

To: All Members  
of the Dartmoor National Park Authority

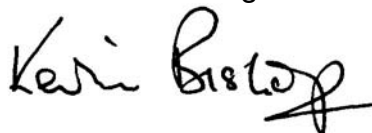
(see below)

**Please quote: NPA/DM/08/Agenda**  
Tel: (Direct Line) 01626 831017  
Please ask for: **Chris France**

All press enquiries to John Weir  
Tel: 01626 832093  
Date: 17 June 2009

**DARTMOOR NATIONAL PARK AUTHORITY**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**Friday 26 June 2009**

A meeting of the Authority's Development Management Committee will be held on the above date at **11.30am** or on the rising of the Annual Meeting, whichever is the later, **in the Meeting Room at Parke, Bovey Tracey** to consider the following matters.



Kevin Bishop  
Chief Executive (National Park Officer)

**Access to Information - Local Government Act 1972**  
**(as amended)**

**Agenda and Reports**

Copies of the Agenda and Part I reports are available for inspection by members of the public at the above address five clear days prior to the meeting. They are also published on the DNPA website prior to the meeting. A limited number of copies are available for reference at the meeting.

**Background Papers**

The Background Papers relating to Part I reports, except any containing exempt information, can be inspected by members of the public at the above address between the hours of 9:00 am and 4:30 pm, Monday to Friday, by prior arrangement.

# AGENDA

## PART I - OPEN PROCEEDINGS

- 1 Welcome and Apologies
- 2 Election of Chairman
- 3 Election of Deputy Chairman
- 4 Minutes of the meeting held on Friday 5 June 2009 – attached (Page 1)

### 5 **Declarations of Interest**

Members are invited to declare any personal or prejudicial interest relating to any agenda item at this stage in the meeting.

### 6 **Items Requiring Urgent Attention**

### 7 **Applications for Determination by the Committee**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/033) (Page )

### 8 **Monitoring and Enforcement**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/034) (Page )

### 8 **Appeals**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/035) (Page )

### 7 **Applications Determined Under Delegated Powers and Applications Withdrawn**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/036) (Page )

### 8 **Appointment of Site Inspection Panel and Arrangements for Site Visits**

## PART II - ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC ON THE GROUNDS THAT EXEMPT INFORMATION MAY BE DISCLOSED.

NIL

**MEMBERS ARE REQUESTED TO SIGN THE ATTENDANCE REGISTER**

Membership:

T Archer, S D Barker (tbc), M C Date, P Harper, P W Hitchins (Deputy Chairman),  
L J G Hockridge, N Hoskin (Chairman), Miss H Jenny, D Lloyd,  
Mrs C Marsh (tbc), J McInnes (tbc), I Mortimer, Miss D Moyse, J Nutley, S Purser,  
M H Retallick, T Smale, D W Webber, J Young

Appointments to be confirmed – 6 Devon County Council appointees (inc. 3 vacancies)

## Members Interests

### Agenda Item 2 - Declaration of Interests

Members are invited to consider whether they have a personal interest to declare in the following agenda items in consequence of their membership of a County/District and/or Parish Council as follows:

	<b>Applications For Determination by The Committee</b>	0186/09 – 24 Binkham Hill, Yelverton	0195/09 – Lower Drewston, Moretonhampstead	0394/08 – 24 Station Rad, Horrabridge	0182/09 – Notxul Field, Grenofen	<b>Monitoring and Enforcement</b>	ENF/0187/06 – Land east of Higher Natsworthy, Widecombe-in-the-Moor
Mr Archer							
Mr Barker		C	C	C	C		CD
Mr Date							
Mr Hitchins							
Mr Hockridge		D	D	D	D		
Mrs Marsh		CD	CD	CD	CD		C
Mr McInnes		CD	CD	CD	CD		C
Mrs Morgan		D	D	D	D		CD
Miss Moyse		D	D	D	D		
Mr Nutley							D
Mr Purser							D
Mr Retallick							
Mr Webber							
Mr Young		D	D	D	D		

Members will also be asked at the meeting to declare any **personal** and/or **prejudicial** interest which they may have in relation to any matter on the agenda.

## DARTMOOR NATIONAL PARK AUTHORITY

### DEVELOPMENT MANAGEMENT

5 June 2009

**Present:** T Archer, M Date, P Harper, B Hitchins, J Hockridge, N Hoskin (Chairman), Miss H Jenny, D Lloyd, Dr I Mortimer, S Purser, M Retallick, T Smale, D Webber

**Apologies:** S Barker, P Cook, A Hosking, Mrs C Marsh, J McInnes, Miss D Moyse, J Young, J Nutley

**Non attendance:** S Morgan

#### **1078 Minutes of the meeting held on Friday 1 May 2009**

Save for the amendment detailed below, the minutes of the meeting held on Friday 1 May 2009 were agreed and signed as a correct record.

Minute 1071 - Urgent Item of Business – Removal of part hedgerow, Knowle Terrace, Walkhampton.

Delete last paragraph entirely – “After some debate ... unanimously.”

Substitute with:

“After some debate, Mr Hoskin suggested that Members record their strong concern regarding the action taken.

#### **RESOLVED:**

- (i) that Members record their strong concern regarding the action taken by the developer in removing part of the hedgerow; and
- (ii) that Natural England be kept informed of the case; and
- (iii) that any further action in response to this matter be determined by officers in consultation with the Chairman of the Authority with any decision made brought back to the Committee for information.”

#### **1079 Declarations of Interest**

Mr Hoskin reported that Members had received communication from objectors in relation to Item 1 – 0629/08 – Old Sugar Mill, Harford Bridge, Tavistock.

He also advised that correspondence and emails had been received from objectors in respect of Items 3 and 4 – 0002/09 and 0003/09 – The Bungalow, Lowen Lodge, Buckland-in-the-Moor.

Mr Hitchins reported a personal interest through personal connection in items 3 and 4 – 0002/09 and 0003/09 – The Bungalow, Lowen Lodge, Buckland-in-the-Moor.

## **1080 Items Requiring Urgent Attention**

### **1 Removal of part of hedgerow – fronting site for construction of eight units of social housing including associated works, land off Knowle Terrace, Walkhampton**

Mr France, Director of Planning and Sustainable Development reminded Members that they had considered a report on the unauthorised removal of approximately 20m of frontage hedgerow at Knowle Terrace at the Development Management Committee meeting on 1 May 2009. He reported that a letter had been sent to the land owner expressing the Authority's strong concern over the action and a meeting had since been held, on 28 May 2009, with the foreman of the site, the development manager and one of the joint landowners which had had a positive outcome with regret and remorse being expressed. The actions required to reinstate the hedgerow are detailed in the report : two planning applications are considered to be the most effective way of addressing the harm that has occurred to ensure that the hedgebank is rebuilt, with relevant species to be planted in the Autumn.

With regard to legal issues, Mr Walledge reported that having spoken to DCC Highways, the Authority's Trees and Landscape Officer and three residents who have agreed to provide witness statements, he feels that the Authority has a good case and legal proceedings in respect of a breach of the Hedgerow Regulations will commence next week.

Mr Hoskin advised Members that he had been working closely with officers on their behalf and commended this paper to them.

Mr Hitchins proposed the recommendation which was seconded by Mr Retallick and carried unanimously.

#### **RESOLVED:**

That Members note the action agreed by the Director of Planning in consultation with the Chairman of the Authority to:

- (i) Require the re-instatement of the hedgerow in the proposed translocation position through the determination of the two additional planning applications now submitted;
- (ii) Commence prosecution for the unauthorised removal of part of the important hedgerow under the Hedgerow Regulations 1997.

### **2 Steward Community Woodland Appeal Decision**

Mr France reported that, from a planning point of view, it is very hard to understand the inspector's decision as he concluded that there was harm to National Park purposes and the development was contrary to local and national planning policies an advice.; there are mismatches in the report about which he will be seeking further clarification from the Planning Inspectorate. He advised

that he would like to see further external legal advice to assess the strength of the case for challenging this decision in the High Court.

Mr Smale commented that the Authority remains committed to the principles of sustainable development but he finds it difficult to understand the change from woodland development to educational development. He asked for an estimate of costs with regard to the external legal consultation.

Mr Walledge advised that the advice sought would be based on whether the Authority could appeal on a point of law and would be likely to cost in the region of £5-£6k.

Dr Mortimer advised that the Authority has to be seen to be doing the right thing; there are many people in the local community who are expecting action from DNPA.

Mr Hitchins proposed the recommendation, which was seconded by Mr Harper and carried unanimously.

#### **RESOLVED:**

That Members:

- (i) note the appeal decision
- (ii) agree to seek external legal advice on the decision and the grounds for challenge in the High Court
- (iii) delegate to the Chief Executive, in consultation with the Director of Planning and Sustainable Development, the Head of Legal Services and the Chairman of the Authority, the authority to determine whether it is expedient to lodge an appeal against the decision and if so, to settle the grounds for that appeal.

### **3 Weekly List**

Mr France reported the re-introduction of the Weekly List of planning applications. This will be emailed to relevant parties. The first Weekly List to be sent will be Wednesday 10 June 2009.

#### **1081 Applications for Determination by the Committee**

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/09/030)

**Item 1 – 0629/08 – Erection of industrial building and alteration of access to site – Old Sugar Mill, Harford Bridge, Tavistock**

Speakers: Mr Spicer – Applicant  
Mr Burgess - Objector

The officer reminded Members of the details of this application which had been deferred for a period of one month at the Development Management meeting on 1 May 2009, in order for officers to negotiate further with the applicant to reach an agreed set of conditions.

