

DARTMOOR NATIONAL PARK AUTHORITY

3 October 2008

NEWBRIDGE INFORMATION CENTREReport of the Head of Education, Information and Communication ServiceRecommendation: **That Members agree:**

- (i) **to permanently close Newbridge Information Centre and remove the existing portacabin by 31 December 2008**
- (ii) **to implement the package of information and site management solutions outlined in this report.**

1 The Information Network Review

- 1.1. A review of the Information Network is currently ongoing and a report is due for consideration by the Audit and Governance Committee in November 2008.
- 1.2. The recommendation about the future of Newbridge Information Centre is a key part of the Information Network Review. It is being addressed in advance of the full report on the Review because Members need to make a decision as soon as possible on whether to retain or permanently close Newbridge Information Centre to ensure adequate time is given to liaise with the landowner and other interested parties, including the National Trust and Devon Wildlife Trust, and to inform DNPA staff. The timing of the decision is also important to meet publication deadlines (e.g. Dartmoor Guide), to determine staffing requirements and to inform the budget preparation cycle for 2009 -10. If the Centre is to close then appropriate lead in time is also required to help ensure that a package of alternative provision is implemented. The decision will also need to be reflected in the new Recreation Strategy currently under preparation.

2 Information provision issues at Newbridge

- 2.1 The Newbridge Information Centre is housed in a portacabin structure which operates on a mainly seasonal basis and receives approx. 19,000 visitors p.a. (see Appendix 2). Whilst some visitor enquiries are site specific, many enquiries relate to the wider Dart valley and National Park area. Background information is contained in Appendix 1.
- 2.2 The Review process has identified a number of issues concerning information provision in the Newbridge area:
 - car parking constraints and patterns of usage limit actual and potential use of the Information Centre. The car park can be full early in the day with long staying visitors and this affects the throughput at the Centre;

- opportunities to extend the current car park are very limited and not desirable in site management and development management terms;
- the existing facility is unsightly and not fit for purpose with regard to the needs of visitors and staff (similar observations were made of the former Haytor Information facility by the National Park Authorities Performance Assessment Peer Review Team in 2005). Indicative assessments of the portacabin structure have revealed problems relating to the floor and roof;
- the land affected is common land, under private ownership, and the site is environmentally sensitive, both ecologically and visually. Planning permission and Secretary State approval for a new building are likely to be contentious;
- a new permanent Information Centre, with public toilets, would be costly (approx £300,000 for modest provision).

2.3 The Information Network Review process has also identified the need for realistic refurbishment programmes for DNPA Information Centres. By permanently closing Newbridge Information Centre, the limited resources that are available can be focused on the remaining Information Centres at Princetown, Postbridge and Haytor. Staff resources can also be better deployed in enhancing the Authority's customer-facing services by operating three rather than four Information Centres.

2.4 It is therefore recommended to permanently close Newbridge Information Centre and to remove the portacabin from the site by 31 December 2008. It is proposed to revise the existing information board provision so that it includes more information on where people can walk in the area and more information on how to get to frequently asked for destinations including Princetown, Widecombe-in-the-Moor and Postbridge. Local businesses will continue to have the opportunity to advertise on this new information board. Through negotiations with the landowner it is hoped that the site of the portacabin can be retained and re-modelled to allow for a mobile information facility to be occasionally deployed in the future, particularly during some peak visitor times. Indicative costs of mobile information provision are provided in Appendix 3.

2.5 Alternative sources of area information exist (see Appendix 1 para. 4) and further options can be developed. If the decision is made to permanently close the Information Centre, the Authority will amend internal and, where possible, external referencing of the Centre in publications and on-line, and enhance Dart valley pre-visit information on the Authority's and others' web sites and through educational initiatives. The Authority will also explore other options for information dissemination in the Dart valley area including outlets such as ice cream vendors and the garage at Pear Tree Cross. The Rangers and Voluntary Wardens will continue to offer information.

3. Other site management issues

3.1 The Newbridge and Deeper Marsh area is a heavily used site all year round, particularly by day visitors in the summer, for picnicking, and in the late autumn/winter months by canoeists. Problems associated with inappropriate car parking and anti-social behaviour at Newbridge and Deeper Marsh occur regularly.

3.2 DNPA officers will continue to work with Devon County Council and Teignbridge District Council to try to ensure civil enforcement officers cover the site at peak

summer weekends and, as in previous years, this is likely to be at a cost to the Authority. The cost will depend on the availability of the civil enforcement officers and on the amount of cover agreed. The Authority will also continue to have an all year round Ranger presence in the area.

