprising several fungal species. These micro-organisms use ethanol vapours, evaporating from maturing stocks of whisky (from cask storage warehouses) advected by the wind, for their carbon nutrition which in turn affects their growth rate. The presence of the phenomenon associated with the whisky industry is explained in the Environmental Consultant's report to depend on the quality of spirit stored, the type of warehouse and (particularly) the geographical location.

The environmental consultant's report explains that the concentrations of ethanol vapour are extremely low and diminish downwind at a rate proportional to wind speed. He explained that adsorption by the mould accounts for only a miniscule quantity of that emitted since it is a function of the surface areas encountered downwind. Rainfall, during and subsequently, scrubs the air free of these compounds and washes them from the absorption surfaces respectively. The consultant explains that it can be assumed with some certainty that in high rainfall areas such as Princetown, mould growth would be significantly less than in drier parts of Scotland. The report analyses the climatic conditions of Princetown (noting the rainfall, humidity, wind and temperature levels) together with the traditional dunnage warehouse type

proposed (which keep temperature and evaporation levels lower) and the relatively modest production levels of maturing stocks and limited level of on-site cask storage, to conclude that black mould growth would be absolutely minimal for Princetown. This is based on calculations and empirical evidence from other Scottish distilleries.

The Environmental Health Officer has considered the information presented and the potential for black mould based on the dilution factor and prevailing wind direction does not foresee the generation of black mould to be at such a level that it would be detrimental to neighbouring amenity.

The agent confirms that there are no thermal oxidisers used within distilleries in the UK and states that the black mould growth would not be an issue. The applicant has intimated that they would accept a condition to implement a thermal oxidiser if black mould growth can be proven to be attributable to spirit storage at the distillery. Given that the evidence presented is that there should not be a problem with black mould, it is difficult to impose a condition to this effect under the tests for reasonableness and necessity for planning conditions as set out in the NPPF. A condition is recommended to limit the storage of whisky casks in the traditional cask store only to control the capacity of storage on site in line with the professional assessments made on this application.

The Police and Architectural Liaison Officer has referred to the requirement for whisky distilleries to comply with other legislation on site security. The planning system should not seek to duplicate controls under separate legislation. The site is on private land and it is understood that it will be made secure at the boundaries at night, outside visiting hours. The proposed layout and design of the site are not considered to present issues for the safety of the public visiting the site during opening hours.

BIODIVERSITY

Policies COR7 and DMD14 deal with the conservation and enhancement of Dartmoor's biodiversity.

The Preliminary Ecological reports recommend compensation for the loss of a short section of hedge and precautions to avoid harm to legally protected species (birds, reptiles) which may use the marshy grassland and drier semi-improved grassland habitats which would be lost (no protected species were noted during the site survey). These habitats are not nationally or locally notable habitats in themselves.

Objectors have raised queries about impact on other protected species, however, the DNPA ecologist is satisfied with the level of survey and assessment provided by the consultant ecologist, provided that the works are carried out in accordance with the findings and recommendations of the Environmental Report then there will be no adverse impact on biodiversity.

HIGHWAY SAFETY & CONNECTIVITY

Policy COR21 deals with highway safety and requires development proposals to demonstrate that they will not conflict with the standard, capacity and function of local roads, provide sufficient parking, turning, footways and where possible provide links to existing and proposed footways and cycleways. Policy DMD41 sets out the adopted maximum parking standards for generic planning use classes. The development is assessed having regard to the specifics of the use proposed (30 visitor spaces, 10 staff spaces, 2 accessible spaces and lorry loading

areas). No coach access is proposed following early consultations with the Highway Authority.

The site is served by a privately owned and maintained access road from the B3357 Tavistock Road. The Highway Authority state that the private road and its junction with the highway are adequate in respect of geometry to accommodate the numbers and types of additional traffic movements arising from the development, and there is adequate provision within the site to accommodate the parking and turning of all vehicles visiting the site (including delivery vehicles).

Concern has been raised about the suitability of the junction of the privately owned car park access road (Station Road) with Tavistock Road due to the difficulty that coaches have negotiating the junction without grounding when both entering and exiting. A coach's manoeuvrability, particularly at steep vertical intersections, is constrained by the long wheelbase and, more particularly, the long overhang front and rear. A large commercial vehicle does not have the same constraints and an articulated vehicle also has the ability to flex both horizontally and vertically so it will be able negotiate any junction easier than a coach if the space is available on plan.

The proposed distillery would be closely grouped with existing business premises and the centre of Princetown to allow for linked trips. The proposed distillery would have a visual presence/connection with the centre as well as providing physical connection through the site to the public car park and cycleway to the west. These connection points would be secured in detail by planning condition and their phasing and implementation secured through a legal agreement. The location of the connection with the car park has been revised to give a better alignment/approach.

The plans show a proposal to splay back the existing wall enclosing the public car park along Station Road (immediately adjacent to the application site). These works fall outside the development site and respond to concerns raised by the Parish Council in respect of improved road width for ease of egress for emergency fire vehicles. The Highway Authority has not raised this as a requirement in response to traffic generation from the proposed development. It is therefore not reasonable to require these off-site works through a legal agreement as part of this planning application. This is a separate matter and does not form part of the proposal or considerations for the determination of this application.

RESIDENTIAL AMENITY

Policy DMD4 deals specifically with residential amenity. Some of these matters have been dealt with already under the discussion regarding pollution.

The proposed development is situated adjacent to existing industrial and employment uses and a public car park, however, there are also a number of residential properties within proximity of the site. The closest dwellinghouse being No.2 Babbs Cottages which flanks the south east corner of the application site.

Having regard to the distance to this neighbour, the difference in levels (including the proposed excavation of the site) and the orientation of the proposed development to the northwest of this dwelling, it would not significantly reduce the levels of daylight and privacy enjoyed by these neighbouring occupiers or have a dominant or overbearing impact. This view would also apply to other dwellinghouses nearby.

The Environmental Health Officer requests full details of all proposed equipment on site for the

control of fumes and odour from the premises (for the distillation and visitor centre facilities) to be approved by planning condition before their installation and for ongoing compliance.

The distillation process is not in itself a noisy industry provoking significant noise issues. The proposal will give rise to additional traffic (notably, in the initial stages, 2 barley deliveries per month, 2 tractor-trailer collections per day, together with other deliveries associated with the visitor café and the coming and goings of employees and visitors). The site is however within an urban context of existing uses and the adjacent public car park. The Environmental Health Officer does not object to the scheme and recommends a condition to restrict deliveries to the site to the hours between 08:00 and 18:00 Monday to Saturday to protect residential amenity.

OTHER ISSUES RAISED THROUGH THE CONSULTATION PROCESS

Whilst reference has been made to insufficient information being provided with the submission, officers are satisfied that a decision can be made on the basis of the information available.

Reference has been made to the presence of an existing distillery on Dartmoor, however, this is not a reason to stifle/refuse the development of further enterprises. It is acknowledged that there is a small Whisky distillery at Bovey Tracey.

Some objectors have stated that the land would be better utilised for affordable housing. Proposals for housing at Princetown would need to look initially at sites within the settlement boundary. If the housing need could not be met within the built-up area then consideration would need to be given the suitability and availability of all other land options. There is no current offer for housing development on this application site.

Concern has been expressed by objectors that the views of the Parish Council do not reflect the views of the local community. Conversely, a concern has also been raised to state that a number of residents within the community have felt too intimidated to voice their opinion in support of the application.

Speculation has been raised that the application is potentially linked to large whisky company. Details of the applicant are provided on the application. Planning permissions run with the land (not with the landowner or applicant); the consideration is whether the proposed development (whisky distillery) is acceptable in planning terms.

Concern has been raised about the storage of flammable liquid on site. The amount of whisky cask storage within the warehouse would amount to a maximum of just over 100,000 litres which is significantly below the 5000 tonne threshold of ethanol storage that would require a Hazardous Substance Consent.

CONCLUSION

The proposal presents a substantial development on the south western edge of the settlement. Whilst the site would be adjacent to the Conservation Area, it would be in proximity of other industrial uses and flanking the public car park. It would be well connected with the centre of Princetown.

The vision for Princetown within the Development Plan looks to enhance opportunities for business and commercial development including the tourist economy. Princetown has

suffered with a number of business vacancies over recent years and landowners have looked to modify rents and unit arrangements to generate occupancy of vacant premises. The future of the Prison is also unknown.

There is no capacity for the distillery development within existing employment areas within the settlement boundary. There are no allocated employment sites and no approved sites with extant/vacant status that could accommodate the scale and type of development proposed. An alternative site on the edge of the settlement has been discounted and would not be sequentially preferable.

The proposal would bring economic benefits; providing new jobs and contributing to the existing tourism offer, providing opportunities for linked trips and spending in Princetown.

The existing businesses within the Pressed Men building and former pocket power station would be relocated to new premises by the landowner. The proposed loss of these un-designated heritage assets is regrettable. The proposed development seeks their removal to enable a comprehensive redevelopment of the site. The significance of the assets has been assessed against policy and the planning merits of the scheme as a whole and officers consider, on balance, that their loss is justified.

A high specification build, reflective of a traditional distillery complex is proposed. External finishes would be controlled by condition to ensure suitability to Princetown. It would have strong presence on this edge of the settlement, however, it would not adversely impact on the setting of listed buildings and the impact on the setting of the Conservation Area would be less than substantial and is balanced against the public benefits of the scheme.

The Environmental Consultant's report analyses the climatic conditions of Princetown (noting the rainfall, humidity, wind and temperature levels) together with the traditional dunnage warehouse type proposed (which keep temperature and evaporation levels lower) and the relatively modest production levels of maturing stocks and limited level of on-site cask storage, to conclude that black mould growth would be absolutely minimal for Princetown. This is based on calculations and empirical evidence from other Scottish distilleries. The Environmental Health Officer has considered the information presented and the potential for black mould; based on the dilution factor and prevailing wind direction, he does not foresee the generation of black mould to be at such a level that it would be detrimental to neighbouring amenity.

