

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

08 January 2016

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Planning

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Item No. **Description**

1. 0565/15 - Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden (Listed Building Consent), Stone Cross Cottage, The Village, North Bovey
2. 0564/15 - Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden (Full Planning Permission - Householder), Stone Cross Cottage, The Village, North Bovey
3. 0511/15 - Removal of condition b) of permission 09/26/1371/87 to allow holiday cottage to be used as a dwelling (Full Planning Permission), The Old Farmhouse, Forestoke, Holne

0565/15

Scale 1:1,250



1. Application No: **0565/15** District/Borough: **Teignbridge District**
Application Type: **Listed Building Consent** Parish: **North Bovey**
Grid Ref: **SX739838** Officer: **Christopher Hart**

Proposal: **Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden**

Location: **Stone Cross Cottage, The Village, North Bovey**

Applicant: **Mr & Mrs C Hill**

Recommendation **That consent be GRANTED**

Condition(s)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. The proposed boundary wall shall be constructed of random granite stone using techniques to match the construction and pointing on the existing boundary wall. A sample panel shall be prepared for inspection by the Local Planning Authority and no further works shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.

Introduction

Stone Cross Cottage is a Grade II listed building located on the western side of the village green in the centre of North Bovey.

The proposed works include the realignment of the existing front boundary wall, new timber access gates together with the relocation of a domestic oil tank in the rear garden of the property.

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

Planning History

0328/15	New lime based wall finishes to ground floor of cottage, removal of first floor stud walling from landing to guest bedroom and repainting of exterior with vapour permeable paint Listed Building Consent Grant Conditionally 21 August 2015
0568/09	Demolish blockwork to front elevation and replace with post and beam structure with front door and glazed screens and create walled garden, demolish rear lean-to porch and create level sitting area Full Planning Permission Grant Conditionally 13 January 2010
0569/09	Demolish blockwork to front elevation and replace with post and beam structure with front door and glazed screens and create walled garden, demolish rear lean-to porch and create level sitting area, plus internal alterations Listed Building Consent Grant Conditionally 13 January 2010
05/05/1433/89	Break through stone wall. Fix purpose made timber window to match

	existing	
	Listed Building Consent	Grant Unconditionally 16 June 1989
0564/15	Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden	
	Full Planning Permission - Householder	Not yet determined
0565/15	Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden	
	Listed Building Consent	Not yet determined

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood zone 1 - standing advice applies
Historic Buildings Officer:	<p>This interesting group of thatched cottages is located in the centre of North Bovey, facing the green and close to the Parish Church. The building almost certainly contains medieval fabric, although it has been much altered in subsequent centuries. The building has clear historic, evidential and aesthetic significance. The character of the conservation area is picturesque, with thatched houses facing on to a village green. The North Bovey Conservation Area Appraisal describes the granite boundary walls of the village as giving visual cohesion to the scene.</p> <p>In this application, it is proposed to rebuild the existing boundary wall, removing its existing, curved return and providing a straight front with wooden gates inserted. Having checked the Tithe, 1st Edition and 2nd Edition maps, it is clear that there was no boundary wall at all in this location up until 1905; the structure is therefore relatively modern and the current arrangement, incorporating a splay and a car-parking space, quite suburban in character. The proposed realignment of the wall would actually improve the setting of the cottage and the character and appearance of the conservation area. The oil tank would be reasonably well concealed and not cause harm.</p>

Parish/Town Council Comments

North Bovey PC:	The PC has no objection to the relocation of the oil tank however, it considers that the new wall and access gates do not conform to the requirements of Core Strategy policies COR3 and COR4.
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Relevant Development Plan Policies

COR1 - Sustainable Development Principles

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
DMD12 - Conservation Areas
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

THE PROPOSAL

The application seeks listed building consent for two elements. Firstly, consent to re-site a domestic oil tank within the rear, enclosed garden of the property and secondly, the realignment of the front boundary wall adjacent to the public highway. The parking space and front garden area will be enclosed by newly installed timber gates.

POLICY

Core Strategy policies COR3 and COR4 require applicants to demonstrate particular regard to, amongst other features, vernacular and other historic buildings where the scale and layout shall be appropriate to the site and its surroundings, enhancing the distinctiveness of the built environment.

