

To: All Members
of the Dartmoor National Park Authority

(see below)

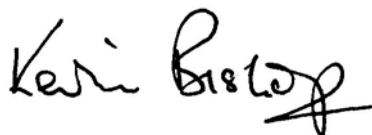
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Date: 23 December 2009

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 9 January 2009

A meeting of the Authority's Development Management Committee will be held on the above date at **10.00 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 Minutes of the meeting held on Friday 5 December 2008 – attached (Page 1)

3 **Declarations of Interest**

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

4 **Items Requiring Urgent Attention**

5 **Site Inspections**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/001) (Page 10)

6 **Applications for Determination by the Committee**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/002) (Page 15)

7 **Monitoring and Enforcement**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/003) (Page 28)

8 **Consultations by Neighbouring Local Authorities**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/004) (Page 34)

9 **Appeals**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/005) (Page 35)

10 **Applications Determined Under Delegated Powers**

Report of the Director of Planning & Sustainable Development (NPA/DM/09/006) (Page 37)

11 **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, P Cook, M C Date, P Harper, P W Hitchins (Deputy Chairman),
L J G Hockridge, N Hoskin (Chairman), A Hosking, M Jeffery, Miss H Jenny,
Mrs C Marsh, J McInnes, Mrs S Morgan, Miss D Moyse, S Purser, M H Retallick,
T Smale, D W Webber J Young

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:

	Site Inspections		Applications For Determination by The Committee					Monitoring & Enforcement				
	0607/08 – Greatastones, Chagford		0700/08 – Land adjacent to Southcott, Turnpike Road, Whiddon Down	0679/08 – Meadowside, Zeal Head, South Zeal	0517/08 – Isington C of E Primary School, Isington	0648/08 – Applewood, Village Road, Christow		ENF/0041/08 – Blackdown Garage, Mary Tavy	ENF/0171/08 – Land adjacent to Shortcross Cottage, Widecombe	ENF/0284/08 – Harewood House, Bossel Road, Buckfastleigh	ENF/0286/00/BR – Former Quarry, land off Pound Lane, Bridford	
Mr Archer						P						
Mr Barker	C		C	C	CD	CD		C	CD	CD	CD	CD
Mr Cook	C		C	C	C	C		C	C	C	C	C
Mr Date												
Mr Hitchins												
Mr Hockridge	D		D	D				D				
Mr Hosking	C		C	C	C	C		C	C	C	C	C
Mr Jeffrey					D	D			D	D	D	D
Mrs Marsh	CD		CD	CD	C	C		CD	C	C	C	C
Mr McInnes	CD		CD	CD	C	C		CD	C	C	C	C
Mrs Morgan	C		C	C	C	CD		C	CD	CD	CD	CD
Miss Moyse	D		D	D				D				
Mr Purser					D	D			D	D	DP	
Mr Retallick					P							
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 December 2008

Present: S Barker, P Cook, M Date, P Harper, B Hitchins,
N Hoskin (Chairman), M Jeffrey, Miss H Jenny, J McInnes,
Mrs S Morgan, Miss D Moyse, S Purser, M Retallick, T Smale,
D Webber, J Young

Non attendees: J Hockridge

Apologies: T Archer, A Hosking, Mrs C Marsh

1027 Election of Deputy Chairman

Mr Hoskin advised the Committee that there were two nominations for the position of Deputy Chairman – Mr Retallick and Mr Hitchins.

Miss Moyse proposed a secret ballot, which was seconded by Mr McInnes and carried unanimously.

As a result of the ballot Mr P W Hitchins was duly elected as Deputy Chairman.

The Members authorised the destruction of the ballot papers.

1028 Minutes of the last meeting held on Friday 3 October 2008

Save for a correction to minute number 1020, Item 5 which should read 'Speaker : Mr M Retallick' the minutes of the meeting held on Friday 7 November 2008 were signed as a correct record.

