



NPA/DM/25/007

Dartmoor National Park Authority
Development Management Committee

9 May 2025

Applications to be Determined by the Committee

Report of the Director of Spatial Planning

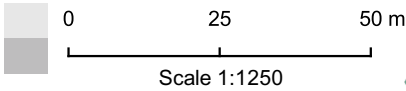
INDEX

Item No. **Description**

- | | |
|---|---|
| 1 | 0068/25 Removal of condition 1 (limited 5-year permission) and variation of condition 8 (travel plan) of approved planning ref: 0213/20 'Variation of conditions 2 and 10 to planning permission granted under ref. 0595/19 to amend the design of the pods' to allow permanent use of the site as a school |
|---|---|

Running Deer, Butterdon Wood, Moretonhampstead, Newton Abbot, Devon, TQ13 8PY

0068/25 - Running Deer, Butterdon Wood,
Moretonhampstead, Newton Abbot, TQ13



Crown copyright and database rights 2025 Ordnance Survey AC0000823576

Item 1

Application No: **0068/25** District/Borough: **Teignbridge District Council**

Application Type: **Section 73** Parish: **Moretonhampstead**

Grid Ref: **SX754885** Officer: **Sassie Williams**

Proposal: **Removal of condition 1 (limited 5-year permission) and variation of condition 8 (travel plan) of approved planning ref: 0213/20 'Variation of conditions 2 and 10 to planning permission granted under ref. 0595/19 to amend the design of the pods' to allow permanent use of the site as a school**

Location: **Running Deer, Butterdon Wood, Moretonhampstead, Newton Abbot, Devon, TQ13 8PY**

Applicant: **Ms J Winterburn (Running Deer CIC)**

Recommendation: **That permission be GRANTED**

Condition(s):

1. The development hereby permitted shall be carried out strictly in accordance with the Location plan, un-numbered proposed floor plan drawing and un-numbered proposed elevations drawing valid 7 May 2020, the 'Block plan and site plan' numbered P131 3 PL01 Rev H valid 17 June 2020, and the 'Block Plan - Parking Area' drawing valid 20 December 2019.
2. The land edged red on the approved Location Plan shall only be used for educational purposes for Running Deer CIC School, operating Monday to Friday and during school academic terms only and for no other purpose, including any other purpose in Class D1 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. Vehicle parking for the school shall only take place within the 7 spaces designated on approved drawing number P131 3 PL01 Rev H. There shall be no parking associated with the development hereby approved on the highway verge.
4. The drop off point for taxis shown on the approved drawing 'Block Plan - Parking Area' drawing valid 20 December 2019 shall only be used for vehicle drop off and collection and shall not be used for the parking of vehicles.
5. The school shall be limited to a maximum student intake of 10 students at any one time. An up-to-date register of students shall be maintained and made available to the Local Planning Authority upon request.
6. The school shall operate strictly in accordance with the Running Deer School Travel Plan received on the 19 March 2025 and an up-to-date register shall be maintained of all vehicle movements to the site (including visitors) which shall be made available to the Local Planning Authority upon request.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no new buildings, structures extensions, hard surfacing, means of enclosure or other boundary treatments shall be constructed without the prior written authorisation of the Local Planning Authority.
8. At no time shall any exterior lighting be installed within the development site
9. Notwithstanding the plans hereby approved, there shall be no new hard surfacing of the proposed parking, turning and access arrangements hereby approved unless otherwise previously agreed in writing by the Local Planning Authority.

1 Introduction

- 1.1 Running Deer is a small independent school providing therapeutic support and education for children with special educational needs. It is located in the open countryside of the National Park, in a woodland on the fringe of Butterdon Down, approximately 2km to the north of Moretonhampstead.
- 1.2 The school was established in 2016 and planning application 0213/20 granted a temporary 5-year permission for the use of the land as a school (retrospective) and the erection of 5 new timber teaching pods, 6 parking spaces and a drop off point at the site access.
- 1.3 Officers granted permission 0213/20 on a temporary five-year basis to enable the Local Planning Authority to assess the impact of operating the school on the site in the short term before confirming if a permanent permission is sustainable in planning terms.
- 1.4 The temporary 5-year consent is now at an end and this application seeks to vary condition 1 of application 0213/20 allow permanent use of the site as a school.
- 1.5 An updated travel plan is also submitted and condition 8 will be varied to refer to this plan.
- 1.6 The application is recommended for approval and is presented to Members as the development is considered to represent a departure from the spatial strategy of the Dartmoor Local Plan due to its isolated rural location.

2 Planning History

- 2.1 0386/19 - Full Planning Permission - Change of use of the land to provide school (retrospective) and associated works and buildings - Withdrawn 10 January 2020
- 2.2 0595/19 - Full Planning Permission - Change of use of the land to provide school (retrospective) and associated works and buildings - Granted Conditionally 10 March 2020

- 2.3 0213/20 - Full Planning Permission - Variation of conditions 2 and 10 to planning permission granted under ref. 0595/19 to amend the design of the pods - Granted Conditionally 2 July 2020

3 Consultations

- 3.1 DNP Access and Recreation – Access and Recreation Team have no objection to the application.
- 3.2 Devon County Council Highways - This proposal does not affect the Public Highway therefore the County Highway Authority has no comment to make on this application.
- 3.3 Devon County Council Inclusion & Learning – I am writing to confirm that Devon County Council is supportive of the removal of the temporary condition on the planning permission for the five teaching pods at Butterdon Wood.
- 3.3.1 We are aware that Dartmoor National Park initially granted Running Deer School a five-year licence in 2020 instead of full planning permission for the teaching pods. Over the past five years, the teaching pods have proven to be essential to the learning and education of the young people at the school. The pods have provided a stable and conducive environment for education, while the surrounding woodland has continued to meet the sensory and environmental needs of the students that the school support. Importantly, there have also been no complaints regarding the use of the pods during this period, demonstrating their positive integration into the community and the environment.
- 3.3.2 Devon County Council recognises the significant benefits that the teaching pods have brought to the students and the broader community. The unique setting of Butterdon Wood has been instrumental in providing the support necessary for educational delivery. The continued use of the pods aligns with our commitment to supporting educational settings that cater to the diverse needs of our young people.
- 3.3.3 We are confident that the permanent use of the teaching pods will continue to enhance the educational experiences of the students at Running Deer School and contribute positively to the local community. Therefore, we fully support the removal of the temporary condition on the planning permission.
- 3.4 Moretonhampstead Parish Council - Moretonhampstead Parish Council supports this application.
- 3.5 Public comments – one comment of support received:

'I fully support this application being a parent whose child relies and depends on this school and its pods. Without these pods my child would have nowhere to go and his needs would not be met. These are vital for my son to be able to access appropriate education for his extreme

disabilities. Without these he will be left with nowhere to go and no support which will be detrimental to him long term due to his level of need!

4 Relevant Local Plan Policies

Dartmoor Local Plan 2018-2036

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.
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 2.6 Protecting tranquillity and dark night skies.
Strategic Policy 4.1 Supporting community services and facilities
Policy 4.4 Parking standards for new development
Strategic Policy 4.8 The access network

5 Observations

PROPOSAL AND PLANNING HISTORY

- 5.1 The application relates to a small parcel of woodland which is bisected by a public right of way and flanks the public highway in part.
- 5.2 This Section 73 application seeks to remove condition 1 of planning permission 0213/20, to allow permanent use of the site as a special educational needs forest school. Condition 1 of permission 0213/20 is set out below:

Condition 1 - "The development hereby permitted shall be for a limited period of 5 years from the 10 March 2020 and thereafter the use hereby permitted shall be discontinued, the buildings removed and the land restored to its former condition."

- 5.3 It also seeks to vary condition 8 to refer to an updated travel plan received with this application. Condition 8 of permission 0213/20 is set out below. Changes to the travel plan comprise changes to the specific staff car sharing details, addition of two electric vehicles used for student activities (7-seater and 5-seater), and a higher level of taxi sharing for students travelling to and from the site. The majority of students are now able to taxi share with only 2 students risk assessed as not being able to safely share a taxi. Previously almost all students were unable to taxi share.

Condition 8 – "The school shall operate strictly in accordance with the Running Deer CIC Travel Plan submitted with the application and received on the 12 December 2019 and an up-to-date register shall be maintained of

all vehicle movements to the site (including visitors) which shall be made available to the Local Planning Authority upon request.”

- 5.4 Members approved a temporary permission for the school at Development Management Committee in 2020 (ref. 0595/19), and subsequent application 0213/20 decided by delegated powers secured an amended design for the teaching and office pods and extended the lifetime of the temporary permission from three years to five years.
- 5.5 The temporary five-year permission was granted to enable the Local Planning Authority to assess the impact of operating the school on the site in the short term before confirming if a permanent permission is sustainable in planning terms. This application now seeks to show that the school has been operating from the site in a sustainable manner for 5 years and that a permanent permission should therefore now be granted.
- 5.6 Running Deer was established in 2016 and has been operating on the site since this date, including throughout the Covid-19 pandemic which occurred 3 weeks after planning permission was granted in spring 2020 (0595/19). Running Deer also runs an Interventions and Family Centre in Moretonhampstead. The accompanying statement provides the following overview of the organisation:

“Running Deer is a Devon based Community Interest Company established to provide opportunities for children, young people and adults including those at risk of exclusion; and local people & communities living in rural isolation without easy access to education, employment or training. We provide access to learning outside the classroom, training, volunteering, life skills opportunities and work experience in traditional and rural skills, bushcraft and survival skills, animal assisted interventions, woodland and land conservation and related activities.”

- 5.7 The previous temporary permissions approved the existing development on the site which comprises five timber pods used for classrooms and as a school office, a carparking area consisting of 7 off-road parking spaces, and a drop off point at the site access. As per information submitted with previous applications, the agent has confirmed that the school continues to have a roll of 10 students.
- 5.8 The proposal is for the removal of the temporary condition only to allow permanent use of the site as a special educational needs forest school and does not propose any additional works.

PLANNING POLICY CONTEXT

- 5.9 The Local Plan cannot cater for all development types; where applications are not neatly allied to a specific policy, they need to be considered against the planning policies of the National Park as a whole and in particular Strategic Policy 1.1.

- 5.10 Strategic Policy 1.1 part 1 sets out that development that furthers, and does not prejudice, the statutory National Park purposes set out below will be permitted. Part 2 of the policy also makes clear that where there is a conflict between the National Park's purposes, greater weight will be attached to the first purpose, and that in pursuit of the purposes, the Authority will have regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.

First purpose: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Second purpose: To promote opportunities for the understanding and enjoyment of the Special Qualities of the National Park by the public.

- 5.11 Strategic Policy 1.2 establishes the Authority's positive approach to considering development proposals that reflects the presumption in favour of sustainable development and sets out a number of sustainability principles which should be taken into account when assessing development proposals. Included within these are promoting the health, safety and wellbeing of the population, the provision of essential services to the public, enabling fair access to services, facilities, and the understanding and enjoyment of the National Park, conservation of National Park landscapes and tranquillity, sustainable transport considerations and support for the economic vitality of the National Park.
- 5.12 Strategic Policy 1.3 sets out the spatial principles governing development within the National Park. For the purposes of the Local Plan the site is within open countryside as it not within an identified settlement as defined by Strategic Policy 1.3. Development in the open countryside of the National Park is strictly controlled and is limited to a narrow set of circumstances. These are set out in part 4 of Strategic Policy 1.3 which states that outside of the classified settlements development will be acceptable in principle if it is:
- a) farming, forestry or other land-based rural businesses with a proven need to locate in the open countryside, including farm diversification;
 - b) Gypsy and traveller, or low impact development, which is well related to a Local Centre or Rural Settlement;
 - c) new business development making use of redundant buildings and development related to existing businesses;
 - d) householder or domestic related development;
 - e) necessary to sustain buildings or structures of proven conservation value;
 - f) for the provision of utility, service, transport or recreational infrastructure;
 - or
 - g) needed to pursue National Park purposes.
- 5.13 Further relevant policies are referred to in the list of policies and in the topic discussions below.