- 3.3 The public toilets at Newbridge are currently owned and managed by Teignbridge District Council (TDC). It made a decision to close the toilets on 1st April 2006 if the DNPA would not take responsibility for them. After discussion at the then Understanding and Enjoyment Members Working Panel in January 2006 it was agreed with TDC that the District Council would keep the toilets open for four years until 31 March 2010 if DNPA offered 50% towards the cost of operating the toilets. This amounts to approximately £3,500 a year. This arrangement has now been in place for 3 years (incl. 2008/09) and has one year left to run.
- 3.4 The toilets are not in a very good state of repair. They do not adhere to the Authority's minimum standards, they are not well maintained and they are not DDA compliant. However, they are currently cleaned to a high standard.
- 3.5 At the time of the above discussions there were plans to build a new permanent Information Centre at Newbridge and it was anticipated that new toilets would be incorporated. TDC has already stated that it wants no interest in the toilets at Newbridge beyond 31 March 2010. If it is decided that the facility is no longer required it will be TDC's responsibility to remove them and re-instate the land to its former condition. The DNPA will investigate in 2009 options for future public toilet provision at Newbridge.
- 3.6 Radio and mobile phone coverage in the Dart valley is largely non-existent. Both Newbridge and Spitchwick common are heavily used riverside sites and provide increasing challenges for the Rangers, including incidents of threatening behaviour which require back up either from colleagues or the police. Support is also given by Information staff when the Information Centre is open. It is not safe to have Rangers operating in the area without radio or mobile phone coverage. Problems can also arise at times of emergency, particularly in the canoeing season, because there is no mobile phone signal.
- 3.7 The current Information Centre has a local repeater/automatic network link facility allowing contact up and down the valley. If the information Centre is removed it is proposed to relocate the local repeater facility to a site, with electricity, elsewhere in the valley, to maintain appropriate phone and radio coverage in the area. The capital cost of this is currently being established but is estimated to be in the region of £1,100.
- 3.8 In time for the main 2008/09 canoeing season, it is proposed to provide detailed on the ground information relating to safety advice, emergency contacts, information/actions for missing people, where to get a mobile phone signal, when the canoe shuttle is running, and also to reiterate that there is no access along the river bank between Newbridge and Holne Bridge for friends, spotters and instructors. The canoe bus shuttle is likely to run this year fully funded by the British Canoe Union and an agreement along similar lines as last year is being finalised.

4. Financial implications

- 4.1 Based on previous years' opening periods, for 2008-09 gross operational costs (including staffing) for Newbridge Information Centre would have been £22,411.51

However, because of the agreed reduced opening period actual operational costs for 2008-09 are £11,668.70. The Centre is expected to generate approximately £5,000 income this season (less than previous years because of reduced opening times). Net profit from this income will be approximately £1,750. Offset against overall costs this will result in a net operational cost of £9,918.70 (see Appendix 3).

- 4.2 From the end of July 2008, the permanent member of staff working mainly at Newbridge has retired. If Newbridge Information Centre is to permanently close, the remaining two seasonal (March-October) staff can be re-deployed to other DNPA operated Information Centres to support desirable and beneficial staffing levels.
- 4.3 Some rent element may be required to provide future flexible/mobile provision particularly at peak times, but this is subject to further work under the remit of the Information Network Review.
- 4.4 Removal of the portacabin from site will cost approximately £300. A decision on whether the Authority will retain the portacabin for storage use or to dispose of it will be made after a full structural assessment.
- 4.5 If the DNPA is successful in its negotiations with the landowner to retain the portacabin site for potential temporary and flexible provision, slight re-modelling/reinstatement works would be undertaken by the Conservation Works Service.

5 Implications for People in Under-represented Groups

- 5.1 The permanent closure of Newbridge Information Centre will potentially affect many users of the area but the measures outlined in this report should help offset such impacts.