1029 Declaration of Interest

Mr Hoskin reported that all Members had received correspondence and emails regarding Item 1 – 0462/08 – Wray Valley Trail. Mr Hoskin and others declared a personal interest through contact from the agent regarding Item 6 – 0607/08 – Greatstones, Chagford. Mr Hoskin declared a personal interest through a meeting with residents regarding Item 3 – 0673/08 – 8 Station Cottages, Station Road, Yelverton.

Mr Harper declared a personal interest through personal connection in ENF/0127/08 – Scatter Rock Quarry, Bridford.

Miss Jenny declared a personal interest through personal contact in Item 5 – 0600/08 – The Grove, Stone Park, Ashburton.

Mr Smale declared a personal interest through personal contact in Item 6 - 0607/08 – Greatstones, Chagford.

Mr Hitchins declared a personal interest through personal contact in Item 3 – 0673/08 – 8 Station Cottages, Station Road, Yelverton.

Mrs Morgan declared a personal interest through personal contact in Items 1 – 0462/08 – Wray Valley Trail and Item 7 – 0604/08 – 1 Manor Cottages, Widecombe-in-the-Moor.

Mr Jeffrey declared a personal interest through personal contact in Item 8 - Greenacres, Butts Lane, Christow.

Mr Webber declared a personal interest through personal contact in Items 1 – 0462/08 Wray Valley Trail and 6 – 0607/08 – Greatastones, Chagford.

Mr McInnes declared a personal interest through personal contact in Item 6 – 0607/08 – Greatastones, Chagford.

Mr Purser declared a personal interest through personal contact in Items 6 – 0607/08 – Greatastones, Chagford and Item 1 – ENF/0127/08 – land at Stidston Cross Stables, South Brent.

Miss Moyse declared a personal interest through personal contact in Item 6 - 0607/08 – Greatastones, Chagford.

Mr Young declared a personal interest through personal contact in Item 6 - 0607/08 – Greatastones, Chagford.

1030 Items Requiring Urgent Attention

Mr France advised Members that there will be a meeting on Wednesday 17 December at 10.00am to report back to Members on the progress so far of the Development Management Review.

1031 Site Inspections

The Committee received the report of the Director of Planning and Sustainable Development (NPA/08/066)

Item 1 – 0597/08 – Erection of shed (12.2m x 36.5m) for overwintering of livestock, calving and lambing

Speakers: Mr Pollard – Applicant

Mr Pollard expressed disappointment that the proposed recommendation was to refuse his application. He offered to make any necessary adjustments regarding drainage/soakaway, landscaping. If an alternative size and/or location is advised then he would appreciate advice as to where it should be situated.

The officer described the application and the site. He advised the Committee that the Agricultural Consultant had agreed that there is a need for a shed to overwinter the livestock. However, in considering policy no. FD2, officers were

struggling with the proposed location of the shed; its visual impact would be of concern.

Members acknowledged that there is an identified need for a shed but its proposed position is an issue.

Mr Date proposed the recommendation that permission be refused for the reasons as stated in the report, which was seconded by Mr McInnes but with a caveat that officers continue to work with the applicant to seek a way forward to meet his needs within policy. The proposal was carried unanimously.

1032 Applications for Determination by the Committee

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/08/067)

Item 1 – 0462/08 Provision of route for pedestrians, cyclists and equestrian use, as part of the Wray Valley Trail, SX75288 85574 to 78759 81463, between Moretonhampstead and Lustleigh

Speaker: Professor Ian Mercer – Supporter
Mr Paul Ewings – Devon County Council
Mr Molloy - Objector

The officer outlined the application, advising that the intention is to provide a 6km route for cyclists, horse riders and walkers and those with restricted mobility, following the former railway line between Moretonhampstead and Lustleigh.

To date 40 letters of objection have been received, along with a petition containing 278 signatures; there were 245 letters of support together with a petition supporting the application consisting of some 22 signatures. Moretonhampstead Parish Council strongly supports the application. Most of the objections relate primarily to the Lustleigh end of the trail. Devon County Council have worked hard to address the concerns of the Environment Agency and DNPA is now in receipt of a letter from the Environment Agency confirming that their concerns relating to potential flooding, design of abutments the location of the proposed bund and the design of the link to the highway at Lustleigh have all been addressed. Wildlife surveys have been updated and it is felt that any outstanding issues can be dealt via the conditions.