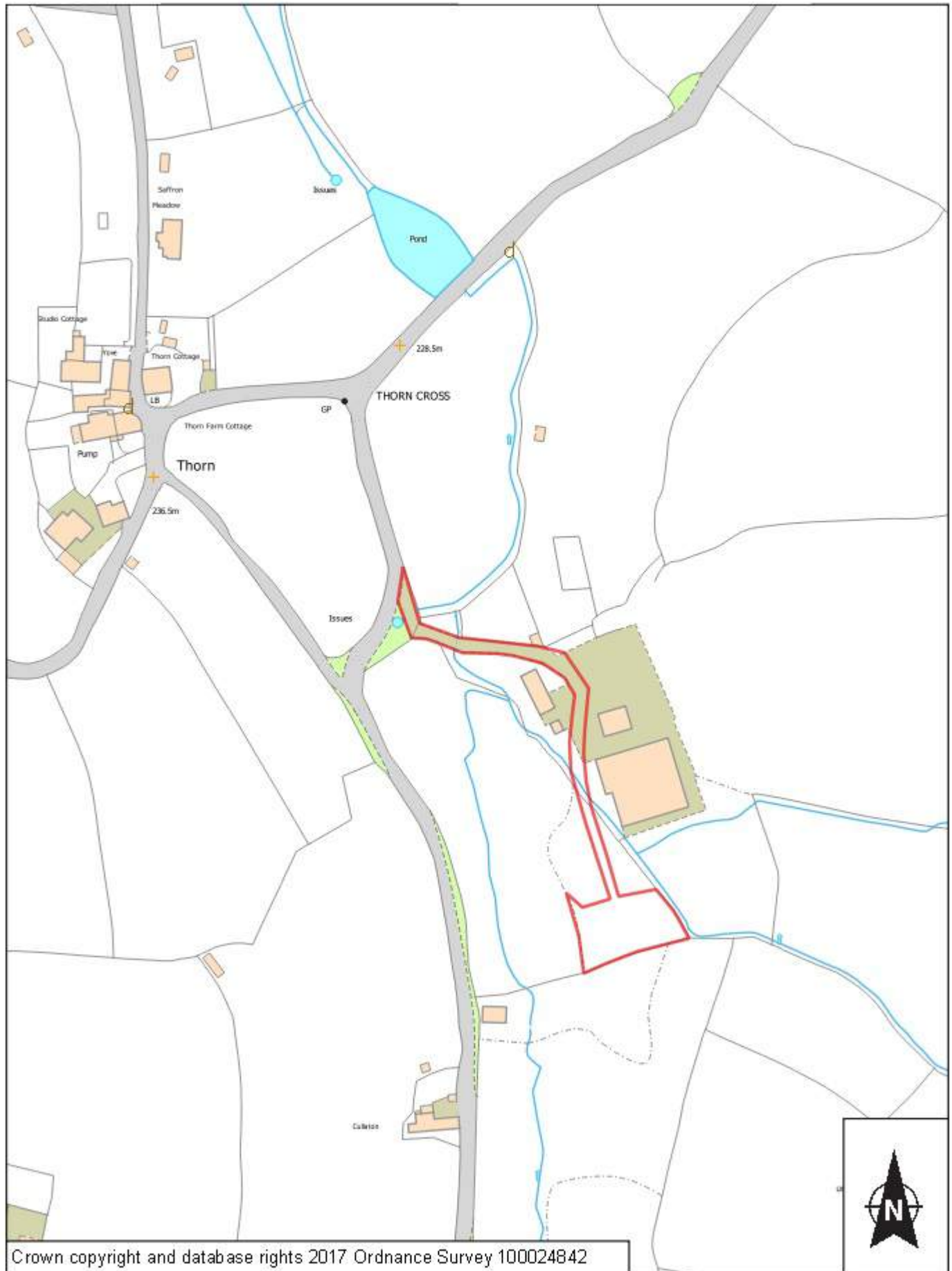
The proposal presents a substantial development which will have an impact on the character and appearance of this edge of the settlement, but one that will have a positive economic benefit for Princetown and its tourism offer and is acceptable in all other planning respects.

Thorn Farm, Chagford - 0069/17



Scale 1:2,000

Compiled by hherriott on 23/3/2017



2. Application No: **0069/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Chagford**
Grid Ref: **SX686864** Officer: **Helen Herriott**

Proposal: **Construction of farmhouse**

Location: **Thorn Farm, Chagford**

Applicant: **Mr T Mears**

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 Authority Development Plan and to the Dartmoor National Park Affordable Housing Supplementary Planning Document 2014.
2. The proposed development, by reason of its scale, bulk and design would have a detrimental impact on the character and appearance of this part of the Dartmoor National Park landscape. The development would be contrary to the Dartmoor National Park Authority Core Strategy Development Plan Document, and in particular policies COR1, COR3 and COR4, and to policies DMD1b, DMD5 and DMD7 of the Development Management and Delivery Dartmoor National Park Authority Development Plan Document and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision 2012, and the National Planning Policy Framework 2012.

Introduction

Thorn Farm is located in a shallow valley in open countryside to the south west of Chagford. The site for the dwelling is on waste land at rear of the existing farm yard and is well screened by the protected woodland to the west and by the slope of the land to the south and east. The existing mobile home is at the front of the yard to the north west of the farm buildings. The recently approved lean-to to the east of the barns has been constructed. The application is presented to the committee in view of the Parish Council support of the proposal.

Planning History

0015/16	Construction of agricultural dwelling		
	Outline Planning Permission	Grant Conditionally	07 March 2016
0584/11	Siting of temporary agricultural worker's dwelling		
	Full Planning Permission	Grant Conditionally	06 January 2012
0402/11	Extension to existing cattle shed to provide storage of feed and agricultural machinery (125sqm)		
	Full Planning Permission	Grant Conditionally	22 September 2011

Consultations

Environment Agency:	Does not wish to comment
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highways implications
DNP - Trees & Landscape:	No objection
Land Agent Consultant:	In terms of DMD23 there is no other building suitable for conversion on the site, I am satisfied that with the numbers of animals managed by the applicants and needs of those animals throughout the year that there is a need for a worker to be on site at most times, the applicant is mainly employed in agriculture and that through a standard man day calculation, the needs of the farming enterprises are for a full time worker, that the level of profit achieved by the business meets the financial test and that there is a clear prospect of the business remaining financially sound/ The functional need cannot be met by a dwelling further away. The location is suitable from a farming point of view.

Parish/Town Council Comments

Chagford PC: Supports the application to encourage the farm to grow towards the future.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
COR24 - Protecting water resources from depletion and pollution
COR3 - Protection of Dartmoor's special environmental qualities
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD5 - National Park Landscape
DMD6 - Dartmoor's moorland and woodland

Representations

3 letters of support

Three letters of support were received from the local farming community and a Chagford resident.

Observations

THE PROPOSAL

This application is for the erection of a permanent agricultural worker's dwelling at Thorn Farm.

The proposal is for a large three bedroom building including a farm office, boot room, shower facilities and attached garage with plant room. It is proposed to access the dwelling from the existing access to the highway and through the yard adjacent to the existing barns.

The building is proposed to be rendered with a natural slate roof. Natural stone is proposed for the construction of the two chimneys and front porch. The windows will be either aluminium or uPVC.

The application is supported by an agricultural and business appraisal setting out the justification for the proposed dwelling, business accounts and a design and access statement.

The proposed dwelling would be some distance from the highway which ensures that it is not visible from any immediate viewpoints. The site is screened on the southern and western side by existing established trees.

AGRICULTURAL HOLDING

The applicant presently farms 29 hectares of owned land with common grazing rights on 41 hectares and an additional 24 hectares of rented land for grass keep.

The number of animals present on the holiday at the time of the application comprise 58 suckler cows, breeding heifers and stock bulls, 35 cattle between 0 -12 months of age and 10 cattle over 12 months of age and 169 breeding ewes and 5 breeding rams.

The applicants have a temporary mobile home on site and there are clear signs of improving the business. There is a clearly an established existing functional need for a dwelling on site. It has a sound financial footing. The agricultural consultant supports the application stating that the tests are met.

PLANNING HISTORY

There is a previous planning application for a temporary agricultural worker's dwelling at Thorn Farm (ref: 0584/11). That permission lapsed on 10 January 2015. However the building and use is continuing and the enforcement team are aware of this.

An outline planning permission was granted on 7 March 2016 (ref: 0015/16) for the construction of a permanent agricultural worker's dwelling. A condition attached to that permission stated:

“Notwithstanding the application submission and plans hereby approved, the total floor area of the dwelling hereby approved shall not exceed 100sqm including a farm office no larger than 15sqm in size to protect the character and appearance of this area, to ensure that the scale is appropriate to the functional needs of the holding and to ensure the affordability of the dwelling to the farming community in accordance with policies COR1, COR3, COR4, DMD1b, DMD5 and DMD23 of the Development Plan and to the advice set out in the Draft Affordable Housing in the Dartmoor National Park Supplementary Planning Document”.

This condition was not challenged or appealed by the applicant.

A reserved matters application was received in November 2016. This application was returned to the applicant as it did not comply with the above condition due to the excessive size of the dwelling. Firstly, it was suggested that the size of the building was reduced; the second option was to submit a Full Planning Application. The applicant has chosen to test an application for a larger dwelling on this site.

It is a material planning consideration that outline planning permission was granted conditionally for a scheme of up to 115sqm on this site.

SIZE

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.

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.

The size of the unit has remained an issue through the pre-application discussions.

This is acknowledged in the recently adopted Dartmoor Affordable Housing Supplementary Planning Document (SPD) which provides floor space benchmarks for affordable dwellings.

This 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 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. This guidance recommends a floor space of 85sqm for a 3-bedroom affordable dwelling.

At outline stage, the Authority took the opportunity to secure a dwelling commensurate with the need for an agriculturally tied dwelling by imposing a 100sqm floor space restriction on the dwelling. This acknowledged the advice within the SPD and allowed an extra 15sqm for additional farm office/boot room. This is a material consideration in the determination of this application.

This application proposes a 3-bedroom dwelling totalling 140sqm, the applicant states that this is 29sqm business floorspace and 111sqm residential floorspace. It is the Authority's view that the boot room, farm office, wet room and wash room do not all comprise business floorspace as this is a significant proportion of the ground floor of the property. An integral double garage is proposed in addition. This in effect (excluding the double garage) is nearly double the size indicated in the SPD.

Having regard to the above considerations it is considered that the scale of the proposed dwelling will not comply with policy DMD23 and the Affordable Housing SPD.

DESIGN

Although some pre-application discussions took place between Officers and the applicant, not all issues have been addressed and Officers still have design concerns in relation to the application before us.

Although the some of the design features of the dwelling follow the principles set out in the DNPA Design Guide, with simple distinctive features it does not appear as a traditional farmhouse building. However, it is noted that the proposed dwelling would be situated at the centre of the farming operations away from neighbouring dwellings and no adverse impact under policy DMD4 is considered.

The main concerns relate to the attached garage and the link between the dwelling and garage.

When considering affordable housing, garages are not normally considered acceptable, however a modest detached garage may be accepted in some cases . It was noted at pre-application stage that the garage should be provided as a detached building at right angles to the house so that it is well overlooked from the house. The applicant advised that the pipes from the plant needed to be indoors.

The proposed double garage of approximately 49sqm (including 4sqm plant area) is considered generous. It was suggested to the applicant that a detached garage would be more appropriate. This advice was not addressed by the applicant. It is considered by the Authority that the reduction in efficiency of the plant if pipes are laid partially outdoors (between the house and detached garage) will be insignificant.

Furthermore, it is possible that the garage may be converted into habitable floorspace in the future without the requirement of planning permission, increasing the size of the property and further reducing its future affordability.

The link between the garage and dwelling (comprising boot room, wet room and washroom) should be reduced in width (e.g. half width of the house) and as such set back from the main elevation to provide a less bulky appearance to the building.

It is not clear from the application documents where uPVC or aluminium windows are proposed as part of this development. It was advised at pre-application stage that the use of painted timber windows or a sustainable solution should be considered.

The proposal has little reference to Dartmoor's vernacular buildings and fails to meet the objectives of planning policy and the Design Guide for locally distinctive high quality design which reinforces Dartmoor's sense of place. The proposed dwelling would have a harmful impact on the character and appearance of this part of the Dartmoor National Park. The proposal therefore fails to meet the stringent design tests under policies COR1 and COR4.

