

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

1 September 2023

Applications to be Determined by the Committee

Report of the Head of Development Management

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Dartmoor National Park Authority

Teigncombe Farm, Chagford



Scale 1:1,000



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Application No: **0291/23** District/Borough: **West Devon**
Application Type: **Full Planning Permission** Parish: **Chagford**
Grid ref: Officer: **Oliver Dorrell**
Proposal: **Teigncombe Farm, Chagford**
Location: **Change of use of land for the siting of two glamping pods**
Applicant: **Mr & Mrs Stansbury**
Recommendation: **That permission be REFUSED**

Reasons for Refusal:

1. The proposed development would constitute new build short stay tourist accommodation in the open countryside of the National Park, not delivered through the conversion of a suitable redundant historic building. It would therefore be contrary to policies SP1.2, SP1.3, 5.5 and 5.9 of the Dartmoor Local 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 2021.
2. The proposed glamping pods, by reason of their design, scale and positioning, would fail to conserve and/or enhance what is special or distinctive about the local landscape character and would have a negative impact the tranquillity of the area, contrary to policies SP1.1, SP1.5, SP2.1 and SP2.6 of the Dartmoor Local 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 2021, in particular paragraph 176.

1 Proposal

- 1.1 Teigncombe Farm is located approximately 2.5km to the east of Chagford. The farm holding extends to approximately 150 acres. The farmstead is located in the hamlet of Teigncombe.
- 1.2 This application is for the change of use of land at Teigncombe Farm from agriculture to the siting of two glamping pods.

2 Planning History

- 2.1 0585/21 - Change of use of land from agriculture to mixed use agriculture/tourism to include the erection of two modulog glamping pod – Application withdrawn – 9 December 2021

3 Consultations

- 3.1 West Devon Borough Council - Does not wish to comment
- 3.2 County EEC Directorate - No highways objection
- 3.3 Environment Agency - Standing advice – Flood Zone 1

4 Parish Council Comments

- 4.1 Chagford Parish Council – The Parish Council support this application (Policy 5.9 Farm Diversification).

5 Relevant Local Plan Policies

- 5.1 Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor's Special Qualities
- Strategic Policy 1.2 Sustainable development in Dartmoor National Park
- Strategic Policy 1.3 Spatial Strategy
- Strategic Policy 1.5 Delivering good design
- Strategic Policy 1.6 Sustainable construction
- Policy 1.7 Protecting local amenity in Dartmoor National Park
- Strategic Policy 2.1 Protecting the character of Dartmoor's landscape
- Strategic Policy 2.2 Conserving and enhancing Dartmoor's biodiversity and geodiversity
- Strategic Policy 2.3 Biodiversity Net Gain
- Strategic Policy 2.4 Conserving and enhancing Dartmoor's moorland, heathland and woodland
- Strategic policy 2.5 The Water Environment and Flood Risk
- Strategic Policy 2.6 Protecting tranquillity and dark night skies
- Strategic Policy 4.1 Supporting community services and facilities
- Strategic Policy 4.2 Supporting public open space and sports facilities
- Policy 4.4 Parking standards for new development
- Policy 4.5 Electric Vehicle Charging Points (EVCPs)
- Policy 5.5 Tourist Accommodation
- Policy 5.7 Camping and touring caravan sites
- Policy 5.8 Agriculture, forestry and rural land-based enterprise development
- Policy 5.9 Farm diversification

6 Representations

- 6.1 6 letters of support. The comments are summarised as follows:
 - Provides alternative form of tourist accommodation to that found in Chagford
 - Would not result in material change in traffic
 - Diversification needed to maintain farming traditions and character
 - Applicant has farmed at Teigncombe for generations
 - Existing barns are in use and not redundant
 - The tourists which would use site would be respectful to surroundings and residents

6.2 14 letters of objection. The comments are summarised as follows:

- Loss of privacy for nearby residents
- Harmful impact on tranquillity
- Run off from package treatment plant not fully considered
- No provision for refuse/recycling
- Dilapidated buildings nearby pose risk to children staying
- Proposed pods are permanent structures with sewage connection
- Insufficient parking proposed
- Glamping pods not high architectural standard
- Priority should be given to converting existing buildings
- No reference to associated works (access track, parking area, sewage treatment plant) in application
- Lacks information on impact on wildlife/biodiversity

7 Observations

PROPOSAL

- 7.1 Teigncombe Farm is located in the hamlet of Teigncombe approximately 2.5km to the east of Chagford. The farm holding extends to approximately 150 acres.
- 7.2 Teigncombe Farmhouse and a stone barn to the north-east are grade II listed buildings, as is Teigncombe Manor on the opposite side of the road. Teigncombe Farm is identified on the historic environment record as a non-designated heritage asset as an historic farmstead.
- 7.3 The application site is located to the south-west of the historic farmstead across a road adjacent to the west of an existing range of agricultural storage buildings which are separate from the main building group. The site is currently part of an agricultural field. There is a public bridleway adjacent to the southern boundary of the site (Chagford Bridleway 2).
- 7.4 The proposal is for the siting of two glamping pods each comprising one bedroom, and living/dining/kitchen area and a bathroom. The pods would be arc shaped and constructed and clad in timber. They would have external measurements of approximately 5.7m wide by 5.5/6.6m long, with a height of 2.8m
- 7.5 Vehicular access to the site would be provided via an existing field access which is shared with the agricultural buildings. There would be an associated access track and parking provided for each pod unit.
- 7.6 The application has been submitted as a farm diversification project to support the existing farming enterprise at Teigncombe Farm.

8 KEY POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF) 2021

8.1 Paragraph 84 of the NPPF states that planning policies and decisions should support a prosperous rural economy be enabling:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

8.2 While at Paragraph 176 it states:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks 58 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. 51 and the Broads⁵⁹. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Dartmoor Local Plan

8.3 The strategy for the Local Plan is founded upon delivering the development required to meet the needs of the National Park and its communities, sustaining them as vibrant and viable places to live and work, whilst also ensuring Dartmoor's Special Qualities are conserved and enhanced.

8.4 The application site is in open countryside. Policy SP1.3 advises that development in open countryside will be acceptable in principle where it relates to: *farming, forestry or other land-based rural businesses with a proven need to locate in the open countryside, including farm diversification.*

8.5 Policy 5.9 sets the criteria for assessing proposals for farm diversification in the National Park. It states that planning permission will be granted for development to support farm diversification enterprises where they:

- a) are located on an established and active farm;*
- b) support and add value to a farm business which contributes to the conservation and/or enhancement of the National Park's Special Qualities;*
- c) are ancillary and subordinate in scale to the farm business;*
- d) make use of redundant buildings before proposing new buildings; and*

e) in the case of new buildings and structures, they are clustered with existing building groups and enclosed with an appropriate boundary feature, taking into account the special characteristics of the farmstead.

It goes onto to state that:

Proposals for a holiday let or Local Needs dwelling of up to 93m² will be supported where they are provided only through the conversion of a suitable redundant historic building in accordance with Strategic Policy 2.8. Only one Local Needs dwelling will be permitted per farm holding and only where no residential accommodation has already been permitted under this Policy or Policy 3.10.

For new diversification enterprises, permission will be subject to a condition tying the enterprise to the main farm business.

For Local Needs dwellings, permission will be subject to a legal agreement restricting it to occupation by a Local Person and tying the dwelling and any other relevant dwellings to the land holding.

- 8.6 It is also helpful to set out the policy position in respect of proposals for tourism development (Policy 5.5) and camping and caravan sites (Policy 5.7) in the open countryside but outside of a farm diversification scheme.

Policy 5.5 states:

Within Villages and Hamlets and the open countryside planning permission will only be granted for new short-stay tourist accommodation where it is: a) well related to tourist services; and b) provided through conversion of suitable redundant historic buildings in accordance with Strategic Policy 2.7 and/or Strategic Policy 2.8.