JOHN WEIR

Attachments: **Appendix 1 :Background**
 Appendix 2 :Visitor Numbers and Centre Trends
 Appendix 3 : Operating Costs

Background

- 1 In the mid 1970s the Dartmoor National Park Authority (DNPA) provided an experimental information facility at Pear Tree Cross, just off the A38 near Ashburton, as a gateway provision to the Dart valley area of the National Park. Subsequently, the Authority provided a temporary/seasonal information caravan at the popular riverside location of Newbridge and has maintained an information presence there since the late 1970s.
- 2 Rangers, with the support of Voluntary Wardens, play a crucial role in site management of this heavily used area. In recent years the support of the Police and Traffic Wardens has been essential. The presence of an Information Centre over the years has also contributed to site management and incident handling. As well as helping to promote understanding and enjoyment of the area's special qualities, Centre staff through advice offered to the public have supported recreation and traffic management objectives for the wider Dart valley area. The Centre has also played a role in supporting the local community and economy through raising awareness of local goods and services.
- 3 The Information Centre has operated on a mainly seasonal basis, being open daily from Easter to end of October. However, over the last few years opening times had been extended in an attempt to assist with managing the pressures of canoeing activity in the area.
- 4 Current other local information provision in the area includes a DNPA information board in Newbridge car park. A Community Information Centre is located in nearby Ashburton (grant-aided by the Authority since 1997) and this also receives approximately 19,000 visitors per annum (although not all users of the Dart valley area seeking information will necessarily detour into the town); further DNPA Information Centre provision in the wider Dart valley area exists at Princetown and Postbridge.
- 5 As an input into the Review, in January 2008 a meeting of Rangers, Recreation and Information staff, the Director of Park Management and the Chief Executive was held to discuss the future of information provision and site management issues at Newbridge. At that meeting it was decided to operate the Information Centre on a reduced basis for the 2008 season: open 10.00hrs to 17.00hrs weekends only, May to July and September to October, and 7 days a week throughout the main summer period. This decision was in part made to allow for double staffing arrangements at the new Haytor Information Centre from existing resources. It was also agreed that the Centre would not open in the winter on the same basis as previous years (most canoeists appear not to use the Centre) but would be left as a back up facility with very limited opening. The Head of the Education, Information and Communication Service and the Head of the Recreation, Tourism and Ranger Service met with the landowner and negotiated a licence for 12 months to allow the siting and operation of the Centre during the calendar year 2008 and explained that the Authority wished to review its future information provision at this site.

Dartmoor National Park Authority Information Centres: Visitor Numbers				
Year	Princetown	Postbridge	Newbridge	Haytor
04-05	133,278	54,912	21,681	24,740
05-06	121,923	58,045	19,928	22,005
06-07	128,479	53,235	18,797	24,179
07-08	127,339	52,958	18,968	25,476

Newbridge Information Centre Trends

Visitor Numbers	2005-06	2006-07	2007-08
March to October (Summer)	19,149	17,922	17,667
November to February (Winter)	779	875	817
Total	19,928	18,797	18,968

Income (£)	2005-06	2006-07	2007-08
March to October (Summer)	11,621.47	11,183.76	10,873.86
November to February (Winter)	622.62	717.63	722.95
Total	12,244.09	11,901.39	11,823.00

Average Visitor Spend	2005-06	2006-07	2007-08
March to October (Summer)	0.61	0.62	0.62
November to February (Winter)	0.80	0.82	0.88
Total Average	0.71	0.72	0.75

Newbridge Information Centre Operating Costs

	Costs if Centre fully operational 2008/09 £	Actual Costs 2008/09 (Reduced opening) £	Indicative Costs for 2009/10 £
Staffing (inc. on costs)	19,258.94	8,516.13	1,500.00 (mobile information provision)
Other overhead costs (e.g. rent, electricity)	3,152.57	3,152.57	1,500.00
Gross Cost	22,411.51	11,668.70	3,000.00
Less net sales	3,000.00	1,750.00	-
Net Cost	19,411.51	9,918.70	3,000.00

In addition, one-off set up costs of £2,650 would be required (replacement information board, communications repeater, removal of portacabin). Also excluded from the figures above are the revenue costs for civil enforcement officers which are not available at the time of writing.

DARTMOOR NATIONAL PARK AUTHORITY

3 October 2008

REGIONAL SPATIAL STRATEGY FOR THE SOUTH WEST : RESPONSE TO THE SECRETARY OF STATE'S PROPOSED CHANGESReport of the Head of Service – Forward Planning and Community

Recommendation : That members confirm that the points raised in the report should form the basis for the Authority's response to the Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy

1 Background

- 1.1 The Draft South West Regional Spatial Strategy (RSS), which provides the basis for the future development of the region up to 2026 was prepared by the Regional Assembly and submitted to Government in April 2006. An independent panel was appointed to consider the draft RSS together with the representations made on it and the panel's report was sent to the Secretary of State in January 2008. The government delayed its response to enable consideration of additional evidence on detailed pitch provision for gypsies and travellers by local planning authority area. A public examination was held in front of an independent panel to consider the draft proposals on pitch provision and the panel reported its conclusions to government in April 2008.
- 1.2 The Secretary of State duly published her proposed changes to the Draft RSS on 22 July and in doing so took into account the recommendations of both panels. This marked the start of a consultation period, which ends on 24 October. The Secretary of State will then consider all representations that are made before publishing the final RSS.