Mr Ewings, Devon County Council (DCC), advised the Committee that, from the applicant's point of view, this is part of a larger picture to eventually link Newton Abbot to Okehampton. Since the refusal of planning permission in 2005 DCC has been working hard to deal with the reasons for refusal and now believe that all of these issues have now been addressed.

Members expressed concerns regarding potential parking issues and the proposed exit at Lustleigh. Mr Ewings advised that DCC had undertaken a survey of traffic at Lustleigh. Some details are as follows: average speed is 17mph, average number of vehicles passing – 8 per hour, therefore, low potential for

conflict / safety issues. DCC is not proposing any additional parking facility at this time. Lustleigh will not be marketed as a starting point

Professor Mercer advised the Committee that this application has been 14 years in the making and he urged Members to recommend permission, for the greater good of National Park purposes. He commented that the proposal before Committee today is better than that put forward in December 2005. It addresses the conservation and heritage elements of the trail.

Mr Molloy commented that the previous application in 2005 was refused for specific reasons : the design of the overbridges and the loss of amenity for various landowners along the route, the proposed application being detrimental to the character of DNPA. He stated that the majority of these objectives have not been met.

Members agreed that there are issues regarding parking, but acknowledged that the application was refused three years ago based on the detail, not the principal. The details have now been dealt with. The proposal before Committee today is one for a community path, not just a cycle path. New gates/barriers proposed would be suitable for all.

Mr Harper advised that he would be in favour of this application but would urge DCC and DNPA to keep a close eye on construction.

Mr Hitchins asked that the heritage aspect be recognised and that any railway artefacts be retained. Also, previous experience proves that there should be no clear fell policy to remove vegetation.

Mrs Morgan proposed the recommendation be granted which was seconded by Mr McInnes and carried unanimously.

Mr Hoskin noted that Members agreed that the Director or Planning and Sustainable Development would write to DCC to emphasise Committee requests that construction is monitored closely, heritage and associated artefacts retained and the issue of parking to be monitored and further considered if necessary.

RESOLVED

That permission be GRANTED.

Item 2 – 0522/08 Development of 16 affordable/local needs residential dwelling units, comprising two one bedroom flat, 10 two bedroom houses and four three bedroom houses on land adjacent to Briar Tor, Yelverton

Speaker : Mr Rogers - Agent

The officer advised the Committee that a letter/petition, containing 44 signatures, had been received claiming that insufficient thought had been given to an alternative access route to that currently proposed through Briar Tor. There is no objection to the housing scheme *per se*. Gary Streeter MP has written to the Authority urging that alternative access is sought.

Additional conditions are requested : that clearance of the site would need to be under the watching brief of an ecologist, and no vegetation should be removed during bird breeding season.

West Devon Borough Council's (WDBC) Housing Officer has confirmed that there is a great need within the parish for affordable local needs housing.

Mr Rogers advised that the application comes before Development Management Committee after negotiations with WDBC, DCC, DNPA's planning and trees officers. With regard to the access route, Mr Rogers advised that alternatives had been investigated but none were considered to be acceptable.

Mr Hitchins advised that a section of the old Dartmoor tramway crosses the site. The Committee was advised that construction of the footpath will be a 'light touch' only.

Mr Smale proposed that the recommendation be granted, which was seconded by Mr Barker and carried unanimously.

RESOLVED:

That, subject to the consideration of any comments on the revised drawings and from WDBC (drainage) and to the completion of the Section 106 Agreement in respect of the occupation of the units, off-site highway and drainage works and the maintenance of the play area and common areas, permission be GRANTED.

Additional conditions

- Clearance of the site to be under the watching brief of an ecologist;
- No vegetation to be removed during bird breeding season.