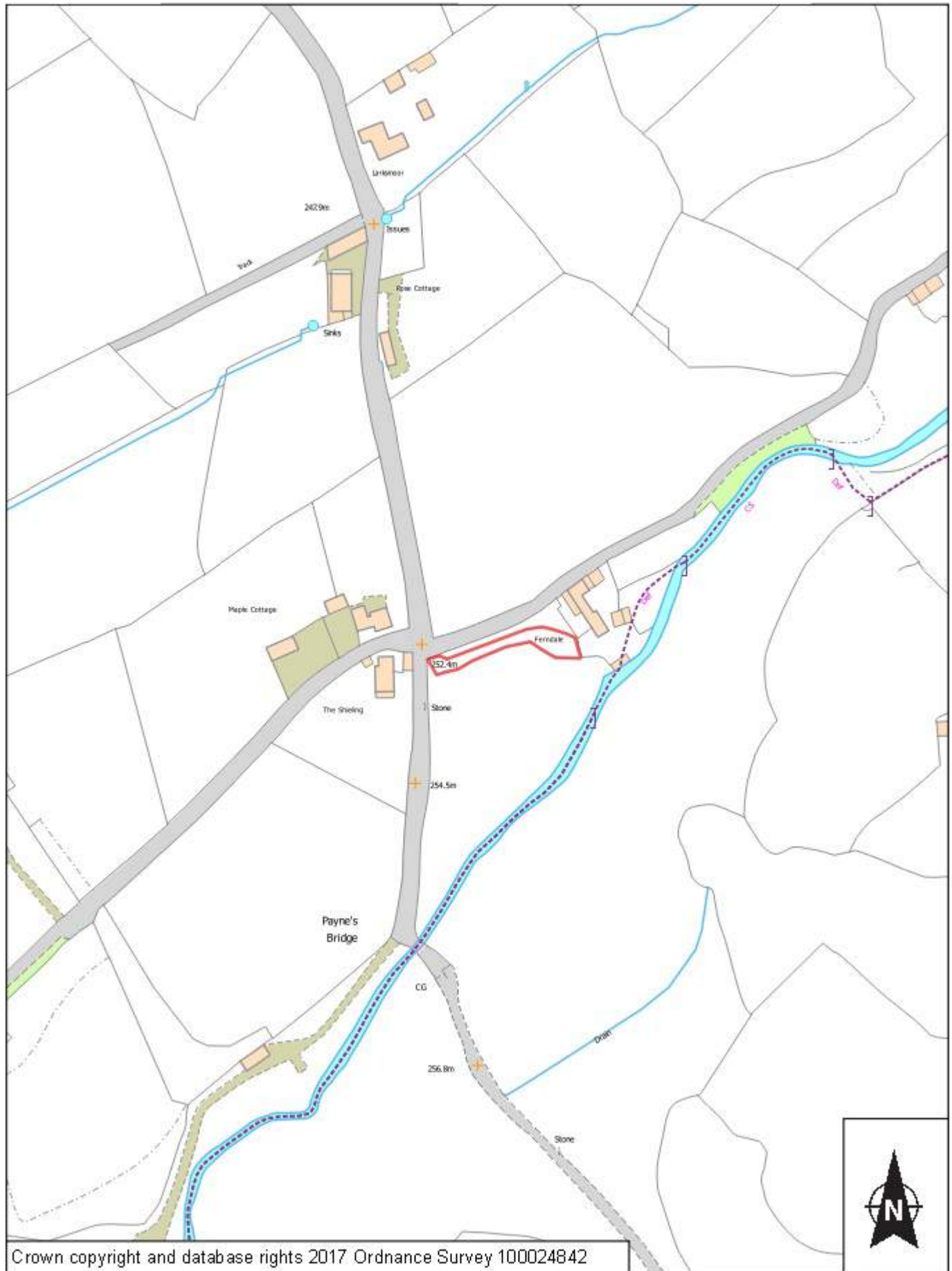
CONCLUSION

An outline application for a farm worker's dwelling to meet the need for a farm worker to be present on site was accepted under outline consent ref: 0015/16 expiring in 7 March 2017. That application was approved subject to a total size restriction on the new dwelling of 100sqm. The applicant was aware of the restriction applied on that permission and did not appeal this condition at the time of the decision. This was reiterated in pre-application discussions prior to the submission of this application.

The route of challenge for the 100sqm floor space restriction should be to appeal the condition on the outline consent. Notwithstanding this, the applicant is seeking a determination on the full planning application submitted.

The proposed dwelling with a floor space of 140sqm, is considered to be far in excess of a reasonable floor space allowance to meet the needs of the holding and the focus of providing a dwelling which is affordable for an agricultural worker in the long term, and potential future occupancy as an affordable dwelling.

Notwithstanding the above, the design is considered to be unacceptable. The proposed dwellinghouse, by reason of its size, design, scale and bulk, would be out of keeping with the design and character of the area, and would have a detrimental effect on the character and appearance of the National Park.



3. Application No: **0043/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -** Parish: **South Tawton**
Householder
Grid Ref: **SX658916** Officer: **Helen Herriott**

Proposal: **Construction of driveway**
Location: **Ferndale, Throwleigh Road,**
South Zeal
Applicant: **Mr R Knibbs**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed driveway, by reason of its siting, layout and appearance, would have a detrimental impact on the character and appearance of this part of the National Park contrary to policies COR1, COR3, COR4, DMD1b and DMD5 of the 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 2012 and the Dartmoor National Park Design Guide 2011.

Introduction

The site is located between Throwleigh and South Zeal. Ferndale is a detached dwelling with an existing access located to the north east of the dwelling.

This application is brought before Members in view of the comments made by the Parish Council.

Planning History

0510/03	Alterations to outbuilding to form implement shed and change of use of part field to gain access and building of new stone wall	Full Planning Permission	Grant Conditionally	01 September 2003
0032/03	Alterations and additions with change of use from domestic fuel store to utility room in adjoining building	Full Planning Permission	Grant Conditionally	07 March 2003
3/26/098/98/03	Change of use of existing single storey lean-to outbuilding to form new kitchen and utility room.	Full Planning Permission	Grant Unconditionally	08 June 1998

Consultations

Environment Agency: Part of the property is located within Flood Zone 2. The driveway is proposed outside the Flood Zone.

West Devon Borough Council: The driveway will be falling back from the highway to prevent any surface water from discharging onto the highway. If however, levels do allow for a fall onto the highway, suitable methods should be employed to prevent surface water entering the highway (such as a cut of drain

at the entrance). It would be beneficial that any proposals adjacent to the floor zone are kept at ground level to prevent any reduction in floodplain capacity.

County EEC Directorate: No highways implications

Parish/Town Council Comments

South Tawton PC: Supports the application

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

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

DMD38 - Access onto the highway

DMD5 - National Park Landscape

Representations

No letters were received

Observations

PROPOSAL

The proposal seeks to create a new driveway at the existing detached dwellinghouse.

POLICY

Policy DMD38 advises that particular attention should be given to the need to retain hedgebanks, hedges, walls and roadside trees. Given the existing gate, there will be no requirement to alter the stone walls adjacent to the highway. There will be no increase in traffic from the new access and it has been confirmed by the Highways Officer that there will be no issues in terms of highway safety.

IMPACT

The driveway will run the length of one field, adjacent to the existing track thus having a detrimental impact on what is currently agricultural land. As an acceptable access already exists to the property there would appear to be no overriding need for a domestic drive over agricultural land. It would be visually intrusive and have a detrimental impact on the character of the area and is therefore unacceptable. The landscape Character Type in this area is (2D: Moorland Edge Slopes). The Landscape Character Assessment for Dartmoor National Park identifies valued attributes for this landscape type as;

- A rich and intricate landscape full of contrasts.
- Strong pattern of medieval fields with prominent Devon hedgebanks and dry stone walls.
- Pastoral character of fields contrasting with areas of heathy moorland.
- Strong local vernacular of granite, colourwash and slate.
- Spectacular views to the moorland core of Dartmoor as well as the surrounding

- Countryside outside the National Park.
- Features associated with the area's mining heritage and historic land uses.

The proposed driveway is to serve the existing dwelling and will be very visible from the highway. The driveway does not conserve or enhance the pastoral character of the local landscape or character of the medieval field systems. The proposed track would be visible from the road and present as a stark feature cutting across the agricultural field, unrelated to existing landscape and topographical features.

CONCLUSION

Policy DMD5 is very clear that development should conserve and/or enhance the special character of Dartmoor's landscape, respecting the valued attributes of landscape character types and avoiding unsympathetic development that will harm the wider landscape. The proposal would have a detrimental impact on the character and appearance of this part of the National Park.



4. Application No: **0044/17** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **South Tawton**
Grid Ref: **SX672930** Officer: **Christopher Hart**

Proposal: **Installation of mobile telecommunications and ancillary equipment involving the erection of 12m high telegraph pole with eight consumer antennae and four backhaul radio antennae**

Location: **Dinwell, Livaton, South Tawton**

Applicant: **Airband Community Internet Ltd**

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. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be carried out strictly in accordance with the following approved drawings: 'D30 Proposed Mast' and 'Proposed Trench'
3. The telecommunications mast and equipment shall be permanently removed upon redundancy and the land reinstated to its former condition within a period of six months unless otherwise agreed in writing with the Local Planning Authority.

Introduction

Dinwell House is approximately 2km east of South Zeal.

The application proposes the installation of telecommunications equipment in association with the roll out of the Airband wireless superfast broadband network in this location.

The application is presented to the Committee in view of the concerns raised by the Parish Council.

Planning History

0658/02	Extension to existing building		
	Full Planning Permission	Grant Conditionally	09 October 2002
3/26/149/95/03	Mixed use building for agricultural and non-agricultural use		
	Full Planning Permission	Grant Conditionally	25 July 1995
03/26/2372/91	Construction of exercise area for horses		
	Full Planning Permission	Grant Unconditionally	23 October 1991

Consultations

Environment Agency: Flood zone 1 - standing advice
West Devon Borough Council: Does not wish to comment
County EEC Directorate: No highway implications
DNP - Archaeology: No archaeological implications are anticipated for the proposed development.

Parish/Town Council Comments

South Tawton PC: South Tawton Parish Council does not support the location of this mast as it is in a very prominent site, but supports the concept. Unanimous decision.

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

DMD20 - Telecommunications development

DMD4 - Protecting local amenity

Representations

1 letter of support

Support for improved broadband in this location. It is noted that this is the best location to serve the vicinity.

Observations

PROPOSAL

The proposed installation is part of a network of masts aimed at delivering superfast wireless broadband connectivity to those hard to reach areas of the National Park. These are locations which up until now, have either been unattractive to conventional fixed line providers or where it is not possible to upgrade existing infrastructure. They are typically remote locations where the existing telephone exchange and fixed line connections provide poor quality internet access. It is part of the Connecting Dartmoor and Exmoor initiative which the Authority is actively endorsing.

The installation follows a standard approach already approved at a number of sites within the National Park - a 12m high wooden telegraph pole with telecommunications equipment at two heights for receiving and transmitting the necessary signals.

The receiving dishes on the pole require line of sight from similar installations. The transmitting equipment corresponds with small scale receivers supplied to domestic subscribers which are attached to individual properties. Individuals enter into a contract with Airband to provide a range of internet access packages with vastly improved access speeds.

SITE CHARACTERISTICS AND LANDSCAPE IMPACT

The chosen site is approximately 100m west of Dinwell which lies to the east of South Zeal. The installation would be close to existing farm buildings and seen in association with other electricity transmission poles in this location. From distant views, including the former A30 to the south of the site, the pole and attached dishes would be seen above the existing hedgeline. The visual impact would be limited and is not considered to be harmful.

POLICY

DMD20 relates to the provision of new telecommunications installations. It states that telecommunications development will only be permitted where, amongst other matters, it meets the following criteria;

-the siting and external appearance of the apparatus would not damage the landscape character of the immediate vicinity or of the locality when viewed from publicly accessible land

-applicants have shown evidence that they have explored the options of erecting apparatus at alternative sites or on existing structures that are operationally suitable and less obtrusive, or have investigated the options of camouflage techniques or alternative methods that would minimise adverse visual impact

SUMMARY

The benefits of the Airband network are acknowledged. Providing residents with access to improved broadband speeds will undoubtedly open up opportunities for private individuals and for commercial gain – providing access to services which the majority now take for granted in urban locations. Officers have been successful in finding discreet locations for similar masts throughout the National Park where they have balanced potential harm against need and public benefit to find appropriate solutions.