She confirmed that all issues regarding flood risk had been dealt with and advised the Committee that Mr Greenaway, Environmental Health Officer and Mr Gubby, Highways Officer, were present to answer any queries Members may have.

Mr Spicer advised the Committee that there has been a family run business over the past 27 years. When the company moved to its current site the building was almost derelict, in a very bad state of repair. They have refurbished the site without the assistance of any grant aid. Unfortunately, up to 100 mature trees have been felled by Mr Burgess. The business is classed as category B2 – general industry. 23 people are employed by the company and there is scope for further growth.

Mr Burgess advised that when he had first moved in to his property there was a small family run business on the site, not the factory there is now. The company has grown in the last 10 years, the road has become busier. He advised that in a road survey carried out 20 years ago the Peter Tavy corner was deemed the most dangerous.

Members commented that they would appreciate the Highways Officer's comments regarding the highway issues – the decision to move the access, will the entrance be in a safer piece of road, have calculations been made regarding braking distances etc.

Mr Gubby, the Highway Officer, reported that, although in 1992 an appeal was dismissed on highway grounds – this was for a supermarket requiring over 2000 vehicle trips per day. Access is currently extremely tricky due to the site of the building. Drivers of large vehicles are explicitly told not to make the left turn into the site. The proposal to move the access 30m will achieve a simple T junction and provide 70m stopping distance which is more than adequate at an average speed of 40mph. With regard to traffic generation, the current proposals will add six or so additional trips per day – much less than what was happening back in 1992.

With regard to Member queries over working hours and noise pollution, Mr Greenaway, Environmental Health Officer, reported that his assessment is that the noise levels could be contained by the new building and a condition that the doors are kept closed during the hours of 7pm and 10pm. The average noise levels are 42 decibels during the day and 40 decibels during the evening – most of the noise being generated by passing vehicles. His assessment is that these levels are acceptable.

Being satisfied with the responses from Mr Gubby and Mr Greenaway, and seeing this proposal as a positive move to expand a small family business, Mr Hockridge proposed the recommendation, which was seconded by Mr Harper and carried unanimously.

## **RESOLVED:**

That permission be GRANTED subject to the conditions set out in the report plus one additional condition as detailed below:

“Prior to the commencement of development, details of the means of ventilation of the building should be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the building hereby approved, the approved means of ventilation shall be provided in accordance with the approved details and operating to the written satisfaction of the Local Planning Authority and retained thereafter.”

Mr Hoskin, on behalf of the Committee, thanked Mr Gubby and Mr Greenaway for their assistance.

### **Item 2 – 0150/09 – Change of use from residential flat to holiday flat accommodation and change of use from amenity rooms/restaurant to full time residential accommodation – Higher Longford Caravan and Camping Park, Moorshop**

The officer reported that comments from the Parish Council had now been received. She advised that the PC expressed concerns over the creation of another accommodation unit and traffic safety as the site joins a busy road.

In answer to Member queries Mr Walledge clarified that the definition of the term ‘holiday accommodation’ is that the accommodation can only be occupied by a single person, family or group for no more than 28 in aggregate days per annum.

The PC’s concerns of another accommodation unit would be controlled through the S106 Agreement. With regard to the highway concern Mr Gubby advised that there are no real issues; the additional accommodation will generate, perhaps, an additional 4 vehicle trips a day.

Dr Mortimore proposed the recommendation, which was seconded by Mr Purser and carried unanimously.

## **RESOLVED:**

That, subject to the completion of the 106 Agreement in respect of the first floor holiday accommodation, permission be GRANTED, subject to the conditions set out in the report.

### **Item 3 – 0002/09 - Demolition of part of building and extension and alteration of existing bungalow – The Bungalow, Lowen Lodge, Buckland-in-the-Moor and**

### **Item 4 – 0009/09 – Demolition of conservatory and later additions, with retention of the south and west walls (Listed Building Consent) – The Bungalow, Lowen Lodge, Buckland-in-the-Moor**

Speakers: Mr J Elliott – Applicant  
Dr G H Hall - Objector

The officer reported that the response to the original application generated five objections and one letter of support which referred to the overall scheme. The amended scheme generated three objections. The application relates to a small detached structure which has been inappropriately extended over the years. She explained that listed building consent for its demolition was declined last year. The current proposal seeks to retain the historic elements of the original building. The building is not listed in its own right but is protected because it stands within the curtilage of Lowen Lodge. The revised proposal has the support of the Historic Buildings Officer.

In response to Member queries, the Head of Cultural Heritage advised that historic interest is fairly modest. The building would not meet the criteria to be listed in its own right. The proposal is for some of the exterior to be kept as well as the quoins (corners), and it is felt that the proposed changes would present a better view to Lowen Lodge.

Mr Elliott advised the Committee that a new application has been made which, he feels, is sympathetic to the existing building. He reported that the building was converted to a cottage in 1961 and has been a family home ever since. He has no intentions of demolishing the building.

Dr Hall advised the Committee that, in his opinion, the demolition of 60% of the building is too much; no significant contribution to its conservation has been offered. He asked the Committee to consider whether it would grant permission if this were an application for a new building; the building should be advertised for sale as it is. He also advised that he had been approached by a film director – if this application were approved it would cancel out any possibility of this taking place.

The officer confirmed that this is a fresh application, wholly different to the previous proposal. The increase in height of the new building would be 1.5m. The south and east walls would be retained, the new walls faced with stone.

Mr Archer felt that the building would sit well within its location and proposed the recommendation, which was seconded by Mr Retallick.

Mr Smale commented that he had reservations about the proposal and would propose a site visit, which was seconded by Mr Lloyd.

Full Planning Permission - The Chairman asked Members for their vote in respect of Mr Archer's proposal of the recommendation, seconded by Mr Retallick. Members voted 9 to 3, the proposal was carried.

Listed Building Consent - The Chairman asked Members for their vote in respect of Mr Archer's proposal of the recommendation, seconded by Mr Retallick. Members voted 9 to 3, the proposal was carried.

## **RESOLVED:**

0002/09 - That permission be GRANTED subject to the conditions set out in the report.

0003/09 - That consent be GRANTED subject to the conditions set out in the report, but with the omission of the stated removal of permitted development rights.

**Item 5 – 0152/09 – Garage to house tractor and car – Sycamore House, Ilington**

The officer advised the Committee that the proposed building would be 20cm higher than that on site already. The application was before Committee due to the comments received from the Parish Council. The PC felt that the new building would be too close to other dwellings and that there is already excessive development on the site.

Dr Mortimer proposed the recommendation, which was seconded by Mr Smale and carried by 7 votes to 5.

**RESOLVED:**

That permission be GRANTED subject to the conditions set out in the report.

**Item 6 – 0050/09 – Conservatory – The Croft, Brentor Road, Mary Tavy**

Speaker: Mr Jarvis, Applicant

The officer explained the application to the Committee and advised that it was before Members in view of the comments received from the Parish Council – which objects to the use of white uPVC due to the age of the property and visibility from higher ground. The PC feels strongly that the conservatory should be constructed of brown uPVC to lessen its impact.

Mr Jarvis thanked Mr Hart for his approach to his application. He commented that he felt the PC comments sent to DNPA are different to those recorded within the PC minutes. Mr Jarvis advised that he was upset and worried about this and would be pursuing this further.

Mr Smale proposed the recommendation, which was seconded by Dr Mortimer. The vote was carried; there were two abstentions.

**RESOLVED:**

That permission by GRANTED.

**Item 7 – 0708/08 – Renovation and renewal of existing Gate 7 with new walling and piers – Buckland Court, Buckland-in-the-Moor**

**Item 8 – 0708/08 – Renovation and renewal of existing Gate 7 with new walling and piers (Listed Building Consent) – Buckland Court, Buckland-in-the-Moor**

Speakers: Mr A Morris, owner  
Mr R Stanniland, objector

The officer reported that the owner of Buckland Court is now looking to renovate the periphery of the site. He explained that, through negotiations with the owner, the revisions to the application now meet the design concerns of the Historic Buildings Officer.

Mr Morris advised that the refurbishment so far has been a difficult and challenging one. An archaeologist was employed from the beginning to ensure work was completed as true to the property's original form as was possible, much of this based on maps dating back to 1840. The proposed use for the entrance is for a horse box, hay deliveries etc. The opening would give access to the yard area.

Mr Stanniland advised Members that he has no objection in respect of the buildings. There are concerns over the neglect of some beech trees which have their roots exposed in the bank. He explained that the Parish Council objects to this application as the opening was never a gateway until the previous owner knocked a hole into the bank.

The officer advised the Committee that the Parish meeting's comments on the revised plans re-iterated those made regarding the original plans.

Dr Mortimer proposed the recommendation, which was seconded by Mr Smale and carried unanimously.

Dr Mortimer proposed the recommendation in relation to the Listed Building Consent, which was seconded by Mr Smale and carried unanimously.

#### **RESOLVED:**

That permission be GRANTED subject to the conditions set out in the report.

Listed Building Consent - That consent be GRANTED subject to the conditions set out in the report.

### **1082 Appeals**

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/09/031).

With regard to appeal no. A/09/2094068 – Appellant: Airwave Solutions Ltd – Mr Jarvis reported to Committee that the inspector had noted that the appellant had provided considerably more information on the search for, suitability and availability of alternative sites as part of the appeal rather than during the application process. The Chairman commented that this had happened before and in light of this he has asked the Director of Planning and Sustainable Development to take this up with the Planning Inspectorate.

The Committee noted the report.

### **1083 Applications Determined Under Delegated Powers**

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/09/032)

The Committee noted the report.