Policy 5.7 states:

Within Villages and Hamlets and the Open Countryside new small scale campsites will be permitted where: a) the proposal involves siting of tents only, is located close to tourist services and is of a scale appropriate for the local highway network; b) the development, use of the site and provision of site utilities and services conserve and/or enhance the National Park's Special Qualities, particularly landscape character, biodiversity, dark night skies and heritage significance; c) any need for a new building is met through the conversion of a redundant building, and suitable historic buildings are used first in accordance with Strategic Policy 2.7 and/or Strategic Policy 2.8; and d) the site is capable of being managed without the need for a new dwelling.

9 ASSESSMENT

Background to application

- 9.1 Planning officers have been engaged in discussions with the applicants regarding a potential farm diversification project at Teigncombe over a period of several years. This commenced following the submission of a pre-application enquiry to the planning team which established support in principle for a tourist-based proposal to

support the existing farming enterprise. At this time no detailed drawings were provided of the proposed pods.

- 9.2 In September 2021 a planning application was submitted for two glamping pods – identical to those submitted under this current application – on a site to the south of Teigncombe Manor. Following discussions with the applicant this application was withdrawn on the advice of officers due to concern over scale and location of the proposed development.
- 9.3 Officers then undertook to carry out follow up site visit with the applicant in December 2021 with a view to establishing a more suitable location for the pods. Having regard for the site, its surroundings and the overarching policy requirement to ensure that the special qualities of the area would not be compromised officers confirmed this to be land between the farmhouse and the modern barns to the east – known as ‘the Plat’.
- 9.4 It was also confirmed, at that time, that the proposed pods, due to their size and connection to services, would have an attachment to the ground and a degree of permanence which would mean they would be classed ‘buildings’ in planning terms. Also, that given the proposed pods would contain all the facilities to enable self-contained occupation, that they would be akin to a new-build holiday let, which would not be supported by Policy 5.9.
- 9.5 Officers suggested that the pods be simplified to seasonal camping pods/huts - a smaller version of pod comprising just a sleeping platform - and that a small ablutions block be provided at a suitable location near the entrance to the farmstead.
- 9.6 The applicant stated that the site suggested by officers was not appropriate as it would interfere with the workings of the farm and raised concerns over safety of the occupiers due to the proximity to livestock buildings and machinery.

10 Principle of development

- 10.1 Farming is the principal land use in Dartmoor National Park and is also one of its largest employers. Over the lifetime of this Local Plan, the industry is likely to be affected by an ageing workforce, changing consumer habits, Brexit and wage pressures. Adding new business activities through diversification can help build resilience into existing farming businesses and in the process safeguard the National Park’s Special Qualities
- 10.2 The farm at Teigncombe comprises 150 acres of permanent pasture and woodland owned and tenanted and a newtake of approximately 300 acres, with additional grass on various grazing agreements. As a Dartmoor hill farm, the farm includes moorland grazing rights on both Chagford Common and the Forest of Dartmoor; all of which are within the HLS scheme. The applicant’s run a suckler cow herd and 400 sheep.
- 10.3 Farm diversification schemes within Dartmoor are supported by Policy 5.9 of the Local Plan subject to certain criteria being met. These are set out at paragraph 8.5 above and the officer response to this proposal is as follows:

- (a) The proposed development would be located on an established and active farm
- (b) The farm enterprise contributes to the conservation and/or enhancement of the National Park's Special Qualities; the proposed development in the form of tourism accommodation would add value and support the farm.
- (c) No financial information has been provided to demonstrate how the proposed pods would contribute to the long-term business plan for the enterprise while being both ancillary and subordinate to the main farming business.

The proposal is for two self-contained glamping pods. As referred to in the background information above these types of structures are considered to be buildings in planning terms and as they would be capable of being occupied independently from the farm enterprise at Teigncombe (including bathroom, kitchen and separate drainage) they are judged to be new build holiday lets in their own right.