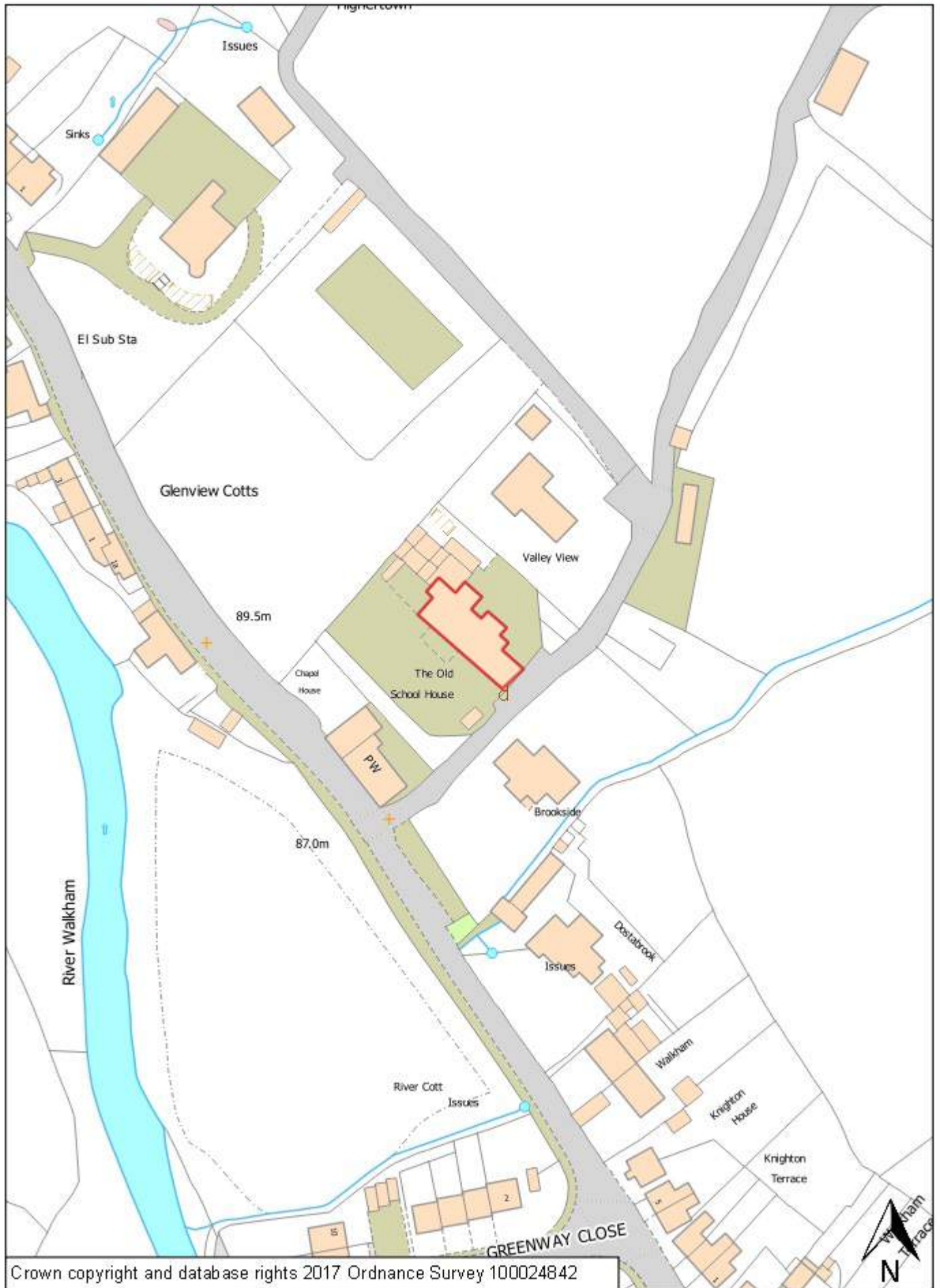
CONCLUSION

This is an example of having to carefully balance the desire of the community with the primary purpose of protecting the National Park landscape. While the comments of the PC are noted, Officers have concluded that the proposed installation would be an acceptable intrusion in this location where the wider public benefits outweigh any perceived harm to the landscape.

The Old School, Horrabridge - 0676/16



Scale 1:1,250



5. Application No: **0674/16** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Horrabridge**
Grid Ref: **SX511701** Officer: **Oliver Dorrell**

Proposal: **Replacement windows on North East, South East and North West elevations**

Location: **The Old School, Horrabridge**

Applicant: **Mr & Mrs C Limon**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would fail to conserve or enhance the character and appearance of the host building, which is a non-designated heritage asset. It would therefore be contrary to policies COR4, COR5, DMD3, DMD7 and DMD8 of the Dartmoor National Park Authority Development Plan, the advice contained in the Dartmoor National Park Authority Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Introduction

This application relates to the former school house on the outskirts of Horrabridge.

The building takes the form of a traditional Victorian school house formed of dressed local stone with granite window surrounds and a natural slate roof. The building is identified on the Historic Environment Record as a non-designated heritage asset.

The current use of the building is as a guest house with the owners living on site.

The proposal is to replace existing single glazed timber framed windows with uPVC double glazing.

The application is presented to Committee due to the Parish Council's comments.

Planning History

0368/05	Change of use from bed and breakfast accommodation to guest house plus extension to provide self-contained unit for disabled holiday makers Full Planning Permission	Grant Conditionally	27 June 2005
0073/05	Demolition of existing store room and toilets and erection of holiday accommodation for disabled people as an extension to existing guest house Full Planning Permission	Withdrawn	30 March 2005
3/35/083/93/02	Change of use of schoolbuildings to residential dwelling Approval of Details	Grant Conditionally	11 October 1993
3/35/115/92/04	Change of use of former classrooms to offices/assembly of writing pens Change of Use	Grant Conditionally	11 October 1993
03/35/1031/92	Change of use of existing school building to residential dwelling(s)		

Consultations

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

Parish/Town Council Comments

Horrabridge PC: Support. Energy efficient replacement windows will reduce the fuel bills

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
DMD7 - Dartmoor's built environment

Representations

None to date.

Observations**PROPOSAL**

The application is for replacement windows on the north east, north west and south east elevations of the building. The windows to be replaced are currently painted timber frame single glazed windows with traditional glazing bar detail and are presumed to be the original windows in the building. They consist of a mix of side opening casement and central pivot windows.

The proposal is to replace these windows with white uPVC double glazed units with internal plastic glazing bars. A number of the original timber windows on the south-east elevation and south-west elevations have already been replaced with uPVC at a time when the building had permitted development rights as a single dwellinghouse.

The current proposal requires planning permission as the building no longer has permitted development rights as it operates as a business (guest house).

IMPACT ON CHARACTER AND APPEARANCE OF BUILDING

Policy COR4 has an expectation for development proposals within the National Park to use materials appropriate to the local environment. Policy DMD7 states that development should conserve and enhance the character of the local built environment and reinforce distinctive qualities through consideration of design detailing, materials and finishes.

The Old School House is a traditional late-Victorian school building. The building in question is also identified as a non-designated heritage asset due to its age and architectural or historic

interest. Under policy DMD8 proposals relating to heritage assets must demonstrate they would not detract from the scale, form or quality of the building.

The windows proposed to be replaced are mainly located on the north-eastern side of the building. This is the side of the building where the main entrance is located. It is also where parking area is located for residents staying at the guest house. It is therefore a well used part of the building and not hidden from public view.

The existing timber windows reflect the age and style of the building. They currently make a positive contribution to its character. With historic buildings the first principle is to repair and overhaul rather than replace building elements such as windows and doors. The condition of the windows is variable. There is clear evidence of water damage to some of the frames however others appear to be in need of only cosmetic enhancement. In the absence of a report by a qualified joinery professional confirming the condition of each window it is difficult to come to a balanced view as to whether the windows are reasonably capable of repair or whether they require complete replacement.

Where replacement is the only option design guidance states that this should be timber from sustainable sources as opposed to uPVC. They are also made from using oil in an energy intensive process and are difficult to repair and recycle once they have failed.

Where windows are replaced they should also be in the same style in terms of their presentation and glazing bar treatment.

The proposed replacement windows would follow the style of those already replaced on the south-east and south-west elevations. Although these windows are within the original openings and mimic the pre-existing glazing bar arrangement they are distinctly different to the original windows. The proposed windows lack the texture and variation of timber and have a heavier, less refined appearance. They also have glazing bars within the glazing rather than integral to the frame or externally applied.

In addition where the building has been sub-divided horizontally there appears to be difficulty in achieving an acceptable join between opening windows without using a plastic panel.

THERMAL EFFICIENCY

It has been suggested that replacing the existing single glazed windows with double glazed units would improve the thermal efficiency of the building and therefore reduce its overall thermal footprint. It is accepted that replacement units would help in this regard however it is not been demonstrated that other options for improving thermal performance have been exhausted in the first instance, such as secondary glazing or internal shutters. These can have a positive impact on thermal retention without adversely affecting appearance of the building.

CONCLUSION

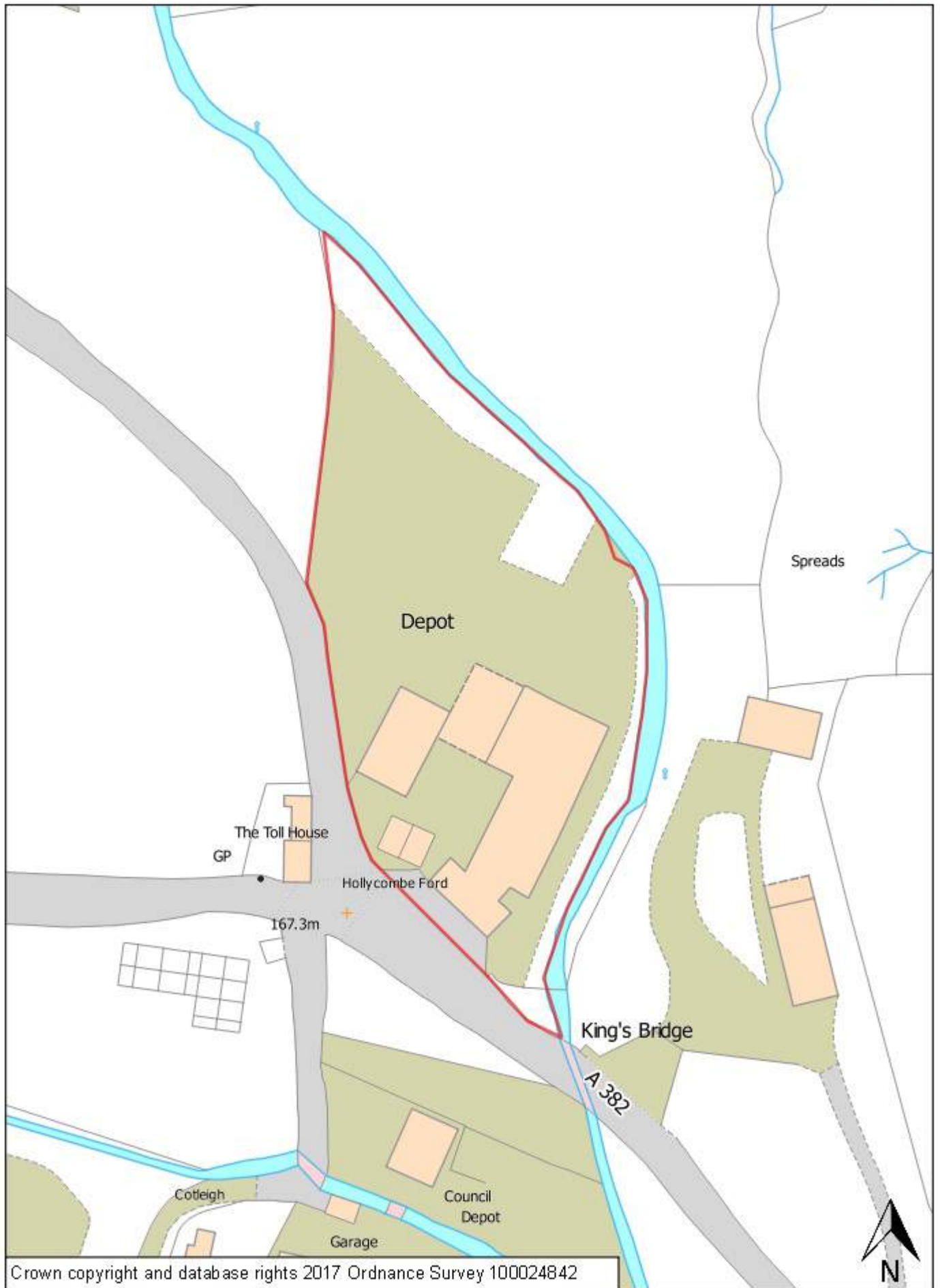
The proposed development is considered to have detrimental impact on the character and appearance of the building, which is also a non-designated heritage asset. It has not been demonstrated that the existing windows cannot be repaired and maintained (and possibly adapted) to enable its appearance to be preserved and thermal efficiency improved. Where the windows are proposed to be replaced the material, style and detailing of the proposed replacement windows are inappropriate to the age and character of the building. The

proposed development is therefore considered in conflict with policies COR4, COR5, DMD7, DMD8 and DMD24 of the development plan and with adopted design guidance.