The Chairman, on behalf of all Members, wished to record his thanks to Mr Jeffrey for his long service, not only to his community but also to this Committee, and for his dedication to the National Park.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

26 June 2009

**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Director of Planning and Sustainable Development

INDEX

**Item No.** **Description**

1. 0186/09 - Alterations and extensions (Full Planning Permission - Householder), 24 Binkham Hill, Yelverton
2. 0195/09 - Change of use of part agricultural field to depot for the storage and distribution of architectural salvage (Change of Use), Lower Drewston, Moretonhampstead
3. 0394/08 - Demolition of timber garages and pre-fabricated concrete workshop and erection of 4 flats (3 affordable) and 2 houses with 10 parking spaces (1 disabled) (Full Planning Permission), 24 Station Road, Horrabridge
4. 0182/09 - Erection of agricultural building (18m x 10m) and formation of access track (Full Planning Permission), Notxul Field, Grenofen

1. Application No: **0186/09** District/Borough: **West Devon Borough**  
 Application Type: **Full Planning Permission - Householder** Parish: **Buckland Monachorum**  
 Grid Ref: **SX525681** Officer: **Christopher Hart**  
 Proposal: **Alterations and extensions**  
 Location: **24 Binkham Hill, Yelverton**  
 Applicant: **Mr B & Ms C Palmer**

Recommendation **That permission be GRANTED**

**Condition(s)**

1. Matching Materials (walls & roof)

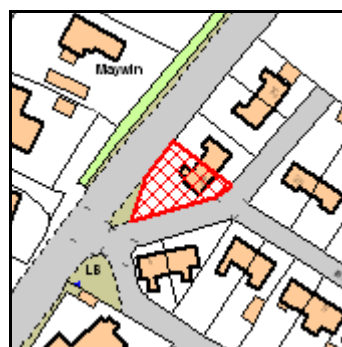
No 24 Binkham Hill is a semi-detached property forming part of a small estate to the north-east of Yelverton. The application proposes the addition of a two storey extension to the side and rear of the property in a style to match the finish of the existing dwelling.

The application is presented to the Committee in view of the concerns expressed by neighbouring residents.

**Location Plan**



**Block Plan**



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**Planning History**

0113/09	Extension		
	Full Planning Permission	Withdrawn	24 April 2009
0670/08	Two-storey rear extension plus side garage and utility room extension		
	Full Planning Permission	Withdrawn	02 December 2008
0161/03	Remove existing kitchen extension and replace with single storey extension to provide kitchen and garage		
	Full Planning Permission	Grant Conditionally	01 May 2003
0022/98	Erection of garage		
	Full Planning Permission	Grant Unconditionally	14 December 1998

**Consultations**

West Devon Borough Council: Does not wish to comment  
 County EEC Directorate: No objection

South West Water: No objection  
Environment Agency: No objection

### **Parish/Town Council Comments**

Buckland Monachorum PC: No objection

### **Relevant Structure Plan Policies**

CO2 - National Parks

### **Relevant Core Strategy Development Plan Document/Local Plan First Review Policies**

COR1 - Sustainable Development Principles

COR4 - Design and sustainable development principles

### **Representations**

4 letters of objection

The objections originate from neighbouring residents who have a concern that the proposed extension is not appropriate to the site and its surroundings. They consider it be overbearing, dominating the adjacent property and would lead to a loss of light and privacy. Distant moorland views would also be lost. They note that the existing electricity cables would need to be relocated to accommodate the extension.

### **Observations**

The property is one of a number of modest semi-detached dwellings forming a small estate on the outskirts of Yelverton. It is located at the entrance to the estate with the rear aspect facing onto the main road into the village but screened by a mature hedge. The property has previously been extended by the addition of a small lean-to. It has the benefit of a corner garden plot.

The proposed works include a two-storey rear extension replacing the existing lean-to and a further two-storey side extension providing a ground floor store/garage and further en-suite bedroom on the first floor.

It should be noted that there have been two recent attempts to present applications to extend the property, both of which were withdrawn due to design issues which remained unresolved at that time. The latest application has addressed previous concerns about design but has failed to appease neighbouring residents who remain concerned about the impact of the proposal. While the character of properties in this small estate is one of simple semi-detached modest sized dwellings, many have had the benefit of both single and two-storey extensions.

The design of that proposed is considered to be in keeping with the character of the existing property. The accommodation will result in a third bedroom and revised ground floor living space. An internal workshop/garage is also proposed. The effect on neighbouring residents is not felt to be overbearing. While the immediate neighbour may be affected to some degree by the rear two-storey element this is not considered to be unacceptable as it is set away from the dividing boundary. The side extension will affect distant moorland views for those properties on the opposite side of the access road however, they are sufficiently distant not be unduly affected by any loss of light and privacy. Overall, the latest plans propose extensions which are designed to be sympathetic to the existing and are considered to be acceptable in terms of scale and layout in accordance with the requirements of Core Strategy policies COR1 and

COR4.

**Reasons for Recommendation**

Having regard to the relevant policy(ies), CO2 of the Devon Structure Plan, policy(ies) COR1, COR4 of the Dartmoor National Park Core Strategy Development Plan Document/Local Plan First Review, and to the advice contained in Circular(s) 12/96, and Planning Policy Guidance Note/Statement number(s) , 1, 7 and all other material planning considerations, the proposal is considered to be acceptable.

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2. Application No: **0195/09** District/Borough: **West Devon Borough**  
Application Type: **Change of Use** Parish: **Chagford**  
Grid Ref: **SX723874** Officer: **Christopher Hart**

Proposal: **Change of use of part agricultural field to depot for the storage and distribution of architectural salvage**

Location: **Lower Drewston, Moretonhampstead**

Applicant: **Mr B Jones**

Recommendation **That, subject to the consideration of any comments arising from the application being advertised as a departure from the Core Strategy Development Plan Document, permission be GRANTED**

### Condition(s)

1. Permission personal to applicant
2. Architectural salvage materials only
3. Submission, approval and undertaking of landscaping scheme within twelve months of permission
4. Containment of materials within specified area within six months of permission

Lower Drewston lies between Moretonhampstead and Chagford off a minor road. The dwelling is a converted barn. A large ancillary barn is situated adjacent to the dwelling.

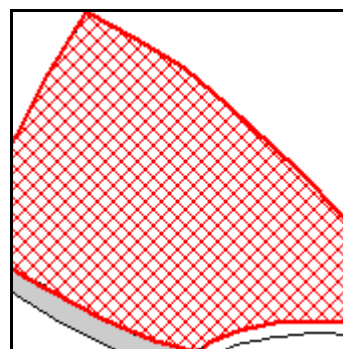
The application is for retrospective permission to use a small paddock on the northern side of the property for storage and distribution of granite products and architectural salvage items. There is already a considerable amount of material stored at the site.

The application is presented to the Committee in view of the fact that, if approved, it would be a departure from the Core Strategy Development Plan Document.

**Location Plan**



**Block Plan**



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### Planning History

3/08/129/98/03 Change of use of barn to dwelling  
Full Planning Permission Grant Conditionally 12 August 1998

### Consultations

West Devon Borough Council: Does not wish to comment

County EEC Directorate: It is acknowledged that there is limited use of the access and that the operator holds a formal lorry operators licence. Given that the site could legitimately be used for agricultural purposes it is considered that the current use results in a similar level of traffic movements.

South West Water: No objection

Environment Agency: Zone 1. No consultation necessary.

### **Parish/Town Council Comments**

Chagford PC: The PC has no objection to the proposed change of use. The business use is within the spirit of policy COR18 and does not conflict with policies COR3 and COR7.

### **Relevant Structure Plan Policies**

CO2 - National Parks

TR10 - Strategic Road Network and Roadside Service Areas

### **Relevant Core Strategy Development Plan Document/Local Plan First Review Policies**

COR1 - Sustainable Development Principles

COR18 - Providing for sustainable economic growth

COR21 - Dealing with development and transport issues in a sustainable way

COR4 - Design and sustainable development principles

### **Representations**

None to date.

### **Observations**

The applicant has operated a successful small company specialising in supplies of architectural, ornamental and granite stone products to the local construction trade. He is a sole trader and resides in the dwelling adjacent to this site. The business has developed over the past seven years. This application seeks to regularise what is already occurring on the site.

The application relates to a small paddock on the northern side of the dwelling where a range of materials are stored. This includes granite kerbs, natural stone, setts together with a range of troughs and more ornamental garden stone products. The majority of the business is conducted by internet or telephone sales. The applicant operates a single 7.5 tonne lorry for the collection and delivery of items. Public visits to view items are strictly by appointment only.

Core Strategy policy COR18 supports business opportunities where these are well related to identified Local Centres. Outside the classified settlements there is support for small scale developments needed to facilitate the growth of small office and home-based enterprises along with those which relate to the expansion of existing businesses or farm diversification initiatives. There is no specific provision for the establishment of new business opportunities in countryside locations of the kind proposed in this application. However, as a small business, providing sustainable building products for local building projects, it has considerable merit and supports many of the sustainable principles contained within the Core Strategy. The proprietor has indicated that he is a sole trader and that a personal planning permission would be an acceptable compromise to allow him to continue using this site adjacent to his residence. The

site is well screened from the highway by a mature hedgerow. Further landscaping within the site may help to screen stored materials.

The CEECD initially raised some concerns about the level of traffic that may be generated by the use however, having now received detailed information, he is satisfied that there would be no reason to raise a highway objection based on the current level of activity.