2 Proposed Changes

- 2.1 While the basic structure of the draft RSS has been retained, the Secretary of State has proposed extensive changes that have been designed to reduce its length and to make it clearer and to take into account 2004 household projections. The whole of the section that provided the contextual background to the strategy has been deleted and the extent of the changes to sections 4 (Sub-regional strategy statements and housing distribution and section 5 (Regional approach to transport) have meant their deletion and replacement. The paragraph below indicates the main areas where changes are being proposed. The changes go much further than those recommended by the independent panel following the examination in public.
- 2.2 In summary, the main changes are as follows :
- a new policy setting out the core objectives of the strategy;
 - changes to increase the provision of housing in the region to around 29,600 dwellings per year moving the region towards meeting the government's ambition to increase housing supply as set out in the Housing Green Paper. This compares with 23,000 per year in the draft strategy and 28,000 in the

panel's report with the additional housing growth over and above that recommended by the panel being concentrated in the Plymouth, Exeter and Bristol Housing Market Areas;

- the inclusion of Newton Abbot in the list of Strategically Significant Cities and Towns where development will be concentrated. This is reflected in the amended housing targets with 8,000 dwellings being proposed for Newton Abbot instead of 4,000. This largely compensates for a reduction in the housing numbers in the Torbay Housing Market Area proposed in the panel's report;
- an increase in the affordable housing target across the region from 7,500 to 10,000 per year in line with the panel's recommendations;
- **the inclusion of target figures for pitch provision for gypsies and travellers in the period up to 2011 including the provision of 27 transit pitches for the Dartmoor National Park and a general presumption of growth of 3% per year thereafter;**
- changes to the policies on Sustainable Construction and Renewable Energy to more closely align them with government policy;
- the identification of clearer aims and objectives in the transport strategy relating to the adoption and management of the main regional and sub regional transport corridors.

2.3 It is also recommended that the RSS is subject to an early partial review to ensure that the South West maximises its contribution to the national home building target. Furthermore and following on from the panel's recommendations, it is concluded that further detailed work is needed to assess infrastructure priorities, funding and delivery mechanisms and this should be taken forward jointly by Government Office for the South West, South West Regional Development Agency and the Regional Assembly.

3 Comment

3.1 The improved clarity and brevity of the document is to be welcomed in principle though its brevity has led to some of the detail being removed or not incorporated and some of the regional distinctiveness that the draft RSS contained being replaced in redrafted policies which are more specifically aligned with national policy. In particular, as indicated above, policies G (sustainable construction) and RE5 (renewable energy in new developments) have been rewritten. The independent sustainability appraisal of the proposed changes expresses dismay that these policies, which give practical force to the sustainable development agenda across the region, have been altered. In supporting a positive and challenging approach across the region to climate change it is felt that the Authority should also object to the revised policies.

3.2 There are few references to National Parks either in the original Regional Spatial Strategy or in the proposed changes but it is good to report that the principal policy relating to protected landscapes (ENV3), which has been strongly supported by the Authority during the preparation of the RSS has remained unchanged. The policy, in supporting National Park purposes also makes it clear that development outside but adversely affecting a protected landscape should be resisted. The retention of this policy should be warmly welcomed. The main policy relating to the protection of the region's natural and historic environment ENV1 has been strengthened and the policy relating to nature conservation has remained unchanged. Policy G11 on promoting green infrastructure has also been strengthened and now includes a reference to the need to provide associated green space where development would

otherwise cause unacceptable recreational pressure on sites of international ecological importance. All this should be welcomed.