PRINCIPLE OF DEVELOPMENT

- 5.14 The proposal does not neatly align with the development types a) – f) permissible in principle within the open countryside of the National Park under Strategic Policy 1.3.
- 5.15 Criterion g) of Strategic Policy 1.3 supports development in principle where it is needed to pursue the National Park purposes set out above. While the proposed permanent operation of a special educational needs forest school on the site is considered to provide opportunities for the understanding and enjoyment of the National Park's Special Qualities by both students and teachers, it cannot be said to be **needed** in this regard.
- 5.16 For the reasoning set out above, the proposed development is not considered to comply with Strategic Policy 1.3 and is therefore considered as a departure from Local Plan in this regard.
- 5.17 The school is understood to have evolved from the outdoor intervention service it provided on the site for the education sector, with the rural location within the National Park proving a positive setting for the therapeutic learning delivered. It is likely that the special qualities of the Park assist in this respect and at the same time this education facility helps to promote an understanding and enjoyment of National Park special qualities for both teachers and students alike. In this respect the proposal aligns with Strategic Policy 1.1 part 1b and Strategic Policy 1.2 part 1a, both of which outline support in principle for development which supports National Park purposes.
- 5.18 For the reasons set out in more detail in the following sections, the proposed permanent operation of the school on the site is not perceived to be in conflict with the First National Park Purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and is therefore considered to align with Strategic Policy 1.1 part 1a. There is therefore not viewed to be any conflict between the National Park's Purposes. Furthermore, the scheme poses benefits in terms of fostering both the economic and social wellbeing of both local communities within the National Park and the wider population in accordance with Strategic Policy 1.1 Part 2.
- 5.19 The school is considered to be a community service / facility, as set out in paragraph 4.1.2 of the Local Plan, and the Authority will support development of new facilities in appropriate locations where they are needed (paragraph 4.13). Strategic Policy 4.1 part 3 makes clear that new or extended community facilities will be supported within or adjoining classified settlements.
- 5.20 Key planning considerations relate to the impact of the permanent siting of the school on the character and appearance of this part of the National Park, its contribution to the economic and social wellbeing of the local population, and its impacts in terms of travel to the site and traffic generation. These matters are assessed in the sections below.

IMPACT ON LANDSCAPE CHARACTER & APPEARANCE

- 5.21 Strategic Policy 2.1 deals with the conservation and enhancement of the character of the National Park's landscape and is reinforced in this regard by Strategic Policies 1.1, 1.2 and 1.5. The woodland is not of conservation importance and therefore Strategic Policy 2.4 does not apply. The woodland in question does not have a specific designation.
- 5.22 The proposal relates to a small parcel of land within the woodland and there is no operational development proposed since all of the infrastructure associated with the school is already existing.
- 5.23 In terms of scale, the agent has confirmed that they continue to operate with a maximum of 10 students on site at any one time, and it is understood that the small scale of the school is integral to the well-being of those students attending.
- 5.24 The proposal does not incorporate any residential elements or desire to live on site; it is for educational use only during the academic year.
- 5.25 The application site is a conifer wood near Butterdon. As a managed conifer woodland, it has limited landscape value and scenic beauty. The woodland is under active management by the applicant with some tasks being carried out by pupils. Most of the woodland is larch and several compartments have been cleared and planted with mixed native broadleaved trees, leading to enhancement of the landscape and biodiversity in the medium to long term.
- 5.26 The 6 larch-clad wooden classroom pods would be retained in their present locations (as approved by temporary permission 0213/20), and no additional buildings are proposed. These pods play a crucial role in student learning and provide an indoor space for formal learning and education including English, Science, Math and Art, including art therapy. Having been present on the site for 5 years, the pods have now weathered somewhat and assimilated well into the woodland setting. They are considered to sit comfortably within and conserve the woodland character of the site.
- 5.27 The modest parking area adjacent to the access provides parking for 7 cars and consists of crushed stone which has now assimilated into the woodland environment. A previous condition prevented any new hard surfacing of the parking area without prior approval from the Authority, and should permission be granted this would be carried forward to ensure that this element remains in keeping with its surroundings.
- 5.28 The site is located within Landscape Character Type 2D: Moorland Edge Slopes. The land to the east of the site is undulating agricultural land comprising of small to medium sized fields enclosed by Devon hedge banks. Isolated and linear groups of trees are growing on the hedge banks. The agricultural land is grazed pasture. The land to the west is open common. Winding lanes bounded by high hedges thread across the landscape with sunken lanes a feature of this landscape type. Mixed woods are found

interspersed with the enclosed farmland. A small area of moorland lies to the south. There is a sparse settlement pattern with small hamlets, villages and nucleated farmsteads nestled into the folded rolling landform.

- 5.29 The proposed development does not reflect the local building pattern. However, if there is a justifiable need for a forest school there will also be a need to have structures within the woodland. The pods will inevitably have an impact on the character of the local landscape, but in this instance the impact will be modest. All of the pods and car parking are contained within the conifer woodland on the site, conserving the character of the local landscape. The structures will not reflect local building patterns, but their design and organic form will have limited impact on the character of the local landscape.
- 5.30 The site is visible from a minor road that runs along the boundary of the site.
- 5.31 The only element on the roadside is the drop-off bay which is for drop off and collection only and does not present an eyesore with parked cars. Cars are parked within a designated car parking area which is located behind a hedge. The pods can be glimpsed from the road, but they will mostly be hidden from public view. The development will be very visible from the public footpath that cuts through the woodland.
- 5.32 All new development in the National Park has potential to impact on the special qualities of Dartmoor, especially in the countryside away from designated settlements. This impact is weighed against the justification for development and the nature of that impact. The impact on local landscape character and visual amenity will be modest and is assessed against the positive social and economic impact of this unique development in this setting.