In view of the policy issues that this application raises it has been advertised as a potential departure application. Any comments resulting from this advertisement will be reported at the meeting. Subject to this, it is considered that support can be given to the continued use of this land for this successful business. Given its location, outside of a recognised settlement, it is considered appropriate to limit this to be personal to the applicant and to request detailed plans relating to the containment of materials in the eastern side of the site and landscaping within the site boundary to break up the open storage areas.

### **Reasons for Recommendation**

Having regard to the relevant policy(ies), CO2, TR10 of the Devon Structure Plan, policy(ies) COR1, COR4, COR18, COR21 of the Dartmoor National Park Core Strategy Development Plan Document/Local Plan First Review, and to the advice contained in Circular(s) 12/96, and Planning Policy Guidance Note/Statement number(s) , 1, 7 and all other material planning considerations, the proposal is considered to be acceptable.

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3. Application No: **0394/08** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Horrabridge**  
Grid Ref: **SX512698** Officer: **Jo Burgess**

Proposal: **Demolition of timber garages and pre-fabricated concrete workshop and erection of 4 flats (3 affordable) and 2 houses with 10 parking spaces (1 disabled)**

Location: **24 Station Road, Horrabridge**

Applicant: **Burbage Property (SW) Ltd**

Recommendation **That permission be REFUSED**

### Reason(s) for Refusal

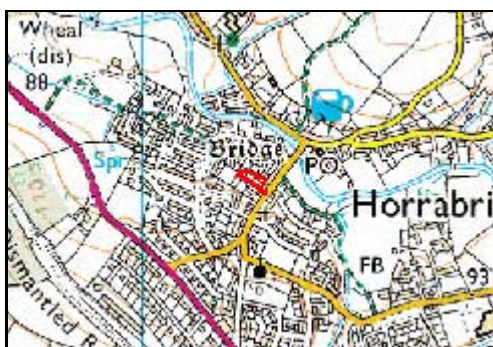
1. In the absence of a completed Section 106 Agreement to ensure that three units of accommodation remain available in perpetuity as affordable housing for local persons, the proposed development fails to meet the Planning Policy requirements for new affordable housing within the Local Centre. This is contrary to policy CO2 of the Devon Structure Plan, the Dartmoor National Park Core Strategy Development Plan Document, in particular policies COR1, COR2 and COR15 and to the advice contained in Circular 12/96 and Planning Policy Statement No 1.

Duffields Garages consisted of a repair garage and 16 single lock up garages. The site is located to the rear of residential properties in Chapel Close and residential properties and the Bakery in Station Road. Access is gained to the site via a narrow access lane between London House and The Old Chapel. The site lies adjacent to the Horrabridge Conservation Area with the access being within it.

It is proposed to demolish the existing structures and erect four flats (three of which were indicated to be affordable) and two houses together with parking and amenity areas.

The application is presented to the Committee because the applicant has not responded to the requests for information necessary to progress the legal agreement in respect of affordable housing.

**Location Plan**



**Block Plan**



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### Planning History

0044/06 Provision of three dwellings comprising a detached house and pair of semi-detached

	Outline Planning Permission	Grant Outline Conditionally	21 March 2006
03/35/0283/83	Display of two advertisement boards for Duffields Garage Advertisement Consent	Grant Conditionally	08 April 1983
03/35/1321/82	Change of use of existing agricultural workshop to a vehicle repair workshop Change of Use	Grant Conditionally	14 January 1983
03/35/0186/78	Erection of five garages to replace two existing garages and agricultural store Full Planning Permission	Withdrawn	10 October 1980

### Consultations

West Devon Borough Council:	No comment received
County EEC Directorate:	No objection
South West Water:	No objection provided foul drainage only is connected to the public foul or combined sewer. The use of soakaways will require satisfactory percolation tests.
Environment Agency:	Flood Zone 1 - normal advice regarding Sustainable Drainage applies.
Cultural Heritage Service:	No archaeological objections and it is considered that the proposed (amended) development will not have a detrimental impact on the setting of the adjoining Conservation Area.
Environmental Health (WDBC):	It is recommended that the standard contaminated land condition be attached to the permission. Advice regarding the later Phase 2 Study is awaited.
West Devon Borough Council (Housing):	The Housing Officer supports the application. As the majority of the demand identified by the Homefinder register is for one bedroom property and in view of policy COR15 and the current state of the housing market these should be rented units through a Registered Social Landlord.

### Parish/Town Council Comments

Horrabridge PC:	Objects to the application on the grounds that the site is being over-developed and is too close to the boundaries of existing properties. The useability of the parking spaces is questioned as is the level of affordable housing. The issue of Japanese Knotweed and access to the rear of properties on Station Road is also raised. The Parish Council reiterates these comments in respect of the amended plans.
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### Relevant Structure Plan Policies

CO2 - National Parks  
CO7 - Historic Settlements and Buildings  
ST1 - Sustainable Development

### Relevant Core Strategy Development Plan Document/Local Plan First Review

## **Policies**

BL4 - Development in or affecting a conservation area  
COR1 - Sustainable Development Principles  
COR13 - Providing for high standards of accessibility and design  
COR15 - Providing for limited new housing to meet local needs  
COR18 - Providing for sustainable economic growth  
COR2 - Settlement Strategies  
COR21 - Dealing with development and transport issues in a sustainable way  
COR3 - Protection of Dartmoor's special environmental qualities  
COR4 - Design and sustainable development principles  
COR5 - Protecting the historic built environment  
COR8 - Meeting the challenge of climate change  
TF5 - Parking provision for new development: residential  
UT9 - Development on contaminated land

## **Representations**

6 letters of objection 2 other letters

Although neighbours welcome the removal of the derelict garages, concerns are raised regarding parking of vehicles attending the site and existing properties, Japanese Knotweed, the suitability of the access onto Station Road, loss of privacy and light, access for maintenance of shared boundaries, overdevelopment, loading and blocking of the drains and impact on parking. Two letters have been received in respect of amended plans raising concerns regarding overlooking, loss of amenity, noise, the location of the sewer, the house coming closer to the property to the south and adequacy of the turning and parking space.

## **Observations**

The scheme was presented to the Development Management Committee on 5 September 2008, when it was resolved to grant planning permission subject to the completion of a Section 106 Agreement in respect of affordable housing.

The submitted scheme sensitively addressed the various requirements of the Core Strategy and would have resulted in three much needed affordable homes as well as three open market properties within the Local Centre of Horrabridge.

Horrabridge is defined as a Local Centre where policies COR2 and COR15 target the provision of affordable housing and on a site such as this require not less than 50% of housing to be affordable and around 70% of housing developments to be social rented housing provided by registered social housing. The applicant was aware of these requirements and the requirement for a Section 106 Agreement.

The applicant indicated his willingness to sign the necessary legal agreement when the application was considered by Members in September 2008, however has not complied with the request for the necessary information in order to progress the matter. In light of this it is recommended that planning permission is now refused.

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4. Application No: **0182/09** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission** Parish: **Whitchurch**  
Grid Ref: **SX499715** Officer: **Jo Burgess**

Proposal: **Erection of agricultural building (18m x 10m) and formation of access track**

Location: **Notxul Field, Grenofen**

Applicant: **Bowrish Sawmills**

Recommendation **That, subject to comments from the Agricultural Consultant, planning permission be GRANTED**

### Condition(s)

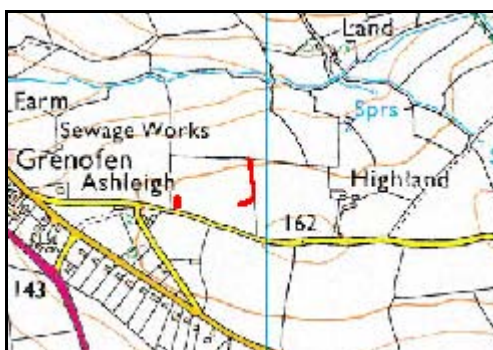
1. Landscaping
2. Materials
3. Removal on redundancy
4. Disposal of waste

Noxtul Field is one of a number of fields sold off from Boyton Farm. Planning permission has already been granted for a stable and the earth works and laying out of the track has already taken place.

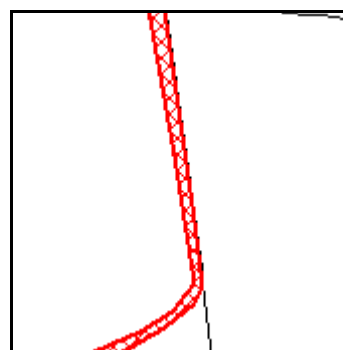
It is proposed to erect an agricultural building and stock yard in the opposite corner of the field to the stable adjacent to the road. The roadside hedge will provide some screening however the building will be visible from the lane on the approach from the west where it is seen in conjunction with a tumbledown corrugated iron building and from the wider landscape to the north. A hedgebank is proposed to enclose the new working area.

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

**Location Plan**



**Block Plan**



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### Planning History

0147/08                      Erection of stables, tack room and hay store  
Full Planning Permission                      Grant Conditionally                      23 April 2008

### Consultations

West Devon Borough Council: No comments received

County EEC Directorate:	No objection
South West Water:	No objection
Environment Agency:	Flood Zone 1
NPS South West Limited:	Advice awaited
Trees & Landscape Officer:	No objection. The site is bounded on two sides by mature hedgerows growing on high Devon banks. The building should have no impact on the hedgerows. The building will have minimal impact on the landscape and the track will have minimum impact on the character of the area especially once the new hedge becomes established.