- 3.3 It continues to be acknowledged in policy RE4 that renewable energy facilities in protected areas should be of appropriate scale and not compromise the objectives of designation and while a stronger statement, which presumed against large scale installations, would have been welcomed, this continuing reference in the policy should be welcomed and is in line with central government advice in PPS22.. The policy also recognises the negative cumulative impact of proposals and will prove useful when used in association with ENV3 in considering developments outside the national park.
- 3.4 Inevitably, much of the debate around the Secretary of State's proposals will revolve around the extent of housing development and the assumptions that surround it. The notional figure of 50 houses per year for Dartmoor National Park is retained in the Secretary of State's changes and it continues to be made clear in supporting text that the figure is an estimate of provision against local needs only. This is the basis on which the Authority's Core Strategy is predicated and its retention should be welcomed. The commitment in the Secretary of State's changes endorsing the panel's recommendation that 10,000 affordable homes should be provided in the region during the plan period is also welcomed.
- 3.5 The panel's report recommended relatively modest increases in the total housing numbers for West Devon, South Hams and Teignbridge and no increase at all for Plymouth. However, an increase of 8,500 houses is proposed at Plymouth in the Secretary of State's changes. A substantial increase in housing at Newton Abbot is also proposed (see above) as the major component of increased housing growth in Teignbridge, which more than compensates for a reduced target in Torbay. In terms of impact on the National Park both the growth of Newton Abbot and Plymouth over and above the panel's recommendations would be likely to increase visitor pressure on the Park though it could be argued that in the case of Newton Abbot this is largely a case of reallocation from nearby Torbay, where retention of the panel's recommendations would inter alia create pressure on the South Devon AONB.
- 3.6 While it appears that the increased level of growth proposed at Plymouth could be accommodated within the city, there must be concerns about increased recreational pressure on the National Park and the possibility that all land within the city will not come forward thereby creating pressure for development on land peripheral to the city and close to the National Park boundary. The deliverability of the proposed increases, whilst already ambitious, must also be very questionable bearing in mind the current economic downturn (housing and employment provision is based on annual economic growth of 3.2% per year). Deliverability is questioned in the independent sustainability appraisal of the Secretary of State's changes, which in the case of Plymouth also raises questions of a secure water supply if the higher figures are pursued. This could of course have implications for the National Park. With this in mind, it is felt that the Authority should object to any further increase in overall growth beyond the panel's recommended overall provision in the Exeter, Plymouth and Torbay housing market areas and that a review of that provision including any suggested further increases should be considered in the context of the economic downturn and the proposed early review of housing needs and the best way of securing those increases, if required, in an environmentally sustainable way.
- 3.7 There is also concern about the Authority's unqualified allocation of 27 transit pitches for gypsies and travellers in the period up to 2011. In the panel's report, it was made

clear that this related to provision close to the A38 (mainly) and the A30 corridors and that the provision could be within or outside the National Park. That wording has been lost in the Secretary of State's changes and it is strongly felt that an objection should be raised to this allocation unless it is suitably qualified in the supporting text in accordance with the panel's report to make this very clear. The zero allocation of permanent pitches for the National Park is endorsed in the Secretary of State's proposed changes and this should be welcomed.

4 Conclusion

- 4.1 The above represents the areas that are felt to be of most importance to the Authority and Members are asked to endorse this report as forming the basis for the Authority's response on the proposed changes. The final Regional Spatial Strategy is expected to be published early in 2009.

5 Implications for People in Under-represented Groups

- 5.1 The needs of under-represented groups across the region were considered fully in the draft RSS and in the subsequent documents that have led up to the Secretary of State's changes. The sustainability appraisal of the changes takes into account this issue in its response and this report focuses on support for content in the final RSS, which are compatible with its findings.

PHILIP MARKHAM

Background Papers

- Draft Regional Spatial Strategy for the South West 2006-2026 - June 2006
- Draft Regional Spatial Strategy for the South Wes - Panel Report - December 2007
- Draft Regional Spatial Strategy for the South west – Review of Additional pitch requirements for Gypsies and Travellers – September 2007
- Draft Regional Spatial Strategy for the South West - Review of Additional Pitch Requirements for Gypsies and Travellers - Panel Report – April 2008
- Draft Revised Regional Spatial Strategy Incorporating the Secretary of State's Changes for Public Consultation : July 2008
- Draft South West Regional Spatial Strategy : Proposed Changes : Sustainability Appraisal : Final Report - July 2008

DARTMOOR NATIONAL PARK AUTHORITY

3 October 2007

**DARTMOOR NATIONAL PARK
STATE OF THE PARK REPORT 2008**Report of the Assistant Planning Officer – Forward Planning and CommunityRecommendation : **That Members approve the State of the Park Report for publication****1 Background**

- 1.1 Members were presented with the Delivery Plan for the Dartmoor National Park Management Plan in a Report of the Director of Park Management on the 5 September 2008. The report set out the intention to monitor implementation over the 5 year Plan period using the State of the Park Report (SotPR) as a basis for measuring progress.
- 1.2 National guidance advises that SotPRs should include evidence of the current state of, and issues affecting:
- the special qualities of the National Park;
 - how these special qualities are enjoyed and by whom; and
 - the economic and social well-being of National Park communities.