ECONOMIC AND SOCIAL WELLBEING

- 5.33 The school is considered to contribute positively to the social wellbeing of local communities; however it is recognised that it does not specifically cater for the needs of Dartmoor's community but rather draws children from across Devon to be able to support those needing this specific education setting and provider. It is unique in this respect and whilst it is a socially positive development, it cannot be said to be a service that is specifically focused on Dartmoor's young community. While the Duty makes specific reference to local communities within the National Park, this does not preclude development which serves a wider need where this is deemed acceptable.
- 5.34 The school provides local employment opportunities within the Park; with the agent confirming that they currently have 16 members of staff employed at the site, though not all at one time. In this sense the proposal contributes to the economic well-being of the National Park.
- 5.35 The school is already established on the site, with the intake of students being primarily allocated by Devon County Council and Plymouth City Council. Documents submitted in support of this application show that it passed a Quality Insurance Inspection conducted jointly by Devon County Council and

Plymouth City Council in September 2024. A letter of support for the permanent use of the site by Running Deer has been received from Devon County Council, setting out the value and significant benefits of the unique learning environment provided at Butterdon Wood to young people attending the school. A representation has also been submitted in support of the application which sets out the value of the school to her son who is a pupil there.

- 5.36 Based on the above points the scheme is considered to comply with Strategic Policy 1.1 Part 2 and Strategic Policy 1.2 Parts 1e and 1m.

TRAVEL PLAN & IMPACT ON HIGHWAY SAFETY

- 5.37 The proposed development is located 2km from Moretonhampstead accessed by narrow roads. It is not a location which would facilitate travel to and from the site by public transport or lend itself ideally to commuting on foot. The approach roads are formed of country lanes, are unlit and do not have a pedestrian walkway
- 5.38 The school submitted a travel plan with its previous applications, which set out its arrangements to reduce vehicle numbers to, and from, the site. This travel plan was approved by applications 0595/19 and 0213/20 and secured by condition. In summary it set out the following arrangements:
- 7 staff travel together in the running deer minibus to the site from Bovey Tracey
 - 4 staff car share from Drewsteignton
 - 2 staff car share from Hennock / Lower Ashton
 - Students to travel individually to and from the site (as arranged by Devon County Council accounting for the specific needs of the student)
- 5.39 The agent has confirmed that the school continues to operate in adherence with the approved travel plan in general, with a few minor improvements to previously approved travel arrangements which are set out in an updated travel plan accompanying this application and summarised below. Should Members be minded to grant permanent permission, operation in accordance with the updated travel plan on an ongoing permanent basis can be secured by condition.
- 5.40 Minor amendments to staff carshare and commute arrangements as follows:
- 4 staff travelling together in one car from Bovey Tracey
 - 3 staff travelling together in one car from Bovey Tracey
 - 2 staff travelling together in one car from Tavistock
 - 4 single occupancy vehicles due to part time working and/or location
 - The addition of 2 electric school pool vehicles (7-seater and 5-seater) used for student activities
 - more students now able to share taxis to school, due to a change in Devon County Council's policies since 2020. All but 2 of the students

currently attending the school are able to share a taxi safely, thus reducing the number of vehicles coming to the school

- 5.41 The supporting statement confirms that taxis that come to the school are directed into the car park so that they are off the road, and the students are picked up by staff from the vehicles. Likewise at the end of the day, taxis come into the car park to wait for students.
- 5.42 Having regard to the nature of this educational establishment, the travel plan is about as sustainable as it can be. The modest existing car park arrangement within the site is also self-limiting in terms of the numbers of vehicles that can be accommodated (whilst allowing provision for visitor parking as necessitated).
- 5.43 Whilst the proposal is not a neat fit with Strategic Policy 1.2 in terms of its accessible location, the proposed travel arrangements are considered to be sustainable in the context of its rural location and constraints of the business, and current travel arrangements represent an improvement over those in place when the temporary permission was granted in 2020.
- 5.44 As with previous permissions, conditions can be used to ensure that there shall be no associated parking on the highway verge and that all drop offs and collections shall take place in the designated drop off bay in the parking area.
- 5.45 The Highway Officer has reviewed the application and confirmed that it does not affect the public highway and they therefore have no comment to make on this application.
- 5.46 The proposal is therefore considered to adhere to Policy 1.7 in that it would not have an adverse impact on highway safety.
- 5.47 In terms of parking, seven spaces are shown on the proposed site plan submitted with 0213/20, however in reality the parking area is informal and has the potential to accommodate more than this number if required. There are also 2 Electric Vehicle Charge Points installed within the parking area to charge the electric pool vehicles, and the applicant confirms that the site has benefitted from mains electricity since 2018. Policy 4.4 (parking standards for new development) does not specify any particular parking requirements relating to this type of use, and policy 4.5 (electric vehicle charging points) requires 5% of total spaces provide active EVCP. Parking and EVCP arrangements are considered sufficient to support the permanent use of the site as a forest school and no conflict with policies 4.4 and 4.5 is identified.

IMPACT ON PUBLIC RIGHT OF WAY

- 5.48 A public right of way bisects the site and shares the same access point. None of the structures proposed to be retained are located on the public right of way. The proposed parking area for the site is adjacent to the public right of way.

- 5.49 The level of traffic generated for this educational use, which operates outside of the holiday seasons when the public use of footpath use is likely to be reduced, is not considered to be detrimental to the enjoyment of users of this right of way. The site access also forms an entrance into the woodland for its management and associated traffic.
- 5.50 The Authority's Access and Recreation Team have been consulted and confirm they have no objection to the application.
- 5.51 The proposed development, given its layout, scale and nature, is not considered to significantly increase vehicular traffic on the public right of way to the detriment of the enjoyment of its users and the development has clear social benefits. The scheme is not considered to conflict with Strategic Policy 4.8.