Policy COR5 states that development proposals should seek to conserve and enhance the setting of the historic built environment.

Policy DMD4 requires that development should not have an adverse effect on highway safety or detract from the special qualities of the area. Policies DMD7 and DMD8 emphasise that change within conservation areas and specifically, to heritage assets, can be accepted provided that there is no harm to the asset or wider area. Scale, detailing, materials and finishes should reflect the important characteristics of the designated asset.

SUMMARY

The proposed oil tank will be largely unseen, repositioned within the enclosed back garden of the property and screened by a high boundary hedge.

At the front of the property, facing the village green, there is a small area of garden enclosed by an existing stone wall. A single parking space is already provided. The proposed realignment of the wall and enclosure of the parking space with timber access gates is an acceptable change which will have no harm to the setting of the listed building or wider conservation area.

It is considered that all aspects of the proposed works accord with the requirements of policy.

CONCLUSION

The works are not considered to harm the special qualities of the designated heritage asset and the North Bovey conservation area.

0564/15

Scale 1:1,250



2. Application No: **0564/15** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -** Parish: **North Bovey**
Householder
Grid Ref: **SX739838** Officer: **Christopher Hart**

Proposal: **Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden**

Location: **Stone Cross Cottage, The Village, North Bovey**

Applicant: **Mr & Mrs C Hill**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The proposed boundary wall shall be constructed of random granite stone using techniques to match the construction and pointing on the existing boundary wall. A sample panel shall be prepared for inspection by the Local Planning Authority and no further works shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
3. The existing southern boundary hedge shall be retained and maintained in perpetuity at a height of not less than 1.5m.

Introduction

Stone Cross Cottage is a Grade II listed building located on the western side of the village green in the centre of North Bovey.

The proposed works include the realignment of the existing front boundary wall, new timber access gates together with the relocation of a domestic oil tank in the rear garden of the property.

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

Planning History

0328/15	New lime based wall finishes to ground floor of cottage, removal of first floor stud walling from landing to guest bedroom and repainting of exterior with vapour permeable paint
	Listed Building Consent Grant Conditionally 21 August 2015
0568/09	Demolish blockwork to front elevation and replace with post and beam structure with front door and glazed screens and create walled garden, demolish rear lean-to porch and create level sitting area
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0569/09	Demolish blockwork to front elevation and replace with post and beam structure with front door and glazed screens and create walled garden, demolish rear lean-to porch and create level sitting area, plus internal alterations

	Listed Building Consent	Grant Conditionally	13 January 2010
05/05/1433/89	Break through stone wall. Fix purpose made timber window to match existing		
	Listed Building Consent	Grant Unconditionally	16 June 1989
0565/15	Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden		
	Listed Building Consent	Not yet determined	

Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
Environment Agency:	Flood zone 1 - standing advice applies
Historic Buildings Officer:	<p>This interesting group of thatched cottages is located in the centre of North Bovey, facing the green and close to the Parish Church. The building almost certainly contains medieval fabric, although it has been much altered in subsequent centuries. The building has clear historic, evidential and aesthetic significance. The character of the conservation area is picturesque, with thatched houses facing on to a village green. The North Bovey Conservation Area Appraisal describes the granite boundary walls of the village as giving visual cohesion to the scene.</p> <p>In this application, it is proposed to rebuild the existing boundary wall, removing its existing, curved return and providing a straight front with wooden gates inserted. Having checked the Tithe, 1st Edition and 2nd Edition maps, it is clear that there was no boundary wall at all in this location up until 1905; the structure is therefore relatively modern and the current arrangement, incorporating a splay and a car-parking space, quite suburban in character. The proposed realignment of the wall would actually improve the setting of the cottage and the character and appearance of the conservation area. The oil tank would be reasonably well concealed and not cause harm.</p>

Parish/Town Council Comments

North Bovey PC:	The PC has no objection to the relocation of the oil tank however, it considers that the new wall and access gates do not conform to the requirements of Core Strategy policies COR3 and COR4.
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Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

DMD12 - Conservation Areas

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

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

None to date.