Item 3 - 0673/08 Change of use of residential swimming pool to swimming teaching academy – 8 Station Cottages, Station Road, Yelverton

The officer advised the Committee that four additional letters of objection have been received, together with a 17 signature petition. Station Road is a quiet private road; residents are concerned about the potential loss of privacy, together with the safety of residents, horse riders, cyclists etc in respect of additional traffic. In addition, a 50m pool is to be built in nearby Tavistock by 2010.

The applicant has already placed adverts on a web blog stating that he has opened a centre, it being open 6.00am – 9.00pm, 365 days a year. Residents feel that the facility is already being used for commercial purposes prior to the outcome of the application.

Mr Hitchins proposed the recommendation to refuse permission, which was seconded by Mr Smale. The recommendation was carried; there was one vote against the recommendation.

RESOLVED

That permission be REFUSED for the reasons stated in the report.

Item 4 – 0635/08 – Erection of roof dormer, 50 Balland Park, Ashburton

Speaker: Mr P Allen – Applicant

The officer reminded the Committee that a similar application had been refused in September 2008. By virtue of form and scale the application is essentially the same and refusal is recommended in relation to policies COR1 and COR4.

Mr Allen advised Members that no suggestion had been put to him from officers regarding a further consultation. He had reduced the roof line of the proposed dormer by 0.35m and had recessed the whole extension by 2.5m. He advised that his own research has confirmed that a total of eight application for extensions have been passed.

Mr France advised that the issue is clearly one of design and that all development within the National Park should be of the highest quality regardless of its location.

Mrs Morgan advised that she did not see a problem with this proposal; the estate is of modern design and with that in mind proposed that permission be granted, which was seconded by Mr Barker. The proposal was not carried, three Members voting in favour of granting permission, with 16 against.

Mr Jeffery proposed that, as there are other extensions within the estate, a site visit be undertaken. The proposal was seconded by Mr Purser but not carried.

Mr McInnes proposed the recommendation to refuse permission for the reasons as set out, which was seconded by Miss Jenny. The proposal was carried by 10 to one.

RESOLVED:

That permission be REFUSED for the reasons stated in the report.

It was noted that officers remain willing to meet with the applicant to seek a way forward to extend the house in an acceptable manner.

Item 5 – 0600/08 – Change of use of ground floor of house to self-contained flat – The Grove, Stone Park, Ashburton

Speaker : Mr Staniland - Agent

The officer explained the application to the Committee. He advised that although the small flat would not compromise the character or amenity of the area, strong objections have been voiced by the Highway Authority.

Mr Staniland advised the Committee that the only objection received had been from Highways. With regard to the proposed three parking spaces, the applicants

are now only asking for two spaces. In response to Member questions, Mr Staniland confirmed that the ground floor flat would be sold as a separate unit and would be a low cost market dwelling.

Following discussions, Mr Purser recommended that the application be granted subject to a S106 agreement relating to affordability and local occupancy, with no requirements for additional parking spaces beyond the two existing. This was seconded by Mr Barker and carried by a majority.

RESOLVED:

That permission be GRANTED, on the grounds of local need for affordable housing overriding the concerns of the Highway Authority, subject to:

- S106 Agreement ensuring the flat is an affordable dwelling
- Two parking spaces to be retained for use by both dwellings

Item 6 – 0607/08 Demolish existing frame barn; construct day care nursery plus alterations to track and road entrance – Greatstones, Chagford

Speaker : Mr Shears – Agent

The officer described the application and noted that it had received much support from within the community and from the Parish Council. However, he pointed out that there were numerous policy issues raised by the application and that it was contrary to the main thrust of the Core Strategy, which sought to deliver sustainable development. In addition, he also noted the number of additional car movements per day that could be expected and the highway objection that had been received with regard to the increased use of the adjacent road, the inadequate access and again, sustainability issues.

Mr Shears advised the Committee that the scheme is proposed under the agricultural diversification scheme to promote sustainability. There are two major, covered barns on the site, rendering the existing frame barn redundant. He advised that it is also not in as good a condition as it may first appear.