Bradfords Building Supplies - 0641/16



Scale 1:1,000



6. Application No: **0641/16** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Moretonhampstead**
Grid Ref: **SX759857** Officer: **Jo Burgess**

Proposal: **Demolition of two obsolete buildings and construction of a new portal frame extension and separate covered storage area**

Location: **Bradfords Building Supplies,
The Old Mill, Station Road,
Moretonhampstead**

Applicant: **Bradfords Ltd**

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 storage area hereby approved shall be used for B8 purposes in association with the use of the site for the sale and distribution of building supplies only and for no other purpose (including any other purpose in Class B2 or B8 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.
3. The extension hereby approved shall be used as a showroom and for staff amenity purposes ancillary the use of the site for the sale and distribution of building supplies only and for no other purpose (including any other purpose in Class A1 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.
4. Prior to the commencement of the development hereby approved, samples of all proposed surfacing (including delineation of parking spaces), 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. Prior to the demolition of 'the sawmill building' hereby permitted, details of all proposed fencing and the proposed hedge shall be submitted to the Local Planning Authority for approval. The barns to be demolished shall be removed, the fencing carried out and hedge planted in accordance with the approved details within the first planting season following the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The fencing and hedge shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
6. The buildings to be demolished shall be checked no more than 24 hours prior to commencement of works by a qualified ecologist. If any nesting birds are found to be using the structures, works should not proceed until breeding has finished and all fledglings have departed the nest. If any bats are found, works should cease and advice from a qualified ecologist or Natural England should be sought and their advice followed.

7. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the ecological survey report dated October 2016 as amended.

Introduction

Bradford's Building Supplies on the southern edge of, but within the settlement boundary of Moretonhampstead. The buildings fronting the road are very prominent. It is proposed to carry out works on the frontage in association with the demolition of redundant corrugated and timber buildings and erect a new covered storage area in the rear yard.

The application was deferred by Members at the meeting held on 3 February 2017 in order that further consideration be given to the design of the proposed building. The previous report is appended to this report.

Planning History

0097/04	Remove existing timber cladding and replace with box profile steel painted sheets	Full Planning Permission	Grant Conditionally	24 March 2004
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Consultations

Environment Agency:	While the majority of the site is located within Flood Zone 3 (high probability of flooding), the proposed development has been designed in accordance with guidelines on how to reduce flood risk to the development and third parties. The finished floor level of the building to replace the former saw mill should conform to the level of 219.5mmAOD.
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Devon County Council (Flood Risk):	No objection.
DNP - Ecology & Wildlife Conservation:	There is potential for nesting birds to be affected by the development. Bat mitigation is shown on the amended drawings. Appropriate conditions are required.
DNP - Trees & Landscape:	The development will have a minimal impact on the character of the local area. Details of security fencing along the road frontage should be agreed. The works to the trees and hedge are minor and will have a minimal impact on the character of the area. Landscaping should be the subject of a condition.
DNP - Building Conservation Officer:	The original scheme would have had a negative impact on the setting of the grade II listed tollhouse. The amended design represents an improvement over the original submission and has reduced the negative impact on the setting of the listed toll house.

Parish/Town Council Comments

Moretonhampstead PC:	The Parish Council fully support the application. The new design is an improvement on the original. The added safety features of a new wall and hedge are welcomed.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR18 - Providing for sustainable economic growth
COR18 - Providing for sustainable economic growth
COR2 - Settlement Strategies
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR5 - Protecting the historic built environment
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8 - Meeting the challenge of climate change
COR9 - Protection from and prevention of flooding
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
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD45 - Settlement boundaries
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Bradford's Building Supplies is located on the site of a former timber sawmill on the outskirts of Moretonhampstead. The corrugated iron building dating from the early part of the twentieth century is the only remaining building from this time.

The site has been used as depot for the sale of building supplies since 2003 (Industrial with ancillary retail); the company employing 11 people. It is therefore a well established employment site within the town.

THE PROPOSAL

It is proposed to remove redundant buildings including the single storey 'barns' and the 'saw mill' building which is structurally unsound. It is proposed to extend the existing 'trade counter building' and alter the access arrangements. An open bulk storage building is also proposed at the rear.

The revised plans show an extension of a similar form to the existing corrugated building. It presents to the road as a single storey pitch roofed building with vertical glazing and fire escape doors, a corrugated metal roof and timber cladding. The use of timber cladding on a building of this scale is considered to be appropriate.

The ridge of the extension runs at right angles to the building to which it will be attached and although the ridge is marginally higher than that on the extension originally proposed, the eaves level is significantly lower; resulting in a building with significantly less bulk and massing than the previous proposal.

An internal mezzanine floor is provided within the steeply pitched roof. The requirements of the flood risk assessment to raise the level of the floor of the building has resulted in stepped access from fire escape doors on the roadside elevation.

POLICY

The site falls within the boundary of Moretonhampstead set out in the Development Plan. Policies COR2, COR18 and DMD45 state that within Local Centres such as Moretonhampstead, it is expected that development will cater for local requirements and those of the rural hinterland. Although the settlement boundary does not indicate that development will be acceptable in principle, policy COR18 states that controlled expansion and development of existing businesses is considered appropriate in Local Centres.

DESIGN

Policy DMD7 requires that new development will conserve and enhance the character of the local built environment. In this case the new development will be very prominent from the A382.

The Dartmoor Design Guide states that the scale of any new commercial or industrial building is probably the most important factor in making sure the development is not alien or intrusive. It also states that, on Dartmoor, there is an attractive tradition of using corrugated metal profiles.

It is considered that the revised design addresses all the concerns previously raised by officers in relation to the siting, bulk, massing and design of the extension. It reflects the form and in the use of a corrugated metal roof, the material used on the existing saw mill building.

The frontage of the site and its location in close proximity to the listed toll house makes it an important gateway to the town. The removal of the timber buildings and proposed landscaping offers an opportunity to improve the setting of the site and the listed building.

IMPACT ON HERITAGE ASSET

The toll house immediately to the west of the development site is a grade II listed building and a prominent landmark when entering or leaving Moretonhampstead from the south on the A382. It commands the road junction, which when the toll house was constructed was effectively a crossroads, and stood as an isolated building for 100 years until the current corrugated iron shed was built 23m to the east - probably in the 1920s. The scale of this shed, its materials and position in the site means that it blends in with its surroundings and does not adversely impact on the setting of the toll house.

The Building Conservation Officer has commented that the revised design has reduced the negative impact on the setting of the listed toll house and is an improvement on the previous submission and it is considered that it is now in accordance with DMD8.

LANDSCAPING

Details of landscaping, boundary treatment and demarcating of parking spaces between the building and the edge of highway with granite sets have been provided and it is considered that the proposal represents a significant improvement in the presentation of the site.

SIGNAGE

Signage is indicated on the application drawings but this will be the subject of a separate application for advertisement consent. The form and siting of the signage is considered appropriate by officers.

FLOOD RISK

The applicant has satisfied the Environment Agency, South West Water and Devon County Council that, although the site is in Flood Zone 3, the development has been designed with an appropriate floor level, to reduce potential flood risk to the development. Down stream the increase in run-off due to a small increase in the impermeable area will be marginal. The tests of DMD8 and DMD9 are therefore satisfied.

OTHER MATTERS

Issues raised by the Ecologist are dealt with by condition number 6.

CONCLUSION

The principle of supporting local business in sustainable locations such as Moretonhampstead is set in policies COR2 and COR18.

The separate covered storage area at the rear of the site is well screened and considered to be acceptable.

The Parish Council has supported the amended plans and officers consider that the amended design represents an acceptable expansion of this important local business in accordance with COR18. The design is now in accordance with policy DMD7 and the advice in the design guide. The proposal will conserve and enhance the cultural heritage of the National Park as required by DMD1b.

Having considered the impact of the development and the revisions now presented, the proposal is considered to be sustainable development as required by policy DMD1a and the NPPF. The recommendation is now therefore to grant permission subject to the conditions set out at the head of this report.

ORIGINAL REPORT TAKEN TO DEVELOPMENT MANAGEMENT COMMITTEE ON 3 FEBRUARY 2017

2. Application No: **0641/16** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Moretonhampstead**
Grid Ref: **SX759857** Officer: **Jo Burgess**

Proposal: **Demolition of two obsolete buildings and construction of a new portal frame extension and separate covered storage area**

Location: **Bradfords Building Supplies,
The Old Mill, Station Road,
Moretonhampstead**

Applicant: **Bradfords Ltd**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate form, massing, design, materials, proximity to the designated heritage asset and relationship with the A382, would be detrimental to the setting of the heritage asset and fail to conserve or enhance the wider built environment, contrary to policies COR1, COR3, COR4, COR5, DMD1b, DMD3, DMD7 and DMD8 of the Dartmoor National Park Authority Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision, Circular 2010 and the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.

Introduction

Bradford's Building Supplies on the southern edge of, but within the settlement boundary of Mortonhampstead. The buildings fronting the road are very prominent.

It is proposed to carry out works on the frontage in association with the demolition of redundant corrugated and timber buildings and erect a new covered storage area in the rear yard.

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

Planning History

0097/04	Remove existing timber cladding and replace with box profile steel painted sheets		
	Full Planning Permission	Grant Conditionally	24 March 2004

Consultations

Environment Agency:	While the majority of the site is located within Flood Zone 3 (high probability of flooding), the proposed development has been designed in accordance with guidelines on how to reduce flood risk to the development and third parties. There are no objections, however the applicant is advised to prepare a flood plan.
Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Devon County Council (Flood	No objection

Risk):

DNP - Ecology & Wildlife Conservation:

There is potential for nesting birds to be affected by the development so an appropriate condition is required

DNP - Trees & Landscape:

The development will have a minimal impact on the character of the local area. Details of security fencing along the road frontage should be agreed. The works to the trees and hedge are minor and will have a minimal impact on the character of the area. The grassed landscaping strips will improve the appearance of the road frontage.

DNP - Building Conservation Officer:

The proposed scheme would have a negative impact on the setting of the grade II listed tollhouse.

Parish/Town Council Comments

Moretonhampstead PC:

The Parish Council supports the application on the grounds that though a little utilitarian and ugly, it is in an industrial area, it improves on the existing buildings and site and increases employment and improves local facilities; unless there are well-based objections from the neighbours.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR18 - Providing for sustainable economic growth

COR18 - Providing for sustainable economic growth

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

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

COR8 - Meeting the challenge of climate change

COR9 - Protection from and prevention of flooding

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD45 - Settlement boundaries

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Bradford's Building Supplies is located on the site of a former timber sawmill on the outskirts of Mortonhampstead. The corrugated iron building dating from the early part of the twentieth century is the only remaining building from this time.

The site has been used as a building supplies site since 2003 (Industrial with ancillary retail); the company employing 11 people. It is therefore a well established employment site within the town.