Observations

THE PROPOSAL

The application seeks planning permission for two elements. Firstly, permission to re-site a domestic oil tank within the rear, enclosed garden of the property and secondly, the realignment of the front boundary wall adjacent to the public highway. The parking space and front garden area will be enclosed by newly installed timber gates.

The proposed works are classed as minor householder development. There is a requirement for planning permission as the works are to take place within the curtilage of a listed building.

POLICY

Core Strategy policies COR3 and COR4 require applicants to demonstrate particular regard to, amongst other features, vernacular and other historic buildings where the scale and layout shall be appropriate to the site and its surroundings, enhancing the distinctiveness of the built environment.

Policy COR5 states that development proposals should seek to conserve and enhance the setting of the historic built environment.

Policy DMD4 requires that development should not have an adverse effect on highway safety or detract from the special qualities of the area. Policies DMD7 and DMD8 emphasise that change within conservation areas and specifically, to heritage assets, can be accepted provided that there is no harm to the asset or wider area. Scale, detailing, materials and finishes should reflect the important characteristics of the designated asset.

SUMMARY

The two elements of the proposed development would, in most cases, be permitted development however, these rights are removed when considering development within the curtilage of a listed building.

The proposed oil tank will be largely unseen, repositioned within the enclosed back garden of the property and screened by a high boundary hedge.

At the front of the property, facing the village green, there is a small area of garden enclosed by an existing stone wall. A single parking space is already provided. The proposed

realignment of the wall and enclosure of the parking space with timber access gates is an acceptable change which will have no harm to the setting of the listed building or wider conservation area. There are no highway safety implications from the proposed change.

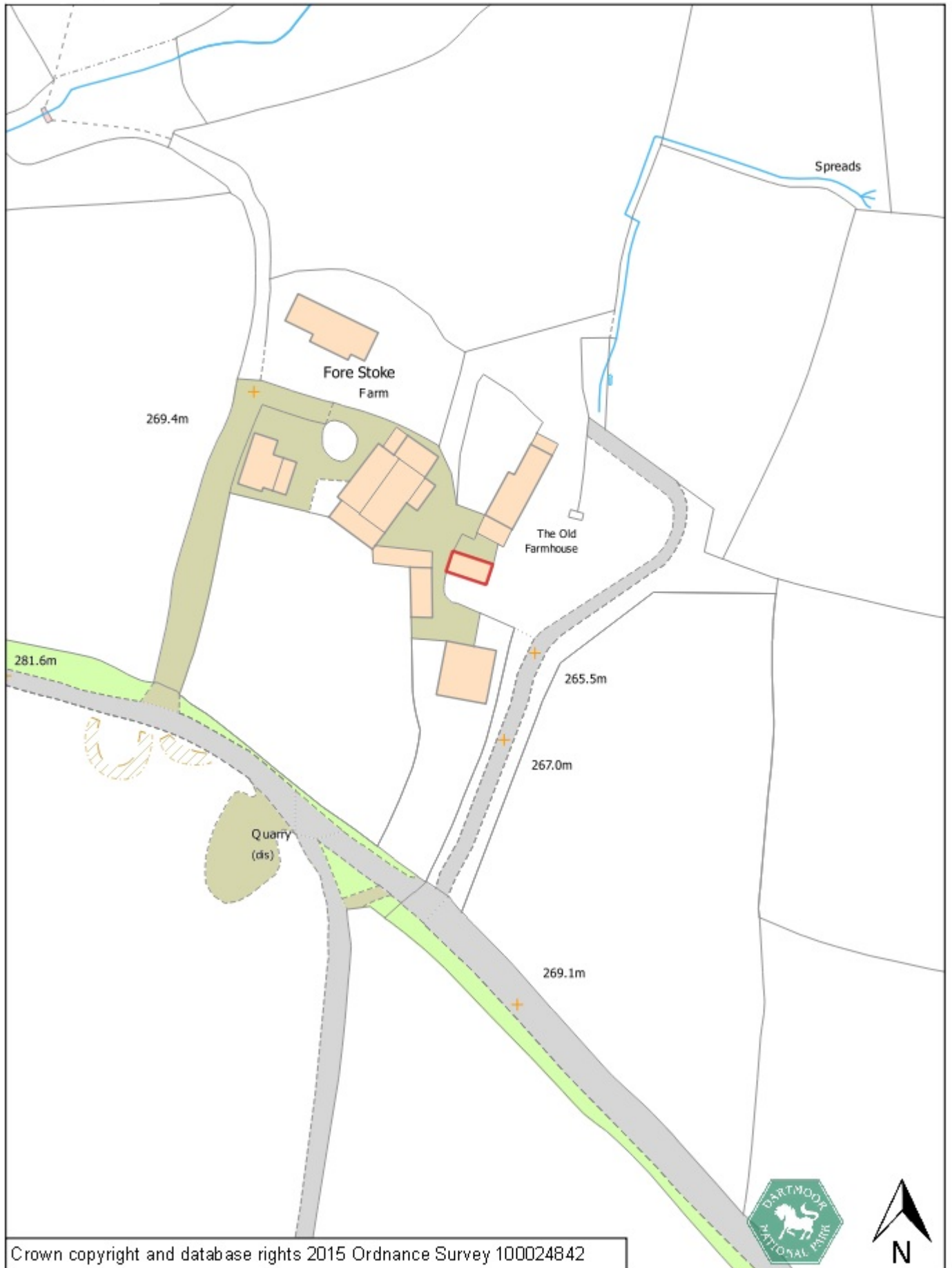
It is considered that all aspects of the proposed works accord with the requirements of policy.