- (d) There a number of existing buildings on the holding at Teigncombe including traditional stone barns and modern agricultural sheds at the main farmstead and modern storage buildings on the parcel of land adjacent to the application site. In respect of these buildings the planning statement submitted with the application advises the following: *'while there are some farm buildings in the main farmstead these are not considered to be available for two reasons firstly the building are being used by the farming enterprise and secondly even if they were not the buildings are immediately adjacent, centrally located, in the main working hub of the farm where there is livestock, vehicular movements and as such not a location that is favourable to holiday accommodation by reason of noise, smell and potential danger'*.

Officers are satisfied that there are no suitable redundant buildings on site which could reasonably be utilised for the purposes of providing tourist accommodation.

- (e) The proposed pods would be located adjacent to the group of buildings to the west of the main farmstead. The pods would be clustered with these buildings.

There is no reference to boundary treatment in the application drawings or statement.

- 10.4 Part two of the Policy 3.9 refers to proposals for holiday lets or local needs housing and states that such accommodation will only be supported where it would be provided through the conversion of a suitable redundant historic building in accordance with Strategic Policy 2.8. As identified above there are no current redundant historic buildings on site.
- 10.5 Officers are of the opinion that the proposed glamping pods are 'buildings' and that the proposed development is tantamount to formation of new holiday lets. Policy 3.9 cannot therefore be relied upon to support this form of development.

- 10.6 In terms of other relevant policies, Policy 5.5 is more restrictive than Policy 3.9 as in addition to requiring short stay tourist accommodation to be provided through the conversion of a suitable redundant historic building, it also requires the site to be well related to tourist services (making clear at paragraph 5.4.4 that new-build holiday homes, flats, chalets, lodges and other permanent holiday accommodation amounts to new housing and will therefore be expected to comply with this Local Plan's housing policies). Policy 5.7 meanwhile is supportive of tented campsites only in the open countryside where it would be outside of farm diversification.
- 10.7 In conclusion, farm diversification is supported in the Local Plan and Policy 3.9 provides a greater level of flexibility and opportunity to the farming community than that available to other portions of the local population however it does not extend to the provision of self-contained new build holiday accommodation in the open countryside of the National Park. For this reason the proposed development is not considered to accord with this policy.
- 11 Impact on character and appearance
- 11.1 Strategic Policy 1.1 supports development which promotes National Park purposes and will have regard for the duty to seek to foster the economic and social well-being of the local communities within the National Park, provided such development is compatible with National Park purposes.
- 11.2 Strategic Policy 1.2 seeks to promote sustainable development which protects the special environmental qualities of the National Park.
- 11.3 Strategic Local Plan Policy 1.5 requires all new development to create a strong sense of place with a clear and distinctive character by reinforcing local character, respecting Dartmoor's vernacular, and maintaining and enhancing townscapes, street patterns and frontages and their relationship with the landscape. Planning applications exhibiting anything less than good design will be refused.
- 11.4 Strategic Policy 2.6 concerns the protection of tranquillity and dark night skies and states that outside classified settlements development proposals will only be permitted where they conserve and/or enhance tranquillity and that all development proposals should avoid external lighting.
- 11.5 The proposed development would be located within an agricultural field. The immediate area is characterised by pastoral fields and largely by buildings of traditional form which are grouped in small clusters. Slate and stone are the predominant materials although there is timber cladding on some of the buildings and the agricultural buildings which can be glimpsed through the trees to the south and east of the application site have evidence of timber and corrugated metal sheeting.
- 11.6 The proposed pods would be largely screened in views from the existing access gateway by trees however the access track and parking area would be clearly visible. The pods would also be visible in glimpsed views through the hedgerows which border the Mariners Way, a well used public path, to the south of the application site and the unclassified road to the north. There may be greater visibility of the site during the winter months when the trees are not in leaf.