### **Parish/Town Council Comments**

Plasterdown Grouped PC:	The Parish Council considered that the information provided with the application was inadequate to make a valued judgement. However, several points of concern were noted. These were the risk of proliferation, extra traffic movements, impact on the hedgerow, the impact of pollution from cattle on nearby neighbours, long term use of the building, the visual impact of the building in the landscape and the lack of need for the track. Comments in respect of a section drawing are awaited
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### **Relevant Structure Plan Policies**

CO2 - National Parks

### **Relevant Core Strategy Development Plan Document/Local Plan First Review Policies**

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

FD2 - Agricultural, forestry or other rural enterprise related development: general

### **Representations**

3 letters of objection

Concerns have been raised by nearby neighbours regarding the size of the building and impact on the landscape and hedgerow, proximity to residential property, possibility of pollution, increased traffic, impact on ecology and a change in the character of the lane.

### **Observations**

The land along Fullamoor Lane has been sold into small plots following the break up of Boyton Farm. The owners of Noxtul Field have already been given planning permission for stables, tack room and hay store and the access track element of this application is retrospective as the track and screening hedgebank have already been formed.

The applicant wishes to use the land to rear beef and sheep. In this context policy FD2 requires a new agricultural building to be well related to its function. Policies COR2, COR3 and COR4 are also relevant. Policy COR2 requires that development should only be allowed in the open countryside if it is necessary to meet the proven needs of farming and in the context of

horses also being kept on the land any agricultural building should be commensurate with the size of the holding. No details regarding the number of animals to be accommodated have been given however it is stated that the applicant has a holding of 16.5 acres of grassland. The building is proposed to be 18.4m x 10.4m and 6.2m high, constructed from concrete with vertical timber cladding and a fibre cement sheeting roof. Advice is awaited from the agricultural consultant in this respect.

The cumulative impact of stables, a track and agricultural building on this plot and a mobile field shelter on the adjoining plot of land is not considered to have a detrimental impact on the wider landscape due to the amount of planting and landscaping to be carried out. The concerns of the neighbours in the context of the remaining fields is acknowledged but as it stands it is considered that it would not be appropriate to refuse permission on landscape impact grounds at this time. In order to clarify the impact on the adjoining lane sectional details of the building and hedgebank were requested. These demonstrate that the scale and layout of the building is appropriate in the context of its surroundings especially Fullmoor Lane. The Parish comments on the additional sectional details are awaited and will be reported to Members at the meeting.

Neighbours have also raised concerns regarding potential pollution and confirmation is awaited from the agent in this respect. A verbal update will be given at the meeting.

Concerns have also been raised regarding increased traffic, however as the access exists the highway authority is of the opinion that the access arrangements are acceptable and raises no objection.

### **Reasons for Recommendation**

Having regard to the relevant policy(ies), CO2 of the Devon Structure Plan, policy(ies) COR1, COR2, COR3, COR4, FD2 of the Dartmoor National Park Core Strategy Development Plan Document/Local Plan First Review, and to the advice contained in Circular(s) 12/96, and Planning Policy Guidance Note/Statement number(s) , 1, 7 and all other material planning considerations, the proposal is considered to be acceptable.

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**CHRIS FRANCE**

NPA/DM/09/034

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

26 June 2009

**MONITORING AND ENFORCEMENT**

Report of the Director of Planning and Sustainable Development

INDEX

**Item No.** **Description**

1. ENF/0187/06 - Erection of timber 'chair' sculpture, Land to east of Higher Natsworthy, Widecombe

1 Enforcement Code: **ENF/0187/06**

District/Borough: **Teignbridge District**

Grid Ref: **SX723799**

Parish: **Widcombe-in-the-Mo**

Officer: **James Aven**

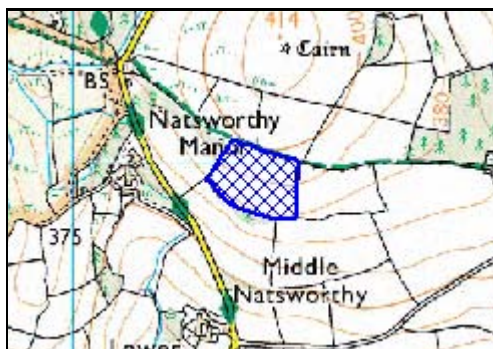
Description: **Erection of timber 'chair' sculpture**

Location: **Land to east of Higher Natsworthy, Widcombe**

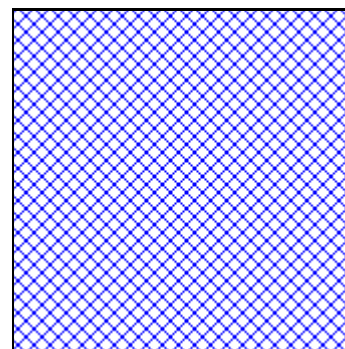
Land owner: **Mr & Mrs H Bruce**

Recommendation: **That, subject to the consideration of any further comments from the Parish Council, the appropriate legal action be authorised to secure the removal of the chair sculpture from the land.**

**Location Plan**



**Block Plan**



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### **Relevant Structure and Local Plan Policies**

CO2 - Conservation National Park

TR10 - Strategic Road Network and Roadside Service Areas

RC1 - Recreational development

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR19 - Dealing with proposals for tourism development

COR21 - Dealing with development and transport issues in a sustainable way

### **Representations & Parish/Town Council Comments**

The Parish Council has raised no objection to the chair in principle but there is concern over the congestion caused by visitors' vehicles both travelling and parked at Natsworthy. Any further comments from the Parish Council will be reported at the meeting.

The County EEC Directorate objected to the recent application. It was not aware of any major highway problems in the two years during which the sculpture had been in place but the route is not considered to be appropriate to accommodate large numbers of vehicles, particularly as it is a designated walking and cycling route where there is potential for conflict with drivers looking for the chair. There is no parking available at Natsworthy and people are likely to park inappropriately once they have got to Natsworthy before walking the last few hundred metres along the Public Right Of Way. The retention of the sculpture could have major implications for road safety, with the risk of this feature becoming a tourist attraction.

Members may also recall the comments of their Cultural Heritage Service on the recent

application. The wall to the north of the sculpture, over which access from the PROW is being achieved, is the parish boundary between Widecombe and Manaton and will certainly have medieval origins if not more ancient ones. This historic feature is being damaged by people climbing over it and because of its potential archaeological sensitivity, the basal courses in particular should remain undisturbed and the creation of a gap or gateway could be damaging.

### **Observations**

This matter relates to a 6m high Oak framed 'chair' sculpture, erected in May 2006 on agricultural land at Higher Natsworthy, approximately 250m east of Natsworthy Manor and 22m south of the Jay's Grave to Natsworthy Gate bridlepath. The 'chair' is made of locally sourced, hand hewn green Oak and has been built using the traditional mortise and tenon method of jointing.

A two year temporary permission for the retention of the chair sculpture was previously granted in March 2007 but Members will recall considering a subsequent application for the permanent retention of the chair sculpture at their meeting in April 2009 when it was decided to refuse permission on grounds that the development would result in additional traffic movements along lanes that are of inadequate width and alignment to satisfactorily cater for the increase in use and that the site is inadequate to accommodate an area for the parking of vehicles off the highway and the proposed development would, therefore, encourage parking on the highway with consequent risk of additional danger to all road users and interference with the free flow of traffic.

The landowner has previously stated that the aim of the sculpture was first and foremost to create a place to celebrate the natural environment, to provide an opportunity for the understanding and enjoyment of the area's special qualities and also to bring a sense of joy and laughter. He states that the location was chosen to create a place where people might pause and appreciate the natural surroundings and although large, he states that the sculpture has been designed to be harmonious with the landscape and not to compete with it. The landowner states that the 'chair' has had many visitors over the years since its erection and that from those that he has met, the experience has been entirely positive.

The Authority's current planning policy does not specifically provide for proposals which are considered as public art but there are a number of links to the Arts in the DNP Management Plan and in July 2008, Members of the Park Management Working Panel agreed that an Arts Policy and Action Plan would be drawn up for the Authority. This is currently in draft form.

As suggested at the Committee's meeting in April, the landowner is considering alternative locations for the sculpture in and around Dartmoor but in the meantime, the 'chair' remains at Natsworthy and, in view of the reasons for the recent refusal to grant permission for its retention, it is now considered necessary to seek authorisation for legal action to secure its removal.

**CHRIS FRANCE**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

26 June 2009

**APPEALS**

Report of the Director of Planning and Sustainable Development

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

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

1 Application No:	A/09/2105626	District/Borough:	South Hams District
Appeal Type:	Refusal of Prior Approval	Parish:	Buckfastleigh West
Proposal:	Erection of a livestock building (12.5m x 9m)		
Location:	<b>Scorriton Down Farm, Scorriton</b>		
Appellant:	<b>Mrs F Batt</b>		

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2 Application No:	C/09/2102179	District/Borough:	Teignbridge District
Appeal Type:	Enforcement Notice	Parish:	Christow
Proposal:	The material change of use of land to a mixed use for the storage, siting and residential use of two mobile homes		
Location:	<b>Land known as Hyner Vale, Lower Ashton, Christow</b>		
Appellant:	<b>Mr J Aplin</b>		

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3 Application No:	X/09/2105079	District/Borough:	West Devon Borough
Appeal Type:	Refusal to issue a Certificate of Lawfulness	Parish:	Whitchurch
Proposal:	Extension to an existing building		
Location:	<b>Magpie Mill, Bedford Bridge, Horrabridge</b>		
Appellant:	<b>Mr I Kingett</b>		

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

1 Application No:	A/08/2072884	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Moretonhampstead
Proposal:	Low impact living development incorporating sustainable agriculture and forestry, permaculture and education for a temporary period of five years		

Location: **Steward Community Woodland, Moretonhampstead**  
Appellant: **Mr D Thompson-Mills**  
Decision: **ALLOWED**

Enforcement Notice A related to unauthorised uses of the land including residential, forest school and other courses together with camping in connection with such courses. The Inspector considered the uses fell into two distinct categories, the first relating to residential occupation of the site, the second relating to the educational activities on the land.