CONCLUSION

The works are not considered to harm the special qualities of the designated heritage asset and the North Bovey conservation area.

0511/15

Scale 1:1,250



3. Application No: **0511/15** District/Borough: **South Hams District**
Application Type: **Full Planning Permission** Parish: **Holne**
Grid Ref: **SX698700** Officer: **Christopher Hart**

Proposal: **Removal of condition b) of permission 09/26/1371/87 to allow holiday cottage to be used as a dwelling**

Location: **The Old Farmhouse, Forestone, Holne**

Applicant: **Miss M West**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The removal of the condition would result in the creation of an independent unit of residential accommodation outside a recognised settlement which does not meet an identified need for affordable housing to meet local needs or a need relating to an agricultural worker or other essential rural business. It would therefore be contrary to the Dartmoor National Park Core Strategy Development Plan Document in particular policies COR2 and COR15, policies DMD1a, DMD1b, DMD23 of the Development Management and Delivery Development Plan Document and the advice contained in the English National Parks & The Broads UK Government Circular 2010 and the National Planning Policy Framework 2012.
2. The independent dwelling created would be remote from adequate services, employment, education, leisure facilities, public transport, etc. and would therefore increase the need for travel by private vehicles contrary to the Dartmoor National Park Authority Core Strategy Development Plan Document, in particular policy COR21, policies DMD1a and DMD1b of the Development Management and Delivery Development Plan Document and the advice contained in the English National Parks & The Broads UK Government Circular 2010 and the National Planning Policy Framework 2012.

Introduction

The Old Farmhouse at Fore Stoke lies approximately 1km north west of the village of Holne. It is an historic farmstead located on the edge of moorland overlooking the Dart valley.

The application seeks permission for the removal of a holiday occupancy condition attached to a small two-storey barn located on the south aspect of the farmhouse. It is intended to use the building as a single dwelling.

The application is presented to Members in light of the policy conflict and views expressed by the Parish Council.

Planning History

0693/06	Use of The Loft as an unrestricted dwelling Certificate of Lawfulness for an existing use	Certificate issued	06 December 2006
0340/00	Demolish part of existing side porch and erect single storey conservatory extension		

	Full Planning Permission	Grant Unconditionally	24 July 2000
09/26/1371/87	Proposed change of use from previously approved 'granny annexe' to holiday cottage		
	Full Planning Permission	Grant Conditionally	06 November 1987
09/26/1372/87	Use of second floor flat as holiday letting accommodation		
	Full Planning Permission	Grant Conditionally	06 November 1987
09/26/0591/84	Conversion of barn to granny flat		
	Change of Use	Grant Conditionally	01 June 1984

Consultations

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

Parish/Town Council Comments

Holne PC: PC supports application

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR2 - Settlement Strategies
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD44 - Tourist accommodation

Representations

None to date.