IMPACT ON BIODIVERSITY

- 5.52 This application does not propose any operational development, and therefore no impacts on biodiversity are envisaged by the change from temporary to permanent use of the site as a school.
- 5.53 It is noted that compartments of the copse are managed with Larch being felled for onward use and native broadleaf taking its' place. The management of the land brings overall benefits to wildlife through the removal of the larch monoculture in favour of native species.
- 5.54 The proposal will not conflict with the objectives of Strategic Policy 2.2.
- 5.55 The proposed change from temporary to permanent use of the site as a forest school does not involve any operational development that would impact biodiversity and therefore the requirement to deliver 10% Biodiversity Net Gain in line with Strategic Policy 2.3 and national policies is not triggered.

IMPACT ON THE AMENITIES OF THE AREA

- 5.56 The scale of this proposed specialist school, together with the level, frequency and nature of noise associated with the use of the land, on the edge of a managed woodland and within proximity of working farms, is not considered to be detrimental to the residential amenity or the tranquillity of this part of the National Park so as to sustain an objection against Policy 1.7 (protecting local amenity) or Strategic Policy 2.6 (tranquillity and dark night skies).

CONCLUSION

- 5.57 This is not an experimental educational business or speculative proposal; it has emerged from its educational outreach activities on the site and has now evolved to meet an existing need. The school is established; it has operated from the site since 2016 and the temporary 5-year permission granted by 0213/20 expires in May 2025. It now seeks permission to continue the existing operation on a permanent basis.

- 5.58 This is a unique proposal for a specialist outdoor school for students with special educational needs who are benefiting from this therapeutic teaching environment. The special qualities of the National Park assist in this respect and at the same time this education facility helps to promote an understanding and enjoyment of the National Park's Special Qualities for teachers and students alike in accordance with Strategic Policies 1.1 and 1.2 of the Dartmoor Local Plan.
- 5.59 The proposal does not create planning harm in respect of residential amenity, ecology or highway safety.
- 5.60 The key issues are the sustainability of the business operating permanently in this rural location and its impact on this part of the National Park landscape.
- 5.61 All new development in the National Park has potential to impact on the special qualities of Dartmoor, especially in countryside locations which are remote from designated settlements. This impact is weighed against the justification for new development and the nature of that impact. The application is not within a woodland of conservation importance, does not require felling/clearance to accommodate the development, and includes no residential element. The impact on landscape character and visual amenity, essentially associated with the proposed timber teaching pods and car park, has been concluded to be moderate in this particular case.
- 5.62 In terms of sustainability, the applicant has submitted a Travel Plan which shows that the school is operating as sustainably as it can be.
- 5.63 The proposed development has clear social benefits for the children attending the school and employs 16 people. The proposal has clear social and economic benefits and helps to promote understanding and enjoyment of National Park special qualities, whilst having some impact on landscape character and visual amenity.
- 5.64 On balance, Officers consider that the merits of the scheme outweigh the impacts identified and are therefore recommend that the application is approved subject to appropriate conditions.

DEAN KINSELLA



NPA/DM/25/008

Dartmoor National Park Authority
Development Management Committee

9 May 2025

Appeals Update for 21 December 2024 to 29 April 2025

Report of the Director of Spatial Planning

Recommendation: **That Members note the content of the report.**

Planning Appeals

Parish: Sticklepath

| App No. 0221/24 | | PINS Ref: APP/J9497/W/24/3352543 |
|------------------------|--|--|
| Original Decision: | Refusal | Appeal Status: Decided |
| Appellant Name: | Mr Andrew Webber | Appeal Start Date: 25 October 2024 |
| Site Address: | Hayes Torr Storage, Sticklepath EX20 2JJ | Appeal Decision: Allowed (Permission Granted) |
| Proposal: | The development proposed is erection of timber storage building to match existing on site. | Appeal Decision Date: 21 March 2025 |

Parish: South Brent

| App No. 0218/24 | | PINS Ref: APP/J9497/D/24/3350340 |
|------------------------|--|---|
| Original Decision: | Refusal | Appeal Status: Decided |
| Appellant Name: | Mr & Mrs Tannian | Appeal Start Date: 23 September 2024 |
| Site Address: | Treeby, Ash, South Brent, Devon, TQ10 9JH | Appeal Decision: Dismissed (Planning Permission refused) |
| Proposal: | The development proposed is for the demolition of existing extension, erection of two storey ancillary annex and addition of a veranda | Appeal Decision Date: 5 March 2025 |

Parish:

| App No. 0476/23 | | PINS Ref: APP/J9497/W/24/3345781 |
|------------------------|--|---|
| Original Decision: | Refusal | Appeal Status: Decided |
| Appellant Name: | Mr N Ball, DTM Recycled Aggregates Ltd | Appeal Start Date: 23 July 2023 |
| Site Address: | Land adjacent to Linhay Business Park, Ashburton, Newton Abbot, Devon TQ13 7UP | Appeal Decision: Allowed (Planning permission granted) |
| Proposal: | The development proposed is described as Change of use of land used in conjunction with the quarry to the north of the site to a waste transfer station and office (Resubmission). | Appeal Decision Date: 27 January 2025 |

Parish: Bovey Tracey

| App No. 0011/24 | | PINS Ref: APP/J9497/W/24/3348219 |
|------------------------|--|--|
| Original Decision: | Refusal of Prior Approval | Appeal Status: Decided |
| Appellant Name: | Mr S Palmer | Appeal Start Date: 28 August 2024 |
| Site Address: | Land formerly part of Aller Farm, Bovey Tracey, Newton Abbot, TQ13 9NE | Appeal Decision: Dismissed (Prior Approval refused) |
| Proposal: | The development proposed is agricultural building, 33.53 x 27.45m with overhangs. The building will be 5.48m to eaves, 7.93m to ridge. | Appeal Decision Date: 25 April 2025 |