Enforcement Notice B related to operational development. The appellants sought to argue that the structures on site were not operational development or alternatively that they were permitted development. The Inspector disagreed with both arguments in respect of the majority of structures. Most of the structures on site were described as substantial, with a degree of permanence and attachment to the ground. However the forest school shelter, covered fire pit, children's play area and wash-up areas, were not considered not to be buildings.

The Inspector defined the main issues as:

- a) The effect that the development carried out and proposed has had and would have on the purposes of National Park designation.
- B) The effect that the development carried out and proposed has had and would have on the character and appearance of the National Park with regard to both the various uses and structures
- c) The effect that the development carried out and proposed has had and would have on the tranquillity and wildlife of the National Park with regard to uses that have been and are proposed to be undertaken and the structures that have been and are proposed to be erected
- d) The effect on the living conditions of the nearby residents with regard to the noise and disturbance from vehicle parking and manoeuvring arising.

Dealing with issues in turn it was accepted that the introduction of primarily residential development into open countryside of the National Park undermines the first stated purpose of S61 of the Environment Act 1995 and would be in conflict with development plan policies. It was accepted that the urbanising effect of the dwellings impacts on the character and appearance of the wood and in turn harms the National Park. From his own observations the Inspector did not think that tranquillity was affected as vehicles did not seem to impinge on the majority of the area and tools used were mainly hand tools with minimal use of power tools. With regard to wildlife, the Inspector accepted evidence that this would adapt. Whilst he had some sympathy with the Authority's view that there had been slow progress on biodiversity enhancement, he did not think habitats or conservation interests had not been protected. It was concluded that potential noise and disturbance from vehicles could be clearly confined away from nearby dwellings.

In granting planning permission the Inspector acknowledged that the conflict with the development plan was sufficient to require that the appeals be dismissed unless there are material considerations to indicate otherwise.

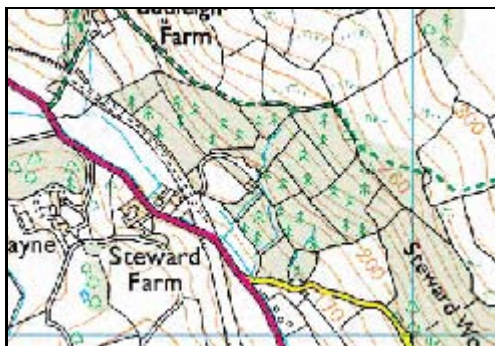
Although it was acknowledged that there was no mechanism to allow objective assessment of the experiment to date, that the emphasis on education has increased and that individual elements of the project are not innovative, the value was considered to be its holistic nature as a working example of permaculture.

A second issue concerned the compliance with conditions on the previous permission, with only two of the six conditions complied with. However this was put down to misunderstanding. It was noted that the various breaches arising from the construction of additional or replacement structures had not attracted enforcement action in view of the limited life of the planning permission.

It was concluded that the development is a demonstration project of permaculture principles and is of significant benefit, and different from the project originally approved thereby justifying a further temporary permission.

It was also noted that the Community intend to apply for permanent planning permission and that the Authority are considering putting in place a policy relating to low impact living as part of the new Development Management DPD. As the Inspector had no evidence on the timetable for DPD preparation a permission for five years was deemed appropriate.

**Location Plan**



**Block Plan**



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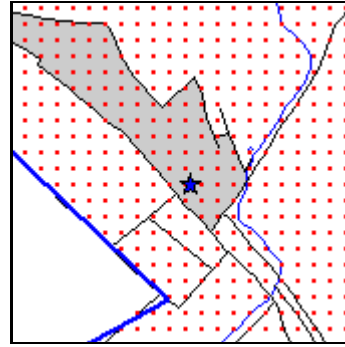
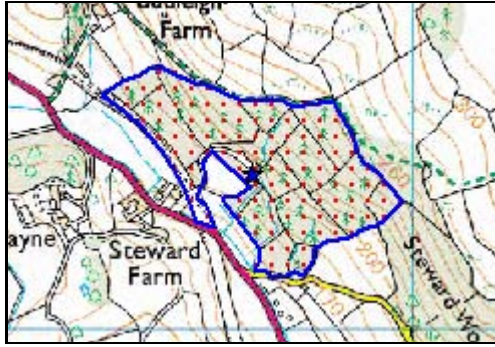
2 Application No: C/08/2083419 District/Borough: Teignbridge District  
Appeal Type: Enforcement Notice Parish: Moretonhampstead  
Proposal: Change of use of land to use for: a) residential purposes and human habitation; b) "forest school" and other courses, retreats and activities available to the public to attend, with or without payment; c) the provision of temporary residential accommodation to people attending activities listed in (b); d) permitting camping on the Land by people attending activities listed in (b) and e) activities not connected with agriculture or forestry  
Location: **Steward Community Woodland, Moretonhampstead**  
Appellant: **Mr D Thompson-Mills**  
Decision: **ALLOWED**

Please refer to the summary of the Inspector's decision under reference A/08/2072884.

Other appellants against this enforcement Notice were Ms R Cruse, Ms M Davis, Mr J Elsworthy, Mr M House, Mr O Kebell, Mr S Kirton, Ms S Parsons, Mr C Tugwell and Ms R Turner.

**Location Plan**

**Block Plan**



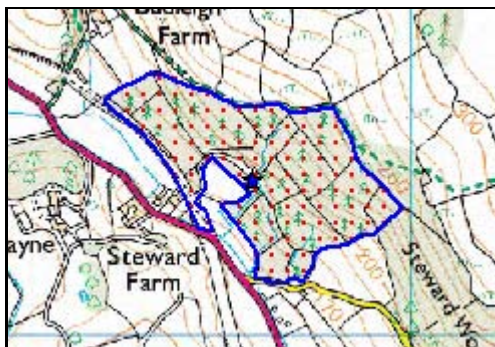
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3 Application No: C/08/2083429 District/Borough: Teignbridge District  
 Appeal Type: Enforcement Notice Parish: Moretonhampstead  
 Proposal: Operational development comprising the erection of 9 residential units with supporting platforms, a communal longhouse & kitchen, a bathhouse, a workshop (former kitchen), three compost toilets, a female urinal, a cycle shelter, a "forest school" shelter and the laying out of sitting out areas, firepit area, washing up area and children's play area  
 Location: **Steward Community Woodland, Moretonhampstead**  
 Appellant: **Mr D Thompson-Mills**  
 Decision: **ALLOWED**

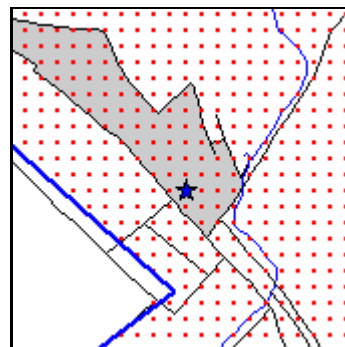
Please refer to the summary of the Inspector's decision under reference A/08/2072884.

Other appellants against this enforcement Notice were Ms R Cruse, Ms M Davis, Mr J Elsworthy, Mr M House, Mr O Kebell, Mr S Kirton, Ms S Parsons, Mr C Tugwell and Ms R Turner.

**Location Plan**



**Block Plan**



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4 Application No: A/08/2091439 District/Borough: Teignbridge District  
 Appeal Type: Refusal of Full Planning Permission Parish: Dunsford  
 Proposal: Erection of a single detached dwelling and restoration of roadside buildings

Location: **land adj to Stadmans, Dunsford**  
Appellant: **Miss H Smallridge**  
Decision: **DISMISSED**

The main issue was defined as the effect of the proposed development on the character and appearance of the Dunsford Conservation Area and on this part of the National Park.

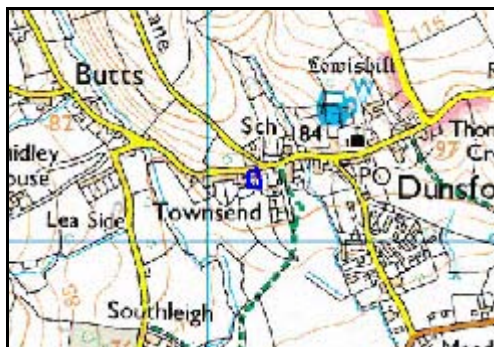
The Inspector commented that although the scheme at appeal was for a larger dwelling than that already approved, it would not amount to overdevelopment of the site nor would it be excessive in scale having regard to other properties in similar locations at the edge of the village. He observed that the restoration of the roadside buildings would be in line with the approved scheme and that both the materials and the proposed link were appropriate in the context of other development in the village.

It was in respect of the detailed design issues that the Inspector agreed with the Authority's reason for refusal. He noted that the design did not reflect established domestic buildings in the area. In particular wall to eaves height on the front elevation and the scale of the wall in relation to the roof mass above would be untypical giving a confused appearance to that elevation. The full height glazed entrance feature breaking the eaves line was considered excessively dominant and awkward. Similarly the extent and pattern of glazing to the rear elevation did not reflect typical fenestration patterns of the area.