Observations

THE SITE & BUILDINGS

Forestoke Farmhouse is an unlisted dwelling forming part of an historic farmstead with an associated group of traditional buildings. A modern bungalow, Fore Stoke Farm, lies immediately to the west of the site.

The barn in question is located approximately 10 metres to the south of the main dwelling forming one of the courtyard of buildings associated with the dwelling. It is a simple two-storey stone barn with a pitched slate roof. A small conservatory style lean-to extension has been added to its southern elevation. It provides modest two bedroom accommodation with a floor area of approximately 100sqm.

PLANNING HISTORY

Forestoke Farmhouse is an unlisted dwelling forming part of an historic farmstead with an

associated group of traditional buildings.

The Farmhouse forms the main residence. A separate dwelling, approved through the grant of a certificate of lawfulness in 2006, occupies the second floor of the dwelling.

The barn was converted to a modest unit of ancillary accommodation in 1984. In 1987 permission was granted to change the use of the barn to holiday accommodation. By condition no person, family or group is allowed to occupy the unit for more than 28 days in any 12 month period.

THE PROPOSAL

The application seeks permission to remove the holiday occupancy condition to allow the property to be rented out on short term tenancy arrangements as a separate dwelling.

The applicant states that she has rented the holiday accommodation, through agencies, since 1987. She indicates that there has been a steady decline in holiday bookings over the last few years and that it is not now viable as a holiday unit. Her view is that a regular monthly income would be more advantageous. The property has not been offered to the market as a separate entity in its current guise.

POLICY IMPLICATIONS

Policy DMD23 specifically applies to applications seeking to remove occupancy conditions. It requires applicants to demonstrate that there is no latent demand for the type of accommodation on offer, that the unit has been offered for sale, rent or lease to others for a period of at least twelve months at a price that reflects the conditional use and, if those tests are passed, the applicant is willing to enter into a legal agreement to restrict future occupancy to local people as an affordable dwelling; an affordable dwelling under the Authority's intermediate housing model.

The barn is located outside of a recognised settlement where policy would normally seek to restrict new market dwellings to those where there is special justification related to the use of the land or an established rural business, neither of which apply in this instance (policies COR15 and DMD23). The building has an appropriate current use in accordance with policy DMD9 (relating to the conversion of traditional buildings) and policy DMD44 (relating to the provision of self-catering holiday accommodation).

SUMMARY

While the applicant has a desire to discontinue holiday lettings in favour of income from long term rentals the application, as presented, would result in a market dwelling with no means of controlling its occupancy. The requirement to demonstrate a lack of demand together with extensive marketing as a going concern has not been met. The requested removal of the occupancy condition would not meet the requirement that the accommodation should become an affordable unit available to local occupants. A market dwelling in this location, well outside of a designated settlement, could not be considered to be sustainable development.

CONCLUSION

There are clear policy objections to the creation of market dwelling in this countryside location. There is insufficient information to present a case for justifying a departure from adopted policy in this instance.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

08 January 2016

APPEALS

Report of the Head of Planning

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

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

1 Application No: C/15/3010723 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Lustleigh
Proposal: Unauthorised two storey building in garden
Location: **The Great Hall, Mapstone Hill, Lustleigh**
Appellant: **Ms P Wellby**
Decision: **DISMISSED AND NOTICE UPHELD**

2 Application No: W/15/3004654 District/Borough: Teignbridge District
Appeal Type: Refusal of Full Planning Parish: Lustleigh
Permission
Proposal: Retrospective alterations to building and use as a holiday let
Location: **The Great Hall, Mapstone Hill, Lustleigh**
Appellant: **Ms P Wellby**
Decision: **DISMISSED AND NOTICE UPHELD**

3 Application No: W/15/3035779 District/Borough: West Devon Borough
Appeal Type: Refusal of Outline Planning Parish: Buckland Monachorum
Permission
Proposal: New dwelling
Location: **Rowan House, Harrowbeer Lane, Yelverton**
Appellant: **Mr R Hartigan**
Decision: **DISMISSED**