- 11.7 The proposed pods would not have a design reflective of the local vernacular. They do not take any particular reference from surrounding buildings and lack any form of local distinctiveness. Officers therefore question their suitability for this location.
- 11.8 There are also concerns regarding the size of the proposed units. The pods contain all of the facilities required for self-contained occupation which inevitably means they are much larger than a camping pod, which only generally has a sleeping platform and is much more compact.
- 11.9 There has been no information submitted in respect of how the boundary of the site will be delineated, which is an important consideration for any new development on greenfield sites, neither have there been any section drawings provided to show any excavation which might be required for the pods.
- 11.10 Overall it is considered that the introduction of two new units of self-contained holiday accommodation in this location, which would be divorced from the main farmstead and have their own parking and access, would not conserve what is special about this part of the National Park and would be unlikely to contribute positively to the tranquillity of the area.

12 Impact on residential amenity

- 12.1 There have been a number of representations received concerned over the impact of the proposed development on the residential amenities enjoyed by the occupiers of nearby residential properties.
- 12.2 Policy 1.7 states that development proposals should not significantly reduce levels of privacy, introduce levels of noise which would adversely affect human health or quality of life or have an overbearing or dominant impact.
- 12.3 There are a number of dwellings which form the hamlet of Teigncombe. The nearest of those to the application site are Mariners Way to the south-west and Teigncombe Barn east. The distance separating these properties from the nearest of the pods is approximately 25m and 30m respectively. This distance is not dissimilar to those separating other properties in the hamlet. There is a hedgebank separating the southern boundary of the site from the Mariners Way path and property.
- 12.4 While it is accepted that the noise arising from occupiers of a timber pod may at times be greater than from a permanent residence it is not considered that the proposed development would give rise to significant levels of noise or disturbance to warrant refusal.

13 Biodiversity net gain/enhancement

- 13.1 All development is required to contribute towards biodiversity enhancement to support the National Park's network of wildlife sites and priority habitats and maximise potential for other environmental gains.
- 13.2 The proposed development does not include details to demonstrate how the requisite biodiversity enhancement would be achieved on the application site, in accordance with Strategic Policy 2.3.

14 Conclusion

- 14.1 It is recognised that farm diversification can add significant value to existing farm businesses on Dartmoor. The Local Plan policies are generous in allowing a variety of diversification opportunities, nevertheless it must be proven that associated development would not harm the defined special qualities of Dartmoor and be in accordance with policies which seek to re-use existing buildings rather than introducing new, discordant structures in the open countryside of the National Park. In this case there is identified harm to the special qualities and amenity of this part of the National Park that is not outweighed by the perceived benefits. Where such conflict exists, greater weight should be given to protecting the special qualities of the National Park.
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Dartmoor National Park Authority

16 West Street, Ashburton

Scale 1:500



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Application no: **0347/23** District: **Teignbridge District Council**
Application type: **Listed Building Consent** Parish: **Ashburton**
Grid Ref: **SX 7553 6984** Officer: **Rose Dugard**
Proposal: **Replacement of second floor windows to southeast elevation**
Location: **16 West Street, Ashburton, Newton Abbot, TQ13 7DU**
Applicant: **Mr R Drysdale**
Recommendation: **That, subject to the consideration of any comments from the Town Council, Listed Building Consent be GRANTED**

Condition(s)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.
2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):
 - Location plan – ref P 01 received (17 July-2023)
 - Proposed SW elevation – ref P 04 received (17 July-2023)
 - Window detail 1 – ref P 05 received (17 July-2023)
 - Existing and proposed site plan – ref P 02 received (17 July -2023)
 - Existing and proposed floor plan – ref P 03 received (17 July-2023)
 - Window detail 2 – ref P 05 received (17 July-2023)
3. All windows in the development hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows.
4. Notwithstanding the window details submitted, no “low-e” or low emission film or coating shall be applied to the glass.

1 Introduction

- 1.1 16 West Street is a three-storey terraced property located in Ashburton town centre, within the Conservation Area. The property is Grade II listed.

1.2 The proposal is for the replacement of the second-floor windows to the southwest elevation, the principle elevation facing the street.