Parish: Meavy

| | | |
|------------------------|---|---|
| App No. 0357/23 | | PINS Ref: APP/J9497/W/24/333/8076 |
| Original Decision: | Refusal | Appeal Status: Decided |
| Appellant Name: | Mr & Mrs Scutt | Appeal Start Date: 3 April 2024 |
| Site Address: | Little Coombe, Road from St Peters Church to Pixeycombe, Meavy, Devon PL20 6PJ | Appeal Decision: Allowed (Planning permission granted) |
| Proposal: | The development proposed is change of use stables to office and storage and installation of solar panels. | Appeal Decision Date: 10 February 2025 |

Enforcement Appeals

Parish: Moretonhampstead

| | | |
|-----------------------------|---|---|
| Case No. ENF/0186/18 | | PINS Ref: APP/J9497/C/24/3352844 |
| Original Decision: | Serve Enforcement Notice | Appeal Status: Decided |
| Appellant Name: | Dartmoor Archery | Appeal Start Date: 3 October 2024 |
| Site Address: | Woodland Opposite Rock Valley Farm, Docombe , Devon, TQ13 8ST | Appeal Decision: Enforcement Notice upheld |
| Grounds of Appeal | <i>Ground D: that, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice</i> | Appeal Decision Date: 7 January 2025 |

Appeal For Costs

Parish: Sticklepath

| | | |
|-------------------------------|--|---|
| App No. 0221/24 | | PINS Ref: APP/J9497/W/24/3352543 |
| Original Decision: | Refusal | Appeal Status: Decided |
| Appellant Name: | Mr Andrew Webber | Appeal Start Date: 25 October 2024 |
| Site Address: | Hayes Torr Storage, Sticklepath EX20 2JJ | Appeal Decision: Costs were not awarded. |
| Grounds for Cost application: | the Authority had inaccurately assessed the merits of the proposal by describing it as a new, detached building, only to later concede that it would be attached to an approved build. | Appeal Decision Date: 21 March 2025 |

DEAN KINSELLA



NPA/DM/25/009

Dartmoor National Park Authority
Development Management Committee

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

Report of the Director of Spatial Planning

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

TREE PRESERVATION ORDERS

| Application Reference | Location | Proposal | Decision |
|-----------------------|---|---|----------------------------|
| 24/0079 | Fullaford House, 3 Fullaford Park, Buckfastleigh, Devon, TQ11 0NJ | T1 Copper Beach - Fell | Part Approved Part Refused |
| 24/0075 | The Cottage, South Tawton, Okehampton, Devon, EX20 2LP | Beech tree in rear garden: carry out crown reduction to reduce the height and spread of the tree by up to approximately. 2m to leave a balanced shape to the crown Maximum diameter pruning cuts of 5cm | Grant |

| | | | |
|---------|--|--|--------|
| 24/0073 | 4 Willowby Gardens, Yelverton, Devon, PL20 6HU | T1 Ash - Re-pollard T2 Ash - Re-pollard T3 Beech - Reduce to previous pruning point T4 Beech - Reduce to previous pruning point T5 Beech - Reduce to previous pruning point | Grant |
| 24/0072 | Rushford Mill Cottages, Chagford, TQ13 8DA | T1 European Beech - Crown Lift T2 European Beech - Crown Lift T3 English Elm - Crown Lift T5 European White Elm - Crown Lift | Grant |
| 24/0071 | Beju, 10 Moorfields, Moorhaven, Ivybridge, Devon, PL21 0XQ | T1 - Ash - Fell | Grant |
| 24/0070 | 15a Devon Oaks, Bedford Bridge, Magpie, Yelverton, Devon, PL20 7RY | T1 - Oak - Reduce lowest lateral on southern aspect extending over the BT lines to achieve a clearance of 1m from BT line. T2 - Oak - Remove epicormic growth up to crown break (4m). | Grant |
| 24/0065 | 15a Devon Oaks, Bedford Bridge, Magpie, Yelverton, Devon, PL20 7RY | T1, Oak: i) Crown reduce lateral spread at 6m from ground level over eastern aspect by 1.5m (back in line with remaining crown). ii) Remove lowest lateral limb from eastern aspect to allow a clearance of 5m from ground level over the drive. | Grant |
| 24/0063 | Middle Green , South Brent, TQ10 9FG | Ash (T002) - Fell and replace with 10-12cm Tilia cordata. Oak (T001) - i) Selectively crown raise and laterally reduce the lowermost NW branches overhanging the adjacent residential garden by 1.5-2m. ii) Remove major deadwood and the partially failed hung up branch. iii) Remove the partially failed hung-up branches that overhang the sites footpath. | Grant |
| 24/0061 | Fancy Dale, Clearbrook, Yelverton, Devon, PL20 6JB | T1 Spruce: Fell | Refuse |

| | | | |
|---------|---|---|--------|
| 24/0051 | Becky Falls, Manaton, Newton Abbot, Devon, TQ13 9UG | G009 - Pollard all trees in the compound. G015 - Fell. G017 - Fell. G021 - Remove trees marked with paint. G022 - Pollard 2 trees at 2-3m above ground level (Marked with paint). G1922 and G1923 - Fell. T002 - Fell. T005 - Fell (leaving 2-3m monolith). T017 - Fell T020 - Fell T023 - Fell T025 - Fell T1178 to T1180 - Fell T1182 - Fell T1183 - Remove two failed branches over footpath and gateway T1184 to T1191: Fell T1193 - Fell T1194 (Common Holly) - Fell T1194 (Common Ash) - Pollard at 4m from ground level T1195 and T1196 Pollard tree at 4m from ground level T1199 - Brace two primary stems T1821 - Fell T1901 - Fell T1920 to T1925 - Fell T1927 - Fell T1930 - Fell | Grant |
| 24/0048 | The Rectory, Drewsteignton, Exeter, Devon, EX6 6QW | T14, Yew: Pollard at 4m. | Grant |
| 24/0044 | Rushford Mill Cottages, Chagford, Devon | T1 Beech tree, Crownlift to 5.2 meters over the highway and garden to tertiary and secondary growth + remove substantial lower limb back to the stem to 7.5 meters on trunk of the tree. (see photo of limb) T2 beech tree, crown lift lower roadside branches back to stem over highway and driveway access up to 8m T3 English Elm, crown lift to 5.2m over the highway and driveway access + remove large lower limb up to 7m | Refuse |
| 24/0047 | 16 Devon Oaks, Bedford Bridge, Magpie, Yelverton, Devon, PL20 7RY | T1 & T2 - x2 Sycamore - Reduce lateral growth standing at 2m from ground level of southern canopy only by 2m back to previous pruning points leaving branches standing at 2m, aiming to give 2m clearance from building. | Grant |