4 Application No: W/15/3089711 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Parish: Burrator
Permission
Proposal: New dwelling
Location: **corner site between Huccaby and Byeways, Sheepstor**
Appellant: **Mr D Sheppard**

Decision: **DISMISSED**

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

1 Application No: C/15/3139040 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Bridford
Proposal: Change of use of land to a mixed use as a former quarry and salvage business and the siting and residential use of a caravan
Location: **The Old Quarry, Pound Lane, Bridford EX6 7LQ**
Appellant: **Mr B Darke**

2 Application No: C/15/3139213 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Unauthorised change of use of Carport with incidental use accommodation to dwellinghouse independent of the primary dwelling
Location: **Hooks Farm, Sigford**
Appellant: **Mr A Bonstow**

3 Application No: C/15/3139217 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Unauthorised change of use of Carport with incidental use accommodation to dwellinghouse independent of the primary dwelling
Location: **Hooks Farm, Sigford**
Appellant: **Mr A Bonstow**

4 Application No: F/15/3138493 District/Borough: West Devon Borough
Appeal Type: Enforcement Notice Parish: South Tawton
Proposal: Unauthorised lighting
Location: **Oxenham Arms, South Zeal**
Appellant: **Mr S Powell**

5 Application No: W/15/3140275 District/Borough: South Hams District
Appeal Type: Refusal of Full Planning Permission Parish: South Brent
Proposal: Renovation and alteration to dwelling
Location: **Lydia Mill, Lydia Bridge, South Brent**
Appellant: **Mr R Brighthouse**

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

08 January 2016

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS
AND APPLICATIONS WITHDRAWN**

Report of the 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 Stephen Belli)

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

0	Application No: 0617/15	District/Borough: Teignbridge District
	Application Type: Prior Notification	Parish: Bridford
	Proposal: Erection of timber agricultural building (18m x 9m)	
	Location: Carrapitt Plants, Carrapitt Farm, Bridford	
	Decision:	
1	Application No: 0517/15	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Christow
	Proposal: Erection of an agricultural barn (10.3m x 18.3x) for use in connection with estate (retrospective)	
	Location: Canonteign Falls, Christow	
	Decision: Grant Conditionally	
2	Application No: 0539/15	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Burrator
	Proposal: Single storey extension to existing care home	
	Location: Heatherside Care Home, Dousland, Yelverton	
	Decision: Grant Conditionally	
3	Application No: 0507/15	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: South Brent
	Proposal: Reslating of roof to property including insertion of two conservation rooflights	
	Location: 15 Station Road, South Brent	
	Decision: Grant Conditionally	

4 **Application No:** 0375/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Alterations to modern single storey extension and access to create undercover parking.
Location: Easton Court Hotel, Easton Cross, Chagford
Decision: Withdrawn

5 **Application No:** 0504/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Sampford Spiney
Proposal: Change of use of land to horse keeping and erection of building for equestrian and agricultural use
Location: Huckworthy Lodge, Sampford Spiney
Decision: Grant Conditionally

6 **Application No:** 0502/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ilsington
Proposal: Erection of a livestock building (22.8sqm x 13.7sqm)
Location: Northacombe, Green Lane, Ilsington
Decision: Grant Conditionally

7 **Application No:** 0537/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Change of use of barn from ancilliary to holiday use
Location: Southlake Spring, Burrator Road, Dousland
Decision: Grant Conditionally

8 **Application No:** 0376/15 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Chagford
Proposal: Alterations to modern single storey extension and access to create undercover parking
Location: Easton Court Hotel, Easton Cross, Chagford
Decision: Withdrawn

9 **Application No:** 0373/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Change of use of annexe, part building and courtyard from hotel to residential including independent dwelling plus associated works
Location: Easton Court Hotel, Easton Cross, Chagford
Decision: Withdrawn

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- 10 **Application No:** 0374/15 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Chagford
Proposal: Change of use of annexe, part building and courtyard from hotel to residential including independent dwelling plus associated works
Location: Easton Court Hotel, Easton Cross, Chagford
Decision: Withdrawn
-
- 11 **Application No:** 0437/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Extension to existing industrial unit to provide improved facilities
Location: PD Devices, 1 Old Station Yard, South Brent
Decision: Refused
-
- 12 **Application No:** 0477/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Change of use of part of building from architect's office to veterinary surgery
Location: The Old Exchange, Chagford
Decision: Grant Conditionally
-
- 13 **Application No:** 0535/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Drewsteignton
Proposal: Replacement rainwater goods and external render on house
Location: 8 Stonelands, Crockernwell
Decision: Grant Conditionally
-
- 14 **Application No:** 0501/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Whitchurch
Proposal: Erection of cattle barn (295sqm)
Location: Reddicliffe Farm, Whitchurch
Decision: Grant Conditionally
-
- 15 **Application No:** 0526/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - Householder **Parish:** North Bovey
Proposal: Replacement and enlarged side extension and remodelling of the roof to the original part of the building
Location: Sunnyside, Langstone Hill, North Bovey
Decision: Grant Conditionally
-

16 **Application No:** 0528/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Widening of access and extension to turning/loading area
Location: Tracks South of Clifford Hill Cottages, Drewsteignton
Decision: Grant Conditionally

17 **Application No:** 0516/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Christow
Proposal: Erection of barn (20m x 8m) for use in connection with estate (retrospective)
Location: Canonteign Falls, Christow
Decision: Grant Conditionally

18 **Application No:** 0550/15 **District/Borough:** South Hams District
Application Type: Certificate of Lawfulness **Parish:** Ugborough
for a proposed development
Proposal: Certificate of lawfulness in respect of the siting of mobile home
Location: Cheston Cottage, Wrangaton, South Brent
Decision: Certificate issued

19 **Application No:** 0525/15 **District/Borough:** West Devon Borough
Application Type: Full Planning **Parish:** Buckland Monachorum
Permission - Householder
Proposal: Demolition of existing lean-to conservatory and erection of new single storey extension
Location: Crossway, Binkham Hill, Yelverton
Decision: Grant Unconditionally

20 **Application No:** 0543/15 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Moretonhampstead
Proposal: Upgrading of forest track
Location: Willingstone Cottages, Moretonhampstead
Decision: Prior Approval not required

21 **Application No:** 0559/15 **District/Borough:** Teignbridge District
Application Type: Full Planning **Parish:** Christow
Permission - Householder
Proposal: Demolition of existing garage and erection of side extension
Location: 1 Wood Close, Christow
Decision: Grant Conditionally

22 **Application No:** 0570/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Chagford
Proposal: Improvements to existing entrance by widening and providing better visibility splays
Location: Waye Hill House, Chagford
Decision: Grant Conditionally

23 **Application No:** 0582/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - Householder **Parish:** Sticklepath
Proposal: Single storey rear extension
Location: Cranham, 11 Oaktree Park, Sticklepath
Decision: Grant Conditionally

24 **Application No:** 0568/15 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Walkhampton
Proposal: Internal alterations and replacement roof
Location: Staddon House, Walkhampton
Decision: Grant Conditionally

25 **Application No:** 0581/15 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Conversion of former barn to single dwelling with external alterations
Location: East Wrey Barton Hotel, Moretonhampstead Road, Lustleigh
Decision:

26 **Application No:** 0544/15 **District/Borough:** South Hams District
Application Type: Full Planning Permission - Householder **Parish:** South Brent
Proposal: Replacement shed (retrospective) and replacement of uPVC conservatory and flat roof kitchen extension
Location: 5 Mons Terrace, Totnes Road, South Brent
Decision: Grant Conditionally

27 **Application No:** 0618/15 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Burrator
Proposal: Implement and hay store barn
Location: Welltown Farm, Walkhampton
Decision: Planning Permission Required

28 **Application No:** 0572/15 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Buckland Monachorum
Proposal: Extension to form two additional bedrooms
Location: Devonia Nursing Home, Leg O' Mutton Corner, Yelverton
Decision: Grant Conditionally

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

08 January 2016

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the 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/0235/15	District/Borough:	West Devon Borough
Grid Ref :	SX692913	Parish :	Drewsteignton
Breach :	Unauthorised estate agents sign - Strutt & Parker		
Location :	Land at Venton, Drewsteignton		
Action taken / Notice served	No further action taken		

STEPHEN BELLI