THE PROPOSAL

It is proposed to remove redundant buildings including the single storey cabins and the saw mill building which is structurally unsound. It is proposed to extend the existing 'trade counter building' and alter the access arrangements. An open bulk storage building is also proposed at the rear.

POLICY

The site falls within the boundary of Mortonhampstead set out in the Development Plan. Policies COR2, COR18 and DMD45 set out that within Local Centres such as Mortonhampstead, it is expected that development is expected to cater for local requirements and those of the rural hinterland. Although the settlement boundary does not indicate that development will be acceptable in principle within the settlement boundary, policy COR18 states that controlled expansion and development of existing businesses is considered appropriate in Local Centres.

DESIGN

Policy DMD7 requires that new development will conserve and enhance the character of the local built environment. In this case the new development will be very prominent and dominant from the A382.

The Dartmoor Design Guide states clearly that the scale of any new commercial or industrial building is probably the most important factor in making sure the development is not alien or intrusive. It also states that on Dartmoor there is an attractive tradition of using corrugated metal profiles. The building to be demolished is an attractive and charming example of such a building and a local landmark.

The frontage of the site and its location in close proximity to the listed Toll House makes it an important gateway to the town. The removal of the timber buildings and proposed landscaping offers an opportunity to improve the setting of the site and the listed building, but there are few details of the landscaping and means of enclosure given. The new building at the rear has no significant impact on the wider built environment or wider landscape. so it is difficult to assess the overall visual impact of the whole scheme.

The proposed extension to the building at the front of the site will be of significantly greater bulk and massing than the building to be removed. The proposed use of timber cladding and extensive glazing on the south west elevation with metal profile roofing is considered to be inappropriate in this location and does not address the requirements of policy DMD7 or the Design Guide. Officers raised the following concerns and invited the applicant to amend the plans accordingly.

To reduce the bulk and massing the applicant was invited to extend the building at a reduced

height, with a mono pitch roof to match (or slightly lower than the existing building). With respect to the treatment of the south west elevation, the applicant was invited to replicate the simple utilitarian appearance of the existing building by means of a blank elevation, clad with vertical corrugated metal cladding. The option of tall narrow vertical openings to provide light was given and a preference was expressed for any shopfront to be on the north west elevation of the building.

The applicant has decided in light of the Parish Council support to have the application determined as originally submitted and not amend the plans as requested.

IMPACT ON HERITAGE ASSET

The Toll House immediately to the west of the development site is a grade II listed building and a prominent landmark when entering or leaving Moretonhampstead from the south on the A382. It commands the road junction, which when the tollhouse was constructed was effectively a crossroads, and stood as an isolated building for 100 years until the current corrugated iron shed was built 23m to the east - probably in the 1920s. The scale of this shed, its materials and position in the site means that it blends in with its surroundings and does not adversely impact on the setting of the tollhouse.

The proposed replacement building closest to the road would be an obviously modern addition that would come slightly further forward than the current shed. Unlike the shed, the scale, materials and position of this building would appear less in harmony with the surroundings. The main visual impact would be when viewed from the Moretonhampstead side, where the new building will be seen in juxtaposition with the tollhouse. When viewed from this direction it is likely to have a negative impact on the setting of the tollhouse.

The impact on the setting of the tollhouse could be lessened by an amended design to reduce the massing of the proposed building and by moving it further back in the site. The colour of the materials and signage are also important considerations.

DMD8 requires an assessment to be made of the potential impact on the setting of listed buildings. Although no information has been submitted in this regard, it is clear that any new building on the frontage of the site will have an impact on the setting of the Toll House.

FLOOD RISK

The applicant has satisfied the Environment Agency, South West Water and Devon County Council that although the site is in Flood Zone 3, the development has been designed to reduce flood risk to the development and down stream and that the increase in run-off due to a small increase in the impermeable area will be marginal. The tests of DMD8 and DMD9 are therefore satisfied.

OTHER MATTERS

Issues raised by the Trees and Landscape Officer and Ecologist could be dealt with by conditions if the development was considered otherwise to be acceptable.

CONCLUSION

The principle of supporting local business in sustainable locations such as Mortonhampstead is set in policies COR2 and COR18. However, the Parish Council acknowledges that the

building as proposed is 'a little utilitarian and ugly'.

Although the separate covered storage area at the rear of the site is considered to be acceptable, officers consider that in light of the prominent location in the built environment on the frontage of the site and the proximity of the heritage asset, it is important that the design of the extension to the existing building to replace the corrugated saw mill building, is of an appropriate bulk, massing and design.

As it stands the bulk, massing and design of the extension is considered to be contrary to policy DMD7 and the advice in the design guide. It cannot therefore be considered to be sustainable development as is required by policy DMD1a and the NPPF or conserve and enhance the cultural heritage of the National Park as is required by DMD1b.

Land off Heather Terrace - 0670/16



Scale 1:500



7. Application No: **0670/16** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Dartmoor Forest**
Grid Ref: **SX587738** Officer: **Jo Burgess**

Proposal: **Construction of four dwellings with associated access, parking and external works**

Location: **Land off Heather Terrace,
Princetown**

Applicant: **Theorem Limited**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed development would result in unjustified open market dwellings 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 reason of the design and layout detracts from the character and appearance of this part of the Princetown Conservation Area. The proposal is therefore contrary to policies COR1, COR2, COR4, COR5, DMD3, DMD7 and DMD12 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.

Introduction

The site lies within the Princetown Conservation Area. The site was formerly the gardens for Grosvenor House to the east which has been converted to flats. This property is on the site of the barrack complex and retains part of the historic structure so appears on the Historic Environment Record.

On the Heather Terrace frontage the site is fenced. The properties to the north and south were constructed in early 2000. To the west are houses dating from the late 1930s/early 1940s.

The application originally proposed five open market dwellings. As a result of negotiations the scheme has been reduced to four dwellings all of which face Heather Terrace with a central access to a parking court at the rear.

The application is presented to Committee in view of the comments of the Parish Council. It has also been advertised as a potential Departure from the Development Plan.

Planning History

- | | | | |
|---------|---|---------------------|-----------------|
| 0368/12 | Conversion of basement rooms into three flats including replacement windows and doors, courtyard enclosure for bins and bicycle stand
Full Planning Permission | Grant Conditionally | 12 October 2012 |
| 0345/12 | Replace dilapidated existing plain windows and doors with timber to match original style | | |

Consultations

Environment Agency:	Flood Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No objections from a highway safety point of view as the access and parking are adequate to serve the proposed development. A condition regarding provision of the access, parking, turning and drainage is recommended.
DNP - Ecology & Wildlife Conservation:	Works to proceed in accordance with the findings and recommendations of the Preliminary Ecological Assessment [Sunflower International, dated June 2016].
DNP - Archaeology:	In light of the mapping evidence for the pre-existing building and barrack perimeter wall, and the fact that this development is breaking ground within the Princetown Conservation Area, a watching brief condition should be placed on this application for all groundworks associated with the development, according to policies COR6 and DMD13.
DNP - Building Conservation Officer:	The development will not have a detrimental impact on the setting of Grosvenor House which should be regarded as an undesignated heritage asset. The site is within the Princetown Conservation Area. The design of the houses is broadly in keeping with the recent development in the area but the use of PVCu windows is not supported and the colour of render should be controlled.

Parish/Town Council Comments

Dartmoor Forest PC:	The Parish Council objected to the original scheme on grounds of parking, loss of privacy, loss of sunlight and access for emergency vehicles. The Parish Council supports the revised layout as it addresses some of the concerns regarding parking and privacy.
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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
- COR21 - Dealing with development and transport issues in a sustainable way
- 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
- DMD12 - Conservation Areas
- DMD13 - Archaeology
- DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

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

DMD21 - Residential development in Local Centres

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD40 - Parking provision - Residential

DMD45 - Settlement boundaries

Representations

4 letters of objection 1 letter of support

Neighbours express concerns (in respect of the original plans) regarding parking and access especially for emergency vehicles and disabled persons, lack of privacy, impact on amenity, loss of view and possible issues regarding drainage and bats. In response to the amended plans two of those neighbours have continued to object on grounds of loss of privacy and light, parking, access especially during construction and for emergency vehicles. Concerns are also raised regarding the cramped form of the development.

Observations

INTRODUCTION

The site presents a significant gap in the street frontage within an area of recent residential development on the east side of Heather Terrace. The land was originally amenity space associated with Grosvenor House.

Two pairs of semi-detached dwellings are proposed facing Heather Terrace with gardens at the rear. The design matches that of the properties on either side but the slope of the land is such that each floor within the houses is on two levels. Between the houses is a hard surfaced parking area for eight cars.

PRE-APPLICATION ADVICE

Planning advice was sought by the applicant in respect of a proposal for 6 dwellings. Concerns were raised regarding the impact on amenity, the conservation area and parking. The policy context with regards to affordable housing was also set out and the applicant was not encouraged to apply for a development of that density.

As originally presented to officers, five dwellings were proposed in a terrace of three at right angles to the road adjacent to 4 Fern Terrace and a pair of semi-detached dwellings adjacent to number 3. The applicant was advised that for policy and design reasons officers could not support that scheme and the applicant requested time to address the issues and submit a revised scheme.

The revised scheme is the subject of this report. Two pairs of semi-detached dwellings, each one 78sqm in floor area are proposed. The dwellings are facing the road and in front of the building line, at a higher level than the dwellings on either side with a higher ridge height and asymmetric gable. There are gardens at the rear and there is a central access to a paved parking area for eight cars. The architect designed the dwellings on either side of the site and has chosen to follow a similar design for these dwellings.

HOUSING POLICY

Princetown is designated as a Local Centre in Core Strategy policy COR2. Policies COR15 and DMD21 require no less than 50% of new dwellings provided on sites within the Local Centres to be affordable housing to meet local need. The proposed dwellings are small at 78sqm of floor area: which is less than the indicative size in the Affordable Housing SPD. The proposed dwellings are to be sold or let on the open market.

The applicant has presented the view that Government Guidance in the Written Ministerial Statement (WMS), reflected in the DNPA Interim Guidance, no affordable housing contributions should be sought for a development of less than 5 dwellings, in this case it is their opinion that affordable housing should not apply. Reference is made to recent appeal decisions and although the applicant acknowledges some inconsistency in these decisions, it is their assertion that the WMS should have primacy over the policies in the Development Plan and that an affordable housing contribution should not be required.

Conversely, having considered the appeal decisions and subsequent advice from the Planning Inspectorate, officers have concluded that where the need for affordable housing has been demonstrated, policies in the Development Plan should retain primacy. In this case, a housing needs survey was undertaken in 2015 which revealed a need for 16 dwellings in the parish. It would therefore be expected that two of the four dwellings should be affordable housing. The provision of four open market dwellings is therefore considered to be contrary to policies COR2, COR15 and DMD21 and unacceptable in principle.

IMPACT ON THE CONSERVATION AREA

The need to conserve or enhance urban settings is set out in policy DMD7 where the importance of buildings, spaces, boundaries and street elements is highlighted.

The site is within the Princetown Conservation Area. Policy DMD12 requires development to conserve and enhance the Conservation Area. Grosvenor House to the rear of the site contains flats and is noted in the Conservation Area Appraisal as a historic building with modern alterations.

Although the Princetown Conservation Area was designated in 1993, the Conservation Area Appraisal was not published until 2011. The Conservation Area Appraisal identifies that within the Conservation Area earlier buildings front directly onto the street but that a large number are set back from footpaths behind natural stone garden walls, railings and metal gates. These are important details and add to the character of the location.

Although the other dwellings in Heather Terrace are modern buildings, it is important to seek the highest standard of development possible. The architect in this case was also the architect for the properties approved in 2004 on either side of this site and he has replicated the design of the existing dwellings in the current proposal. The proposed dwellings are laid out in two pairs of semi-detached properties and this style of development will be discordant in this location especially because the dwellings are in front of the building line and at a higher level than the houses on either side with a higher ridge height and asymmetric gable.