| | | | |
|---------|---|--|----------------------------|
| 24/0045 | 1 Bittaford Wood, Bittaford, Ivybridge, Devon, PL21 0ET | T1, Beech: 3m Crown reduction. G2, Comprised of 6 Douglas fir: a) Remove torn/hanging limbs b) Removal within 5 years. T3, Corsican pine: a) Fell b) Remove large deadwood. T5, Oak: Fell G7, Comprised of 5 Norway spruce: Crown raise to provide 3m clearance from the lodges. G8, Comprised of 2 Norway spruce: Crown raise to provide 3m clearance from the lodges. T9, Fir: Fell T10, Oak: Fell W2, Conifer woodland: Forestry thinning operation removing 30% of trees. Removing windblown and dead trees first. W3, Predominantly Oak woodland: Forestry thinning operation removing 25% of the trees. Removing suppressed trees mainly on woodland edge. W4, Predominantly Oak woodland: Forestry thinning operation to remove 20% of the trees (Trees marked with orange paint). | Part Approved Part Refused |
| 24/0041 | Foxes Holt, Belstone, Okehampton, Devon, EX20 1RD | T2. Copper beech - Crown lift over road to achieve a ground clearance of 4.5 m by removing secondary branches only, prune property side to retain symmetry of tree. T3. Oak - Prune for a ground clearance over highway of 4.5m by pruning back to previous cuts. Prune to clear property by approx. 1m by removing epicormic and secondary branch growth. T10. End Beech within group - Remove epicormic growth growing at 2.5m on main stem to enable owner to walk on pathways within garden without head striking branches. T6. Oak on right hand side of group - Reduce re-growth on oak tree back to previous cuts (approx. 1.5m from branch tip to pruning cut) on western side of crown. T4. Beech on right hand boundary of garden - Reduce to previous cuts (approx. 1.5m from branch tip to pruning cut). (T5) Oak – Reduce on eastern side of canopy by reducing to previous cuts (approx. 1m from branch tip to pruning cut) to retain sunlight to property and solar panels. | Grant |
| 24/0039 | Shaugh Bridge, Shaugh Prior, PL7 5HB | Holly tree to coppice. | Grant |

SECTION 211 NOTICES

| Application Reference | Location | 3P - Proposal | Decision |
|-----------------------|------------------------------------|---|----------|
| 25/0018 | Half Moon House, Manaton, TQ13 7UZ | <p>Tree 1 – Medlar - Reduce crown laterally by 2m and remove primary limb to northwest To allow vehicular access to garage. Tree 2 – Medlar - Reduce crown laterally by 2m Maintain clearance from building. Tree 3 – Cherry – Fell Prevent long-term damage to adjacent stone wall. Group 4 – 1x Hazel, 1x Cherry, 1x Sycamore – Fell Prevent long-term damage to adjacent stone wall. Tree 5 – Beech - Crown lift to 4m to west over garden. Removing limbs no greater than 75mm in diameter. Allow access to boundary to install fence and reduce overshading. Tree 6 – Holly - Crown lift to 3m to west over garden. Removing limbs no greater than 75mm in diameter. Allow access to boundary to install fence and reduce overshading of garden. Tree 7 – Beech - Remove 3no. branches as per the submitted annotated photo T7 beech proposed works Reduce overshading of garden. Group 8 – 4x Cypress, 4x Cryptomeria – Fell Ornamental specimens of limited value. Group 9 – Mixed - Crown lift to 2m to west over garden. Allow access to boundary to install fence. Group 10 - 2no. Lawson's cypress - Fell western tree only, (eastern tree to be retained) Tree 11 – Beech – Fell Small beech tree in poor condition following extensive squirrel damage. Group 12 – 10x Lime - Fell suppressed individual in west of group. Crown lift group to 3m removing limbs no greater than 100mm in diameter. Allow access around trees for management of grassland and access from adjacent field. Group 13 – Apple Orchard - Bring orchard back into active management including thinning of lower quality specimens. Increase fruit production.</p> | Grant |