1.3 This application is being presented to committee as the Applicant is a member of staff.

2 Planning History

2.1 **ENF/0011/15** - Unauthorised works and alterations to a Grade II Listed Building

2.2 **0311/16** - Full Planning Permission - Householder
Refurbishment of existing property with internal and external alterations to coincide with repair work set out in enforcement notice ref ENF/0011/15
Granted Conditionally 03 August 2016

2.3 **0312/16** - Listed Building Consent
Refurbishment of existing property with internal and external alterations to coincide with repair work set out in enforcement notice ref ENF/0011/15
Granted Conditionally 03 August 2016

3 Consultations

3.1 Environment Agency Flood zone two and three – Standing advice applies.

3.2 DCC Highways No Highways Implications

3.3 Teignbridge District Council No comments received to date.

3.4 DNPA Conservation Officer - The existing windows are replacement single glazed windows, replacing these windows with double glazed ones, which are read separately from the remainder of the windows in the elevation of this grade II listed building would have a low impact on the significance of the building. The proposed windows will be constructed to matching moulding detail in hardwood. No historic fabric would be removed by the replacement. The alteration would have a negligible impact on the significance of the Ashburton Conservation Area. The submitted details include the provision of a “low-e” or low emission coating or film to the glazing, this has the effect of reducing the reflectivity and clearness of the glass and changes the colour of the glass, this should be omitted from the proposal. Irrespective of the coating the thermal efficiency of the windows will be increased over the existing.

4 Parish/Town council comments

4.1 Ashburton Town Council No comments received to date.

5 Relevant Planning Policy

Strategic Policy 1.1 Delivering National Park purposes and protecting Dartmoor’s Special Qualities
Strategic Policy 1.2 Sustainable development in Dartmoor National Park
Strategic Policy 1.5 Delivering good design

Strategic Policy 1.6 Sustainable construction
Strategic Policy 2.7 Conserving and enhancing heritage assets
Policy 3.7 Residential alterations, extensions and outbuildings
National Planning Policy Framework 2021
National Park Circular 2010

6 Representations

6.1 None received to date.

7 Observations

THE SITE

- 7.1 The application site is located within the centre of Ashburton, the dwelling is a three storey, terraced property.
- 7.2 16 West Street is in Ashburton, within the Conservation Area.
- 7.3 The property is Grade II Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- 7.4 Historic England details:
House with shop. Early C18 with early or mid C19 shop front. Rendered front (almost certainly timber-framed), lined to imitate masonry. Slated roof. Old rendered chimney on each gable. 2 storeys with garret. 4 windows wide. Rusticated flanking pilaster-strips. Cornice at first floor level. 6-paned sashes. Ground storey has a single window to left. Shop front to right has shop door flanked by display windows, each with a single upright glazing-bar; house door to left. These are flanked and separated by pilasters supporting an entablature. Boxed eaves-cornice. 2 triangular dormers with slate-hung faces; each has a 2-light wood casement window with 6 panes per light.
- 7.5 The application seeks Listed Building Consent to replace two windows on the second storey on the southeast elevation.
- 7.6 The replacement windows are proposed to be 'like for like', with slim double-glazed units in hardwood, painted white. The double glazing panes will increase thermal performance.

PLANNING HISTORY

- 7.7 A previous owner undertook works and alterations to the property that were a serious breach of listed building control.
- 7.8 These works resulted in the property owner being prosecuted in the Magistrates Court, due to the level of harm caused to the character, appearance, and fabric of the listed building and was served a Listed Building Enforcement Notice. (ENF/0011/15)

- 7.9 Under new ownership, planning applications 0311/16 (Householder) and 0312/16 (Listed Building Consent) were submitted to the Authority to refurbish the property internally and externally, and repair the harm done under the previous ownership.
- 7.10 The refurbishment and repairs of the dwelling has been undertaken sympathetically and sensitively, restoring the property to a high standard. The latest proposal continues that theme.

POLICY

- 7.11 Strategic Policy 2.7 Conserving and enhancing heritage assets

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

- 7.12 16 West Street is a designated heritage asset

- 7.13 Ashburton Conservation Area is a designated heritage asset

- 7.14 The proposed works offer a positive opportunity to conserve and enhance the designated heritage assets and pose no harm to either asset.