The Building Conservation Officer has raised issues regarding details of the dwellings such as render colour and the use of uPVC windows. The applicants have indicated that they are prepared to use timber. These details could be conditioned.

EXTERNAL AREAS

The application forms state that 1.8m high close boarded fences will be used for means of enclosure. The drawings do not clearly indicate the extent of those fences or include any details of means of enclosure at the front of the dwellings. Neither are there any details of the treatment of hard surfaces and margins between the dwellings and the surrounding hard surfaces including the highway. Other than within the gardens, no landscaping is proposed. In order to accommodate the necessary parking and turning space, a large area of hard surfacing is being proposed. The public face of the development will be significant and in order to ensure that it conserves and enhances the Conservation Area, it is considered that it would be inappropriate to approve the proposed layout without further details being provided.

The proposed dwellings will be very prominent and dominant in the streetscene and it has been concluded that the proposed development will not conserve or enhance the Conservation Area and is therefore contrary to policy DMD12.

AMENITY

The proposed layout results in the rear of the new dwellings being between 18.4m and 19m from the windows in the rear of Grosvenor House and the levels are such that this relationship is considered to be acceptable.

There are secondary windows at first floor level in the gables of the proposed dwellings. For the dwellings adjacent to the boundaries of the site, this results in windows in walls at right angles to bedroom windows in the adjacent dwellings outside the site. The new dwellings are significantly further forward than the existing dwellings (17m further forward than the houses in Fern Terrace to the north and 6m further forward than the houses in Fern Terrace to the south), so the impact on privacy within those properties will be limited. Windows in the front of the existing dwelling to the north will however be dominated by the adjacent gable wall.

There is 11.5m and 11.9m separation between the proposed properties and those in Heather Terrace on the opposite side of the road. Fixed obscure glazed bathroom and bedroom windows are shown on the first floor of two of the dwellings. Although this protects the privacy of the dwellings opposite to a certain degree, the need for obscure glazing is a clear indication that there is an issue relating to the proximity of the dwellings. Obscure glazing on a principle elevation would be an unfortunate detail.

ARCHAEOLOGY

The site lies within the Conservation Area and the available evidence indicates the proposed development could disturb archaeological deposits relating to the barracks building. In accordance with policies COR6 and DMD13 an archaeological watching brief is required of the development were to go ahead.

PARKING

The proposed parking area indicates eight spaces sufficient for the development and the highways officer is satisfied that vehicles could access the spaces. The proposed drainage of this area is also considered to be satisfactory. While this meets the policy requirement, the layout and impact of vehicles parking is poorly considered.

CONCLUSION

The Parish Council and officers acknowledge that the amended plans have to a certain extent addressed some of the issues regarding parking provision and amenity.

In accordance with DMD1a an assessment has to be made as to whether the proposed development is sustainable development.

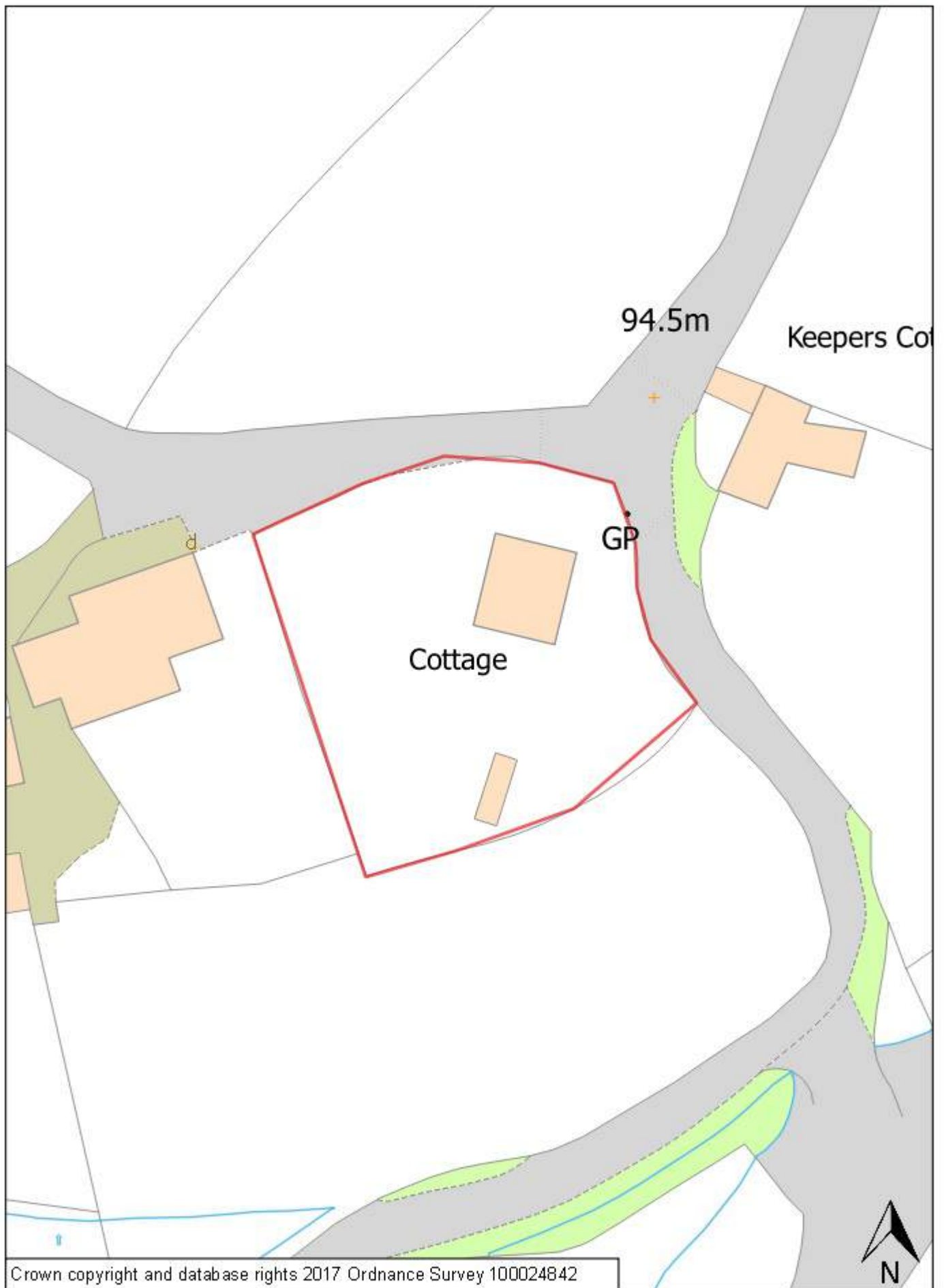
The development proposes four new dwellings, none of which will be affordable when there is proven need for affordable dwellings in the community and is considered to be contrary to policies COR2, COR15 and DMD23.

It has been concluded that the design and layout of the development is inappropriate and fails to conserve or enhance the Conservation Area or the special qualities of the National Park. The site constraints are such that the layout results in a form of development which is out of keeping with its surroundings, contrary to policies DMD7 and DMD12.

The proposed development does not therefore address the environmental or social needs of the National Park and is not therefore considered to be sustainable development and contrary to the Development Plan and the National Planning Policy Framework.

Weavers Cottage - 0090/17

Scale 1:500



8. Application No: **0090/17** District/Borough: **South Hams District**
Application Type: **Full Planning Permission -
Householder** Parish: **Dean Prior**
Grid Ref: **SX722643** Officer: **Jo Burgess**
Proposal: **Erection of single storey rear extension**
Location: **Weavers Cottage, Deancombe**
Applicant: **Dr J Hedger**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate scale, massing and design would fail to conserve or enhance, and would be detrimental to, the character and appearance of the cottage (a non-designated local heritage asset) contrary to policies COR1, COR3, COR4, COR5, DMD1a, DMD1b, DMD3, DMD7, DMD8 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, Circular 2010 and the National Planning Policy Framework 2012 and the Dartmoor National Park Design Guide.
2. In the absence of clear design considerations to indicate otherwise, the proposed extension, by reason of its size would be contrary to policies COR1, DMD1b 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 2012.

Introduction

Weavers Cottage is a very small cottage in the small hamlet of Deancombe. The boundaries of the property with the surrounding lanes are formed with high hedges and there are several outbuildings within the garden.

The proposal is to remove existing extensions at the rear and replace them with a two-storey gable and a contemporary flat roofed ground floor extension. The cottage is being adapted so that it can be used by a disabled occupant.

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

Planning History

0123/02	Single-storey wooden shed to replace decrepit caravan currently on site in garden to rear of house		
	Full Planning Permission	Grant Conditionally	10 April 2002

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
South Hams District Council:	Does not wish to comment
County EEC Directorate:	No highway implications

DNP - Ecology & Wildlife
Conservation:

Works to proceed in accordance with the findings and recommendations in Section 5 of the preliminary ecological appraisal report (Green Lane Ecology ref 06916/GLE).

There shall be no additional external lighting installed at the application site without the prior written approval of the Authority.

Parish/Town Council Comments

Dean Prior PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

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

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

INTRODUCTION

Weavers Cottage is a small two-storey cottage with a dual pitch roof covered in artificial slate. To the rear is a two-storey extension constructed in the 1960s with a single storey lean-to. The property previously extended further to the west. That part of the building was demolished by a previous owner in 1969.

The cottage is full of asbestos, damp and in a generally dilapidated state. It is proposed to repair, renovate and extend the cottage and bring it up to Lifetime Homes standards. The applicants (who have a disabled son) wish to use the cottage to provide an opportunity for people with severe mobility problems, especially those who have suffered trauma in conflict settings, to enjoy Dartmoor. It should be noted that the Authority cannot control or limit the occupation of the cottage to reflect this aspiration but officers recognise that the design and layout is led by the desire to provide fully accessible facilities for a disabled person and space for their carer or family.

THE PROPOSAL

It is proposed to demolish the existing extensions which contain a kitchen which is not fit for purpose and a bathroom at first floor level. A new rear extension consists of a contemporary flat roofed ground floor extension providing a fully accessible bedroom, bathroom and living space with the overhanging roof forming a covered terrace on two sides. A new staircase within the extension will replace the existing one in the living room (to improve fire protection) and provide access to existing bedrooms and a bedroom and ensuite bathroom for a carer or family member, within an enlarged extension at first floor level.

The architect has sought to create a clear separation between the existing cottage and the new extension, in terms of its form, design and materials. The creation of a space that connects to the landscape was also an important element of the design. The ground floor extension is clad with stone and slate tiles in part but is predominantly formed with aluminium framed glazing with a heavy rendered fascia and flat overhanging roof. In terms of the existing cottage, externally vertical slate hanging is proposed on the west elevation to provide improved protection against the weather and the cob chimney is to be lime rendered.

PRE-APPLICATION ADVICE

The applicant sought pre-application advice and was advised that the use of modern materials to create suitable living space for disabled persons was likely to be acceptable in principle but the details of the design would need careful consideration. The policy requirements in terms of the percentage increase in habitable floor area were also highlighted.

POLICY

Policy DMD7 requires high standards of design and construction reflecting the principles set out in the Design Guide.

The Design Guide states that 'extensions offer an opportunity to use good contemporary design. It may be possible to add a well designed extension in a modern style as long as it is in harmony with the building'. It also states that 'scale is the major issue with all extensions - new extensions should not overwhelm the original building - a small original building has less opportunity for extending'.

Policy DMD8 requires the Authority to come to a balanced judgement having regard to the scale of any harm or loss and the significance of non-designated buildings or assets.

The applicant has given information regarding the cultural value of the cottage by virtue of previous occupiers and it appears on the Historic Environment Record by virtue of its age. It is therefore a non designated heritage asset and an important element of the cultural heritage of the National Park.