The SotPR serves as a backdrop to Plan monitoring and will be used to identify whether the achievement of the Goals set out in the Plan is having the desired effect on the ground (i.e. achieving the Ambitions). The structure of the Report follows that of the Management Plan with indicators based around the Ambitions of the Plan. The Management Plan Progress Report is considered the most appropriate place for stating targets, however, and as such these are not set out in the SotPR.

- 1.3 The SotPR sets out a wide range of issues important to the Management of the National Park, these include upland farming, climate change, traffic and transport, the condition of SSSIs and historic assets, water quality, public access and visitor numbers, economic growth, new development and renewable energy. The Report serves as a useful measure of the strengths and weaknesses of the monitoring of different issues on Dartmoor.

2 Engagement

- 2.1 Service Heads have been involved throughout the preparation of the Report and Partners have also provided information and advice. A draft of the Report was sent to Officers and Partners for a period of consultation, the response was limited but several changes have been made based on suggestions submitted.

2.2 The data contained in the report is stored in a spreadsheet in a shared drive on the Authority's computer network. Data owners (Officers) will be able to add new data to this file as well as interrogate it for more detailed information.

3 Publication

3.1 The SotPR (attached for Members only) is presented to Members in a basic format; a published version which is in the style of the Management Plan is currently being prepared. The document will be publicly available in printed form, and on the Authority's web site.

3.2 Brief updates to the SotPR will be provided to the Management Plan Delivery Board on an annual basis where information of particular interest or value has emerged during that year. A full revised SotPR will be completed in order to inform the preparation of the next Management Plan review in 2012.

4 Implications for People in Under-represented Groups.

4.1 The Report contains a section on monitoring for social inclusion and highlights the need for greater monitoring and understanding of this area.

DANIEL JANOTA

Background Papers

- Dartmoor National Park Management Plan 2007-2012
- Dartmoor National Park Authority Meeting 5 September 2008 Report of the Director of Park Management (NPA/08/060) – Delivering the Dartmoor National Park Management Plan
- The Countryside Agency: *National Park Management Plans – Guidance* (2005)

DARTMOOR NATIONAL PARK PLANNING AUTHORITY

3 October 2008

**TREE PRESERVATION ORDERS AND SECTION 211 NOTIFICATIONS
(WORKS TO TREES IN CONSERVATION AREAS)
DETERMINED UNDER DELEGATED POWERS**

Report of the Trees & Landscape Officer

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

TREE PRESERVATION ORDERS

Teignbridge

Ref: 27/12/4/38 Yonder Wreyland, Lustleigh SX 7885 8118

Application to crown lift a mature lime. The work will have minimal impact on the health or appearance of the tree.

Permission was granted subject to the following conditions;

- 1 The works are carried out within two years of the date of this consent.
- 2 Five working days' notice to be given to the Authority prior to the Commencement of approved works.
- 3 All works to be carried out in accordance with BS 3998 : 1989 Recommendations for Tree Works

Ref: 27/12/4/128 11 Bossell House, Buckfastleigh SX 7364 5594

Application to remove a low limb from a mature oak tree. The work will have minimal impact on the health or appearance of the tree.

Permission was granted subject to the following conditions;

- 1 The works are carried out within two years of the date of this consent.
- 2 Five working days' notice to be given to the Authority prior to the Commencement of approved works.
- 3 All works to be carried out in accordance with BS 3998 : 1989 Recommendations for Tree Works

SECTION 211 NOTICES

Teignbridge

Ref: 27/12/3/08/04 Yonder Wreyland, Lustleigh SX 7885 8114

Notification to fell a semi-mature silver birch and reduce the height of three lawson cypress. The works will have minimal impact on the character of the area.

A Tree Preservation Order has not been made.

West Devon

Ref: 27/12/3/08/05

62 Station Road

SX 5120 6967

Notification to fell a mature eucalyptus. It is a large tree growing in a small garden. The tree has lost a number of large limbs in recent storms and there is concern over its long term safety.

A Tree Preservation Order has not been made.

BRIAN BEASLEY