In response to Member questions, it was confirmed that the land on either side of the driveway belonged to the applicant; therefore adjustments could be made to increase visibility and access.

Miss Moyse proposed that a site visit be undertaken, which was seconded by Mr McInnes, which was carried unanimously.

Mr Barker asked that officers endeavour to provide a better understanding of how Core Strategy policies fit with educational needs and development outside settlements in the National Park.

RESOLVED:

That permission be DEFERRED to enable a site visit to take place.

Item 7 – 0604/08 – Change of use and conversion of post office and store back to domestic use – 1 Manor Cottages, Widecombe-in-the-Moor

The officer explained that the closure of the post office is part of the government's programme of branch closures across the country. The Café on the Green will take on an outreach service.

The proposed condition of retention of the shop window is no longer deemed necessary and should be deleted.

Mrs Morgan proposed the recommendation, which was seconded by Mr McInnes and was carried unanimously.

RESOLVED:

That permission be GRANTED.

Item 8 – 0553/08 – Demolish existing garden building and extension of existing house to form first floor – Greenacres, Butts Lane, Christow

The officer advised the Committee that this item has been withdrawn.

1033 Monitoring and Enforcement

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/08/068)

Item 1 – ENF/0127/08 – Unauthorised forestry ride, Scatter Rock Quarry, Bridford

The officer advised the Committee that the Parish Council and land owner feel that they have not had sufficient time to prepare their case and have requested a deferment of one month. This was agreed by Committee.

RESOLVED:

That the matter be deferred for a period of one month in order for the Parish Council to respond fully.

Item 2 – ENF/0159/08 – The storage and burying of old tyres for disposal and use of old tyres to construct bunds – Land at Stidston Cross Stables, South Brent

The officer explained the case to the Committee and advised that the Environment Agency have been involved and are considering their own position regarding enforcement action. In answer to Member questions, he advised that the first visit carried out by Monitoring and Enforcement was in the summer.

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

RESOLVED:

That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to:

- (i) secure the removal of all the tyres from the land and
- (ii) secure the reinstatement of the land

Item 3 – ENF/0177/08 – Construction of link between store converted to ancillary living accommodation and dwellinghouse – Hillside, Merrivale

The officer advised the Committee that a planning application had now been received; therefore, this item has been withdrawn pending the outcome of the application.

1034 Consultations by Neighbouring Local Authorities

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DC/08/069).

The Committee noted the response made under delegated powers.

1035 Appeals

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/08/070).

The officer drew attention to the appeal raised regarding Hooks Farm, Sigford, which has been dismissed. He advised that the Enforcement Notice was in the process of being drawn up requiring the removal of the building.

Mr Hoskin asked if it would be possible, where an Inspector does not agree with the decisions of this Committee, that plans are re-presented to Members so the reasoning for the appeal decision is more clearly understood.

1036 Applications Determined Under Delegated Powers

The Committee received the report of the Director of Planning and Sustainable Development (NPA/DM/08/071)

1037 Appointment of Site Inspection Panel and Arrangements for Site Visit

19 December 2008 - Miss Moyse, Mr Purser, Mr Young, Mr Jeffries, Mr Retallick, Mr Hitchins, Mr Webber – in respect of 0607/08 Demolish existing frame barn; construct day care nursery plus alterations to track and road entrance – Greatstones, Chagford

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

09 January 2009

SITE INSPECTIONS

Report of the Director of Planning and Sustainable Development

1 Application No: **0607/08** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **Chagford**
 Grid Ref: **SX715885** Officer: **Louise Smith**

Proposal: **Demolish existing frame barn; construct day care nursery plus alterations to track and road entrance**

Location: **Greatastones, Chagford**
 Applicant: **Mr D Ellis**

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed agricultural diversification scheme, by reason of its scale and nature, would not be sympathetic to the existing farm enterprise and would constitute an unjustified commercial use in