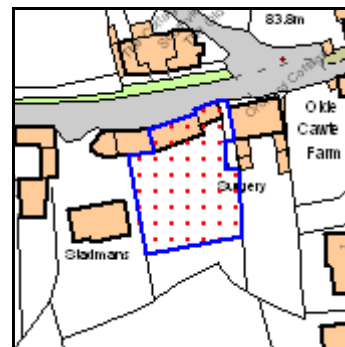
It was concluded that whilst restoration of the roadside buildings would enhance the locality, other aspects of the design would be visually harmful to the conservation area.

Although the Authority included size as an issue which related to the requirements of Core Strategy Policy COR15, the Inspector stated that in view of the extant permission the fall back position was a weighty material consideration. To determine the appeal in accordance with COR15 was therefore considered to be fruitless in this case.

**Location Plan**



**Block Plan**



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5 Application No:	A/09/2096512	District/Borough:	West Devon Borough
Appeal Type:	Refusal of Full Planning Permission	Parish:	Peter Tavy
Proposal:	Loft conversion to include repairs to the roof		

Location: **Hillcrest, Peter Tavy**  
Appellant: **Mrs N Litwinska**  
Decision: **ALLOWED**

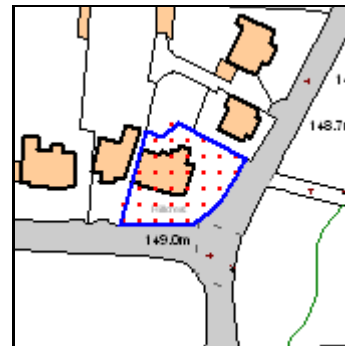
The main issue was defined as the effect of the proposed development on the character and appearance of this group of dwellings and on this part of the National Park.

The Inspector observed that the loft conversion had been designed to retain the front profile and ridgeline of the existing roof but with twin gabled dormers to front and rear linked by a low section of flat roof. He accepted that the form and shape of the roof would be different to the existing hipped roofs in this ribbon of development but considered the effect would be localised. He opined that in the context of 20th Century dwellings untypical of the locally distinctive moorland dwellings, the change would have no significant effect on either the built environment nor the local landscape.

**Location Plan**



**Block Plan**



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6 Application No: A/09/2096751 District/Borough: Teignbridge District  
Appeal Type: Refusal of Full Planning Permission Parish: North Bovey  
Proposal: Erection of a timber-framed general purpose agricultural building (12m x 18m) and access track from existing entrance  
Location: **Way Park, field no 9024 adj Greenawell Farm, Meacom Lane, Moretonhampstead**  
Appellant: **Mr & Ms D Panton & Smith**  
Decision: **DISMISSED**

The main issue was defined as the effect upon the character and appearance of the surrounding countryside which is located in a National Park.

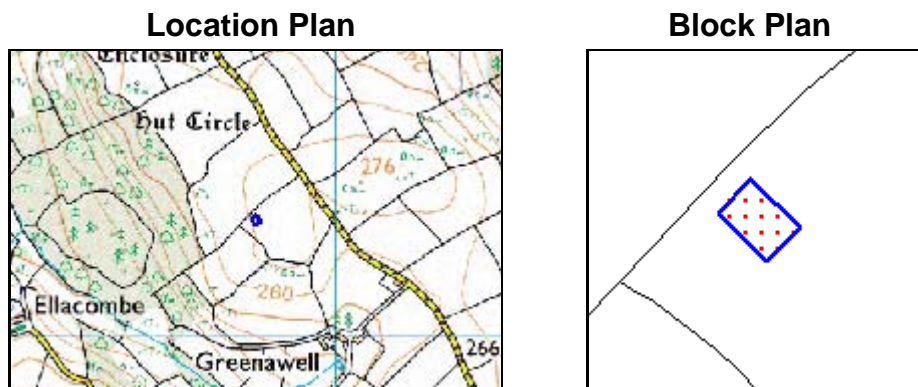
The Inspector considered the requirements of saved Local Plan Policy FD2. He noted that complying with the criteria would be difficult as the blocks of land retained by the appellants after the sale of Greenaway Farm did not have any buildings. In addition the areas that are most accessible and best relate to agricultural purposes are elevated and prominent in the landscape.

The Inspector acknowledged that the appellants had attempted to reduce the impact of the

building by setting it back from Meacombe Lane, digging it in and using existing hedges to screen it. Despite this there would be views of the building and the added impact of the track.

The introduction of buildings and associated development into undeveloped countryside can be harmful with the potential for cumulative impact. The issue of need was also raised by the Inspector who commented that the proposed barn seemed to be a substantial structure for a modest area of land, indeed a holding where there was no evidence of animals and also where there was no evidence of future requirements in the form of a business plan.

An alternative location suggested by the Authority was viewed by the Inspector and some observations made which may assist in exploring future proposals by the appellants. However any building will require rigorous proof of need and should be able to demonstrate that it is the smallest capable of meeting the functional need.



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7 Application No:	A/09/2098594	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Bovey Tracey
Proposal:	Building for storage of agricultural and forestry machinery, implements and produce (15m x 8.5m)		
Location:	<b>Aller Farm, Higher Aller Lane, Bovey Tracey</b>		
Appellant:	<b>Mr R Elliott</b>		
Decision:	<b>DISMISSED</b>		

The main issue was considered to be the effect on the character and appearance of this part of the National Park.

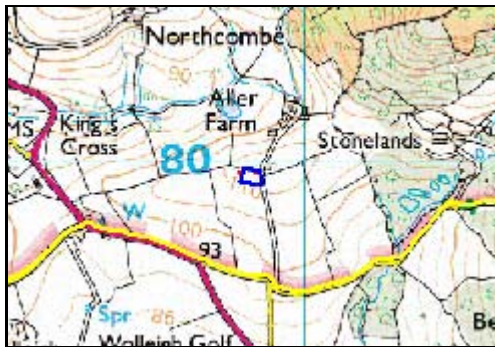
The relevant policies in this case are saved Local Plan Policy FD2 and Core Strategy Policy COR2. The principles of these policies require justification for development outside settlements and where justified for such development to be well related to landscape features and other buildings.

The Inspector noted that the proposed building would be located in a field well away from the bungalow that is the main building on the holding. The siting chosen is elevated and exposed. Tree planting proposed for screening would itself be discordant.

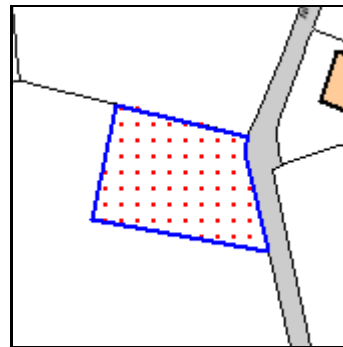
In addition to concerns about the visual impact arising from the siting the Inspector also

considered that there was no essential need to establish a depot for a contracting business. It was concluded that the proposal would cause harm to this part of the National Park.

**Location Plan**



**Block Plan**



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**CHRIS FRANCE**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

26 June 2009

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

Report of the Director of Planning and Sustainable Development

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

**(For further information please contact Colin Jarvis)**

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

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<b>1</b>	<b>Application No:</b> 0007/09	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Buckfastleigh
	<b>Proposal:</b> Alterations and extensions including loft conversion	
	<b>Location:</b> 6 St Bernards Close, Buckfastleigh	
	<b>Decision:</b> Refused. Size and design would have a detrimental impact on character and appearance of property and area; contrary to policy.	

---

<b>2</b>	<b>Application No:</b> 0059/09	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Moretonhampstead
	<b>Proposal:</b> Agricultural building (18m x 10m) for sheep and general storage, plus formation of access by reinstating old track	
	<b>Location:</b> Great Doccombe Farm, Doccombe	
	<b>Decision:</b> Grant Conditionally. Surfacing, external facing and roofing material shall have prior approval; landscaping.	

---

<b>3</b>	<b>Application No:</b> 0095/09	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Moretonhampstead
	<b>Proposal:</b> Agricultural livestock building (22.86m x 12.2m)	
	<b>Location:</b> Land at Lewdons, Moretonhampstead	
	<b>Decision:</b> Grant Conditionally. Grey coloured roofing material shall have prior approval; tree planting and landscaping; agricultural use only; removal upon redundancy.	

---

4 **Application No:** 0098/08 **District/Borough:** Teignbridge District  
**Application Type:** Outline Planning Permission **Parish:** Moretonhampstead  
**Proposal:** Renewal of permission ref 0381/06 for construction of two dwellings in part of garden  
**Location:** eastern side of The Moorings, Station Road, Moretonhampstead  
**Decision:** Withdrawn

---

5 **Application No:** 0120/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ilsington  
**Proposal:** Detached garage  
**Location:** Higher Cator Lodge, Haytor  
**Decision:** Grant Conditionally. Materials for walls and roof shall match existing building; domestic use only.

---

6 **Application No:** 0131/09 **District/Borough:** Teignbridge District  
**Application Type:** Electricity Notification **Parish:** Moretonhampstead  
**Proposal:** Install wooden pole between existing poles and overhead line to construct 300m overhead line to a terminal pole  
**Location:** Uppacott Farm, Moretonhampstead  
**Decision:** No objection

---

7 **Application No:** 0132/09 **District/Borough:** Teignbridge District  
**Application Type:** Certificate of Lawfulness for an existing use **Parish:** Hennock  
**Proposal:** Use of West Barn as dwelling house (Use Class C3)  
**Location:** West Barn, Oakdene barns known as Barn, Hennock in the County of Devon,  
**Decision:** Certificate not issued

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8 **Application No:** 0133/09 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Chagford  
**Proposal:** Modification to eaves of stable yard buildings and replacement of derelict porch with glazed loggia. Removal of kitchen from existing garage  
**Location:** Outer Down, Chagford  
**Decision:** Grant Unconditionally

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9 **Application No:** 0140/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Buckland Monachorum  
**Proposal:** Change of use and extension of dwelling to form new veterinary surgery premises and staff accommodation  
**Location:** The Hinnies, Leg O' Mutton, Yelverton  
**Decision:** Grant Conditionally. Surfacing, external facing and roofing materials, details of windows and doors, kennels including shuttered windows and wall construction including insulation shall have prior approval; species protection; tree protection; landscaping; existing entrance infilled.