| | | | |
|----------|---|--|-------|
| 25/0003 | 1, Moorview Villas Tavistock Road, Princetown, Yelverton, Devon, PL20 6RE | T1 Beech Tree 1. Reduce height of beech tree by approx. 3m, removing weak or dead growth 2. Crown lift to statutory 5.2m height over the road, to form hedge-like face on the side of the tree facing Station Road. 3. Prune branches away from single storey extension for approx. 1.5m clearance from the building. 4. Prune the canopy on the north east side of the tree by approx. 2m, with maximum diameter pruning cuts of 5cm. | Grant |
| 25/00001 | Cleavehurst Duckspound Road, Buckfastleigh, Devon, TQ11 0NL | T1 - Multi-stemmed Ash - fell only eastern stem overhanging the car parking area the rest will be monitored for ash dieback going forward | Grant |
| 24/0080 | Brookside Cottage, 1, Sticklepath, Okehampton, Devon, EX20 2NW | T1 Norway Spruce - Remove | Grant |
| 25/0002 | Church House, Throwleigh, Okehampton, Devon, EX20 2HU | T1 Beech (Fagus Sylvatica) Reduce lateral limbs towards thatched roof by 1-2m | Grant |
| 24/0078 | 1 Holmes Field, Sticklepath, Okehampton, Devon, EX20 2FG | G1 - 10x Sycamore saplings - coppice to ground level | Grant |
| 24/0076 | 19 Ashburn Gardens, Ashburton, Newton Abbot, Devon, TQ13 7UN | T1, T2 & T3 Conifers - to be reduced to ground level | Grant |
| 24/0074 | Pillars, Manaton, Newton Abbot, Devon, TQ13 9UJ | T1 Ash - Crown reduction | Grant |
| 24/0066 | Moorland Cottage The Village, North Bovey, Newton Abbot, Devon, TQ13 8RA | T1, Magnolia: Crown reduction of up to 1.5m. | Grant |
| 24/0064 | 12 Plymouth Road, Buckfastleigh, Devon, TQ11 0DA | T1, Silver Birch: Crown thin by 15% - 20%. Crown reduction works to reduce crown of the tree by less than 1m (Top of crown to be left unaltered). | Grant |

| | | | |
|---------|---|--|-------|
| 24/0062 | East Edge Of Manaton Green Adjoining The Road Between Town Barton And Neadon Farm, Manaton | T5 & T6, Limes: Formative pruning as detailed within the submitted tree report. | Grant |
| 24/0060 | Finch Foundry, Sticklepath, Okehampton, Devon, EX20 2NW | G1. Yew trees (Between the Quaker burial ground gates). Reduce the height to around 2.4m and maintain as a formal hedge. G2. Holly trees (Secret Passage hedge line between the Secret Passage and the Quaker Burial Ground). Fell to coppice. G3. Mixed species line of trees (Secret Passage hedge between Secret Passage and picnic area). Lay trees to form a hedgerow and then maintain as hedge. | Grant |
| 24/0059 | Stable House Cottage, Lustleigh, Newton Abbot, Devon, TQ13 9TB | T1: Silver Birch - Fell T2: Ash - Fell | Grant |
| 24/0058 | Hopedene, Sticklepath, Okehampton, Devon, EX20 2NR | Two Sycamore: Coppice One Small Conifer: Fell | Grant |

| | | | |
|---------|---|--|-------|
| 24/0057 | South Zeal Recreation Ground, South Zeal, | <p>A - Skate Park (Southern boundary) i) Alder trees - Crown lift northern aspect (where growing over recreation ground and skate park) to provide 4.5m clearance above ground level. ii) Hazel, Goat willow and Hawthorn - Trim back face of hedgerow to line of ditch. Crown lift lower to provide 3m clearance above ground level. Coppice small Hazel growing from bank face. Maintain as hedgerow. B - Football Pitch (Western boundary) iii) Hazel, Holly, Oak and Sycamore trees - Crown lift to provide 4.5m clearance over the recreation ground and football pitch. iv) Lapsed mixed species hedgerow - Reduce hedgerow to a height of approx. 4m. Trim back eastern face of hedgerow to provide 1.5m clearance from two bar fence line. Then maintain as hedgerow on cyclical basis, but retaining trees growing out of hedgerow. C - Play Area (Western boundary) v) Lapsed mixed species hedgerow - Reduce hedgerow to a height of approx. 4m. Trim back eastern face of hedgerow to match hedgerow adjacent to football pitch. Then maintain as hedgerow on cyclical basis, retaining Holly trees growing out of the northern end of hedgerow. (Entrance to Play Area) vi) Crown lift the individual Beech and Sycamore tree to provide up to 4m clearance above ground level. D - Play Area (Northern boundary) vii) Beech hedgerow – Maintain on cyclical basis as hedgerow (on stilts) with a height of 4m and crown radial spread of 1m.</p> | Grant |
| 24/0055 | Westerly Burgage Plot, Back Lane, Sticklepath, Sticklepath, | Consent is sought to make good old pruning damage to approximately 30 no. broadleaved trees oak, holly and hazel down western side of hedgerow. See list of required works included. All re-pruning will be in accordance with good practice ie, pruning back to 'branch-bark' | Grant |
| 24/0054 | Coppelia House Court Street, Moretonhampstead, Newton Abbot, Devon, TQ13 8LZ | T1. Ash: Fell. | Grant |

| | | | |
|---------|--|---|-------|
| 24/0053 | Haycroft Farmhouse, Murchington, Chagford, Newton Abbot, Devon, TQ13 8HJ | T1 - Cryptomeria: Fell T2 - Norway Maple (Crimson King): Fell and replant with a standard or heavy standard Copper beech. | Grant |
| 24/0052 | 2, Oak Cottages, Dunsford, Exeter, Devon, EX6 7DB | Walnut: Crown lift to provide 2.4m clearance above ground level. | Grant |
| 24/0049 | Land At Back Lane, Sticklepath, | T2, Ash: Fell | Grant |
| 24/0046 | 1, Fulford Cottages, Crockernwell, Exeter, Devon, EX6 6NE | T1, Giant sequoia: Crown reduce on one side (as indicated within the image and email dated 11/09/2024). Remove all dead wood + cross over branches T2, Ash: Fell | Grant |
| 24/0042 | 83 East Street, Ashburton, Newton Abbot, Devon, TQ13 7AL | T1, Lime: Reduce the crown by 4.5m from branch tips - pruning back to suitable growth points (pruning line - see image shown in accompanying climbing inspection report). Reduce mainly dead minor secondary limb on southeast side by removing 5-6m from branch tips, pruning back to live growth. | Grant |
| 24/0040 | Jane's Meadow , Okehampton, EX20 1JA | Tree 1 Oak - Reduce by 2-2.5 metres Tree 2 Oak - Reduce by 2-2.5m | Grant |

DEAN KINSELLA