Policies COR1, COR3, COR5, DMD1b and DMD3 address cultural heritage so are also relevant.

Policy DMD24 also refers to the Design Guide and requires that extensions and alterations to a dwelling will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints.

It also states that unless design considerations indicate otherwise, the habitable floorspace of extensions should not be increased by more than 30%.

The proposed ground floor extension will project a further 4m from the rear wall of the cottage beyond the existing extension and will project 5m to the west of the existing gable and over 3m further than the existing lean-to to the east at the rear of the property. The first floor element of the extension will project a further 2m than the current extension with a similar ridge height and a flue on the western side.

The increase in the scale and massing of the cottage result in the extension overwhelming the cottage rather than being subservient to it. This is reflected in the extensions amounting to over 60% increase in the internal floor area of the cottage. The applicants argue that this is offset to a degree by the removal of the detached building in the garden resulting in a 35.5% increase in floor area. Policy DMD24 specifically states that outbuildings should not be included in the calculation of habitable floorspace.

Following a site visit and an assessment of the proposal, officers advised the applicants that the size, massing and design of the extension was considered to be excessive and that significant changes to the plans would be required to enable officers to support the application. The applicant was invited to withdraw the application and discuss the proposal further before resubmitting.

The applicants have submitted further plans and sought to offset the increase in internal floor area by the removal of two outbuildings. However, the recommendation is based on the plans as originally submitted which remain unacceptable.

SUSTAINABLE DEVELOPMENT

The cottage in it's current condition is not fit for purpose and it is important to sustain it by active residential use and by meeting Lifetime Homes standards, the development would meet the needs of a section of society for which access to Dartmoor is limited. However, the detrimental impact on the character and appearance of the cottage outweighs the benefits the development would bring. On balance, it is considered that the development is not sustainable development in accordance with DMD1a.

ECOLOGY

Survey work has been carried out and if approved, conditions relating to bat mitigation and external lighting could address the policy requirements in COR7 and DMD14.

CONCLUSION

The aspiration to provide Lifetimes Home standard accommodation for disabled persons is supported by the design guide and policy however, this application has demonstrated that it is difficult to achieve where the accommodation is being provided in the form of an extension to a very small historic cottage, an undesignated but important element of the cultural heritage of the National Park.

Officers have not ruled out that a contemporary extension can achieve the standard of accommodation being sought but consider that the scale, siting and massing need further revision to prevent the original historic cottage being overwhelmed.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 April 2017

APPEALS

Report of the Acting Head of Planning

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

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

1 Application No:	W/16/3155319	District/Borough:	South Hams District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Rattery
Proposal:	Removal of condition (4) relating to an agricultural tie from permission ref 0449/02		
Location:	Marley Farm, South Brent		
Appellant:	Mrs BA Palk		
Decision:	DISMISSED		

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

1 Application No:	C/17/3169342	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Chagford
Proposal:	Unauthorised field shelter		
Location:	Land near Higher Stiniel, Chagford		
Appellant:	Mr A Wengraf		

2 Application No:	D/17/3168336	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Dartmoor Forest
Proposal:	Conversion and extension to form annexe		
Location:	2 Forestry Houses, Bellever, Postbridge		
Appellant:	Mr A Chetan		

3 Application No:	D/17/3169583	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Chagford
Proposal:	Erection of two bedroom extension		
Location:	Lower Drewston Barn, Moretonhampstead		
Appellant:	Mr B Jones		

4 Application No: F/17/3169370 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Widecombe-in-the-Moor
Proposal: Unlawful rooflight in curtilage listed building.
Location: **Southway Farm, Widecombe-in-the-Moor, Newton Abbot, TQ13 7TE**
Appellant: **Mr T Wilding-White**

5 Application No: W/17/3168468 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Permission Parish: Ashburton
Proposal: Use of land for siting and residential use of a mobile home for a rural worker for three years
Location: **Cuddyford Meadows, Rew Lane, Ashburton**
Appellant: **Ms R Sykes**

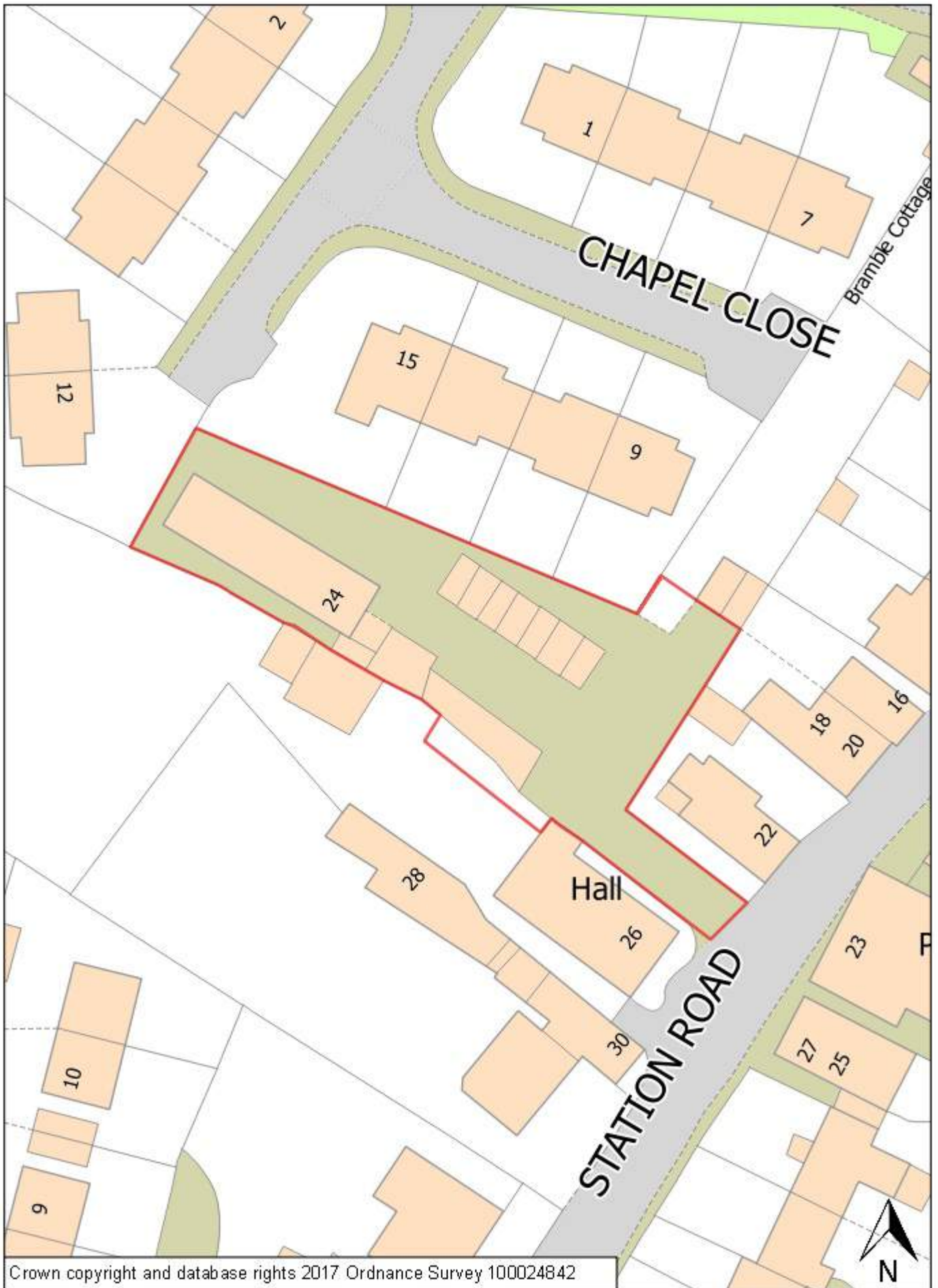
6 Application No: X/17/3166422 District/Borough: Teignbridge District
Appeal Type: Refusal to issue a Certificate of Lawfulness Parish: Bovey Tracey
Proposal: Use of building, its curtilage and associated access as workshops (B2) and storage/distribution (B8) with access at all hours of the day
Location: **The Apple Sheds, Bovey Tracey**
Appellant: **Mr K Allerfeldt**

CHRISTOPHER HART

24 Station Rd - 0253/15



Scale 1:500



DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

7 April 2017

REQUEST FOR APPROVAL OF NON MATERIAL AMENDMENTS

Report of the Acting Head of Planning

Application Ref: **0253/15** District/Borough: **West Devon Borough Council**
Grid Ref: **SX 512 698** Parish: **Horrabridge**
Officer: **Jo Burgess**
Proposal: **Change of cladding, relocation of bedroom window on plot 3, swapping of bathroom and bedroom on plot 5 and realignment of plot 1 boundary wall.**
Location: **24 Station Road, Horrabridge**
Recommendation: **That the non material amendments be approved.**

INTRODUCTION

Planning permission was granted in November 2015 for 'Demolition of existing workshop and garages and erection of five cottages with garaging and parking'.

Works commenced in 2016.

In January, the Authority was advised by neighbours that the window arrangements within the buildings being constructed on site were not as approved. An Enforcement file was opened and a meeting arranged on site with the applicant and his agent. The request for consideration of amendments follow those discussions.

PROPOSAL

The Non-Material amendments relate to the following:-

- Two areas of timber cladding on gables within the site to be replaced with render.
- A single bathroom window in Unit 5 has been replaced with a double casement bedroom window.
- The rear bedroom window in Unit 3 has been moved to the side elevation.
- The realignment of the wall adjacent to Unit 1.

The applicants advised that a bathroom and bedroom in Unit 5 needed to be swapped around due to problems with the fall to the foul sewer; cladding had to be removed to meet

building regulations; the bedroom window in Unit 3 has been moved to improve the amenity of the neighbour, and the re-alignment of the wall adjacent to Unit 1 is to improve access for vehicles to the rear of the bakery on Station Road.

Following a further meeting on site, visits to the neighbours and detailed negotiations to address the concerns expressed particularly by the resident of 15 Chapel Close, the plans have been further amended. The latest plans have been the subject of consultation with the Parish Council and neighbours.

COMMENTS AND REPRESENTATIONS

Horrabridge Parish Council has objected to the amended plans. The occupier of 15 Chapel Close continues to have concerns regarding overlooking from the new window in Unit 5, referring to a loss of privacy in her house and garden. The occupier of 28 Station Road has expressed concerns regarding the extent to which the development overlooks her garden.

SUMMARY

The requested amendments relating to the substitution of a render finish, the relocation of the window in Unit 3 and realignment of the wall adjacent to Unit 1 are considered acceptable.

The insertion of a new first floor bedroom window in Unit 5, by virtue of its location, offset from the bedroom window in the rear of 15 Chapel Close, will have limited impact on the amenity of the adjacent neighbour at 15 Chapel Close. The use of obscure glazing panels to a height of 1.65m above the floor level will further reduce the ability for any overlooking. A restrictor is also to be placed on the window to prevent it opening to its full width. With these modifications this amendment is considered acceptable.

RECOMMENDATION

It is recommended that the non-material amendment is approved

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

07 April 2017

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Acting Head of Planning

Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.

(For further information please contact James Aven)

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

1 Enforcement Code: ENF/0030/17	District/Borough: Teignbridge District
Grid Ref : SX732665	Parish : Buckfastleigh
Breach : Unauthorised porch/side extension	
Location : 14 Oaklands Park, Buckfastleigh	
Action taken / Notice served	No further action taken

2 Enforcement Code: ENF/0196/15	District/Borough: South Hams District
Grid Ref : SX687613	Parish : South Brent
Breach : Unauthorised track	
Location : Higher Binnamore, Badworthy, South Brent	
Action taken / Notice served	Enforcement Notice

CHRISTOPHER HART