---

10 **Application No:** 0141/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Manaton  
**Proposal:** Single and two storey extension  
**Location:** Langapark, Leighon, Manaton  
**Decision:** Grant Conditionally. Roofing material shall match existing building; species protection.

---

11 **Application No:** 0142/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Porch and rear extension  
**Location:** 54 Beverley Gardens, Ashburton  
**Decision:** Grant Conditionally. External walls and roof shall match existing building.

---

12 **Application No:** 0148/09 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Widecombe-in-the-Moor  
**Proposal:** Removal of an existing window, deepening of opening and installation of a new single glazed window  
**Location:** Tunhill Farm, Widecombe-in-the-Moor  
**Decision:** Refused. Rare example of fireside window, alteration would have a detrimental impact on character and appearance of listed building; contrary to policy.

---

13 **Application No:** 0153/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - **Parish:** Throwleigh  
Householder  
**Proposal:** Conversion of part of loft space to create bedroom and bathroom, including provision of dormer window  
**Location:** Maitlands, Shilstone Lane, Throwleigh  
**Decision:** Grant Conditionally. External finishing of dormer shall have prior approval.

---

14 **Application No:** 0154/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Lustleigh  
**Proposal:** Refurbishment of existing 1950's extension  
**Location:** Uphill, Mapstone Hill, Lustleigh  
**Decision:** Grant Conditionally. Details of rainwater goods, surfacing material of new stepped access and schedule of all new joinery including timber cladding shall have prior approval.

---

15 **Application No:** 0157/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - **Parish:** Ilsington  
Householder  
**Proposal:** Single storey extension at first floor level  
**Location:** 4 Pinchaford Cottages, Haytor  
**Decision:** Withdrawn

---

16 **Application No:** 0160/09 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - **Parish:** Ugborough  
Householder  
**Proposal:** Single storey extension to south-east of existing bungalow  
**Location:** Twains Nook, Bittaford  
**Decision:** Grant Conditionally. External walls and roof shall match existing building.

---

17 **Application No:** 0161/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Chagford  
**Proposal:** Modification to eaves to stable yard buildings and replacement of derelict porch with glazed loggia, removal of kitchen from existing garage  
**Location:** Outer Down, Thorn, Chagford  
**Decision:** Grant Unconditionally

---

18 **Application No:** 0163/09 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - **Parish:** South Brent  
Householder  
**Proposal:** Side extension linking end of terrace house to detached garage with veranda to rear  
**Location:** 28 Sanderspool Cross, South Brent  
**Decision:** Grant Conditionally. External walls and roof materials shall match existing; rooflights shall be flush fitting.

---

19 **Application No:** 0164/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Re-instatement of doorway to replace existing window  
**Location:** F Christophers & Son, Kingsbridge Lane, Ashburton  
**Decision:** Grant Conditionally. Timber door shall be recessed in the reveal to match existing windows.

---

20 **Application No:** 0165/09 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ashburton  
**Proposal:** Reinstatement of a doorway to replace an existing window  
**Location:** F Christophers & Son, Kingsbridge Lane, Ashburton  
**Decision:** Grant Conditionally. Timber door shall be recessed in the reveal to match existing windows.

---

21 **Application No:** 0167/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - **Parish:** Belstone  
Householder  
**Proposal:** Alterations and extensions including new garage  
**Location:** Foxes Holt, Belstone, Okehampton  
**Decision:** Grant Conditionally. Trees and hedgerows protection; external walls and roof shall match existing building; external facing and roofing materials shall have prior approval; garage doors shall be of vertical timber boarded construction; ancillary use only.

---

22 **Application No:** 0170/09 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Lustleigh  
**Proposal:** Erection of two iron gates to entrance porch way and one replacement iron gate in archway of courtyard  
**Location:** South Harton Farm, Lustleigh  
**Decision:** Grant Conditionally. Gates shall receive a black painted finish.

---

23 **Application No:** 0171/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - **Parish:** Horrabridge  
Householder  
**Proposal:** Removal of existing single garage and construction of a two car garage  
**Location:** 47 Station Road, Horrabridge  
**Decision:** Grant Conditionally. Natural slate roofing material shall have prior approval; slates shall be fixed by nailing only; garage doors shall be of vertical timber boarded construction.

---

24 **Application No:** 0178/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Widecombe-in-the-Moor  
**Proposal:** Replacement stables  
**Location:** Field adjacent to Grattons, Widecombe-in- the-Moor  
**Decision:** Grant Conditionally. Species protection; external facing and roofing material shall have prior approval; pollution prevention; private, no business or trade shall be carried out therefrom.

---

25 **Application No:** 0181/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Sampford Spiney  
**Proposal:** Change of use of land from agricultural to keeping horses, permanent siting of existing temporary stables, plus erection of feed store and field shelter  
**Location:** Jordan House, Jordan Lane, Horrabridge  
**Decision:** Grant Conditionally. Surfacing, external facing and roofing materials shall have prior approval; drainage; building shall be for private use only and no business or trade carried out therefrom.

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26 **Application No:** 0183/09 **District/Borough:** Teignbridge District  
**Application Type:** Prior Notification **Parish:** Moretonhampstead  
**Proposal:** Replacement agricultural building (19m x 7.6m)  
**Location:** Cranbrook Cottage, Moretonhampstead  
**Decision:** No objection (conditionally). Dark grey roofing material shall have prior approval.

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- 27 **Application No:** 0188/09 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Lydford  
**Proposal:** Installation of flue in roof for wood burner  
**Location:** Lot Cottage, Lydford  
**Decision:** Grant Conditionally. Flue pipe shall be painted black.
- 
- 28 **Application No:** 0192/09 **District/Borough:** Teignbridge District  
**Application Type:** Prior Notification **Parish:** Moretonhampstead  
**Proposal:** Improvement and maintenance of existing forest tracks  
**Location:** Fingle Woodlands, Moretonhampstead  
**Decision:** No objection
- 
- 29 **Application No:** 0194/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Dunsford  
**Proposal:** External canopy to the rear of the existing infant's classroom  
**Location:** Dunsford Community Primary School, Dunsford  
**Decision:** Grant Conditionally. External walls shall match existing building; external roofing material shall have prior approval.
- 
- 30 **Application No:** 0199/09 **District/Borough:** Teignbridge District  
**Application Type:** Prior Notification **Parish:** Ilsington  
**Proposal:** Replacement agricultural building (22.7m x 12m)  
**Location:** land at Moor Lea, Haytor  
**Decision:** No objection
- 
- 31 **Application No:** 0205/09 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - **Parish:** Lustleigh  
Householder  
**Proposal:** New garage and driveway to replace existing  
**Location:** Copperwood, Ellimore Road, Lustleigh  
**Decision:** Grant Conditionally. Trees and hedgerow protection.
- 
- 32 **Application No:** 0466/08 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ashburton  
**Proposal:** Repairs, refurbishment and landscaping to existing dwellinghouse  
**Location:** Halshanger Cottage, Ashburton  
**Decision:** Grant Conditionally. Drainage; pollution prevention; natural slate roofing material shall match existing barn conversion; slate shall be fixed by nailing only; new external joinery shall receive a painted finish, with the exception of new external shutter doors; cast iron rainwater goods; surfacing material shall have prior approval; traditional repointing.
-

33 **Application No:** 0472/08 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Christow  
**Proposal:** Revision to dwellings on Plots 6 and 7 of residential development approval ref 0822/04, including garage on Plot 6 and raising finished floor level of both properties to accord with adjacent road levels  
**Location:** land off Wet Lane, Christow  
**Decision:** Grant Conditionally. Means of enclosure, details of external facing, surfacing and roofing material shall have prior approval; dwellings shall not incorporate use of external drip lines on rendered faces.

---

34 **Application No:** 0473/08 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Christow  
**Proposal:** Revision to location of Plots 14 and 15 of residential development approval ref 0822/04, including minor changes to Plot 15 with the addition of a conservatory and dormer windows on rear elevation of garages  
**Location:** land off Wet Lane, Christow  
**Decision:** Grant Conditionally. External facing, surfacing and roofing material shall have prior approval; none of the dwellings shall incorporate the use of external drip lines on the rendered faces of the properties; means of enclosure shall have prior approval; first floor window in north elevation of plot 15 shall be obscure glazed; no openings shall be created in north elevation of plot 15.

---

35 **Application No:** 0661/08 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Moretonhampstead  
**Proposal:** Works to upgrade south wing of house, including self-contained annexe  
**Location:** Langhill, Moretonhampstead  
**Decision:** Grant Conditionally. Grey coloured corrugated profile steel roofing material shall have prior approval; rooflights shall be flush fitting; external doors and windows shall be of timber construction; traditional stonework; flue pipes shall be finished in black; ancillary use only.

---

36 **Application No:** 0716/08 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Chagford  
**Proposal:** Replacement of courtyard gate and front door  
**Location:** Lower Jurston Farm, Chagford  
**Decision:** Grant Conditionally. No paint or stain shall be applied to the gate; front door shall receive a painted finish.

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**CHRIS FRANCE**