- 7.15 The proposal is in accordance with Strategic Policy 2.7 of the Dartmoor Local Plan.

- 7.16 Policy 3.7 Residential alterations, extensions and outbuildings

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

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

- 7.17 The design and material of the proposed windows, are essentially a 'like for like' replacement of the existing windows.

- 7.18 A condition regarding removal of the low emission coating to the glass has been added to the recommendation.

- 7.19 The proposal conserve and enhances the original dwelling and its immediate surroundings.

- 7.20 The proposal does not include any other works or increase in floorspace.
- 7.21 The proposal is therefore in accordance with Policy 3.7 of the Dartmoor Local Plan.

ADDITIONAL COMMENTS

- 7.22 The site is within Flood zone two and three, however due to the nature and location of the proposed works, a Flood Risk Assessment is not required.
- 7.23 No other works are proposed at the site.
- 7.24 The proposal is not required to include any biodiversity net gain enhancements.

8 Conclusion

- 8.1 The proposal, by way of materials, design and form, matches the existing windows within the southeast elevation. The proposal will not cause harm to the designated heritage assets.

CHRISTOPHER HART



NPA/DM/23/008

Dartmoor National Park Authority
Development Management Committee

1 September 2023

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

Report of the Trees Officer

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

TREE PRESERVATION ORDERS

Teignbridge

Ref: 23/0042 Bossell Park, Buckfastleigh

Application to remove a limb failure of a Holm Oak. The tree has shed a tightly adressed main union from the south-western aspect. This has left the remaining stem compromised, and crown partially exposed to new win loading forces. Consent was granted subject to conditions:

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

Ref: 23/0052 Silver Birches, Ilsington

Application to remove a single Sitka spruce on the grounds that it is immediately dangerous. Exempt works notice for the removal of a single Sitka spruce. Consent was granted subject to conditions:

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

South Hams

Ref: 23/0030

Middle Green, South Brent

Application to crown reduce Oak to the south side to provide a 2m clearance to dwelling, with minimal shaping to retain balanced crown. The proposed crown reduction of the tree, where it grows out towards the adjacent dwelling is considered reasonable and proportionate. No objection is raised to the proposed works. Consent was granted subject to conditions:

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

Ref: 23/0051

Didworthy House, Didworthy, South Brent

Application to fell one Oak tree. The tree looks to have rotated through approx. 20 degrees, to the southwest (towards the adjacent track). The removal of the tree is considered an exception to the TPO. Consent was granted subject to conditions:

1. The works hereby consented to shall be carried out within a period of two years from the date of this decision notice.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.
3. Replanting will be required, either with Pedunculate Oak or Beech.

West Devon

Ref: 23/0043

Beech Trees, Lydford

Application to remove 1 main central stem to 1 meter above main fork on tree trunk of a Beech tree. The tree has recently shed a partly large limb onto the public highway. The proposed works will remove the remaining section of the decayed stem. No objection is raised to the proposed works. Consent was granted subject to conditions:

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

Ref: 23/0044

Fly Away, Ladybird Lane, Yelverton

Application to fell one multi-stemmed Ash tree. The Ash is a subdominant component of a larger significant tree group. The tree is asymmetrically formed, with its whole crown growing out to the southeast, over the adjacent residential garden. The tree has recently shed a number of limbs into the adjoining garden. The removal of the tree will prevent further failures into the adjacent garden and its will not be detrimental to the amenity value

of the wider tree group. No objection is raised to the proposed works. Consent was granted subject to conditions:

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

Ref: 23/0046

1 The Beeches, Yelverton

Application to Crown raise on SW, S, SE side of Lime to 4m to provide clearance to cars underneath. Canopy reduction on South side only by 1.5m to provide sufficient clearance from buildings. The proposed works are considered appropriate management and raise no objection. Consent was granted subject to conditions:

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

Ref: 23/0049

1 Rushford Mill Cottages, Chagford

Application to Crown lift T1 European Beech to 4.5m over the highway by removing tertiary and secondary growth only. Crown lift T2 European Beech to 4.5m over the highway and adjoining drive access by removing two number small primary limbs (max diameter 120mm) together with tertiary and secondary growth only. Crown lift T3 English Elm to 4.5m over the highway by removing tertiary and secondary growth only. The application includes a detailed specification for the pruning of the identified trees over the public highway. The works are considered appropriate and raise no objection. Consent was granted subject to conditions:

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

SECTION 211 NOTICES

Teignbridge

Ref: 23/0033

Greenhill House, 23 Fore Street, Moretonhampstead

Notification for Crown reduction of a Lucombe oak by up to 2 metres from the most extended parts of the trees crown. Crown reduction to provide 2.5 metres clearance from the fabric of the adjacent buildings. Due to the proximity of the adjacent buildings, the tree has historically been reduced in size and this notification seeks to continue that management. At the request of the DNPA Trees Officer the pruning specification has been amended to provide additional details on the extent of the pruning. The amended specification is considered appropriate management of the tree and raises no objection.

A Tree Preservation Order has not been made.

Ref: 23/0036

Cleavehurst, Duckspond Road, Buckfastleigh

Notification to Fell three Ash trees and reduce damaged southern stem of one Lawson cypress down to a height of approx. 3 meters. The proposed works are considered reasonable and proactive management of the trees growing on the south eastern boundary of the property. The works address the long-term progress of Ash dieback disease by removing the Ash along with the removal of the significantly asymmetrically formed Ash, which grows out over the adjacent POS and footpath, and the removal of a large dead stem from the Lawson cypress.

A Tree Preservation Order has not been made.

Ref: 23/0039

Flat, 48 East Street, Ashburton

Notification to; reduce and reshape Cherry via thinning by approx 2 metres; dismantle Cedar in sections to leave a 3m stump; reduce height of Holly to 5-6 metres; crown reduce and re shape a Beech; reduce Holly in height by 2-3 metres; crown reduce Cherry by 2-3 metres; dismantle Cypress in sections to leave a 3m stump; reduce overhanging branches of Cherries and Beech into neighbouring garden. The proposed tree works specification has been amended at the request of the DNP Tree Officer. The amended specification is considered reasonable and proportionate management of the trees. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 23/0041

Wisteria Cottage, Lustleigh

Notification fell a Cypress species in front garden. Whilst visible from the public highway, the tree is not of individual significance, it does not have the special qualities to justify protection with a TPO. No objection is raised to the removal of the tree.

A Tree Preservation Order has not been made.

West Devon

Ref: 23/0034

Haycroft Farmhouse, Murchington, Chagford

Notification to remove lowest primary limb of Cedar growing over the roof of Haycroft Cottage and fell two Spruce. The two Spruce trees lack the public amenity necessary to justify their protection with a tree preservation order. The proposed crown lifting of the cedar tree is considered appropriate tree management. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 23/0037

Copperfield House, Ramsley, South Zeal

Notification to fell an Ash. The tree is a sub-dominant component of a much larger tree group and its removal will not be detrimental to the amenity of the surrounding area. The tree is infected with Ash dieback disease and is currently within Ash health class 2. No objection is raised to the removal of the tree.

A Tree Preservation Order has not been made.

Ref: 23/0045

Jubilee Field, Princetown

Notification to crown lift trees adjacent to field entrance to provide vehicular access to the site. The works will allow vehicular access to the site in preparation for the Dartmoor Pony Show. The works are considered reasonable and proportionate tree management. No objection is raised to the proposed works.

A Tree Preservation Order has not been made.

Ref: 23/0048

1 Plymouth Hill, Princetown

Notification to Reduce canopy on W side of Sycamore by 2m to provide clearance from chimney and roof of buildings. The proposed works are considered necessary to provide reasonable clearance, from the fabric of the adjacent building.

A Tree Preservation Order has not been made.

STUART BAKER
Consultant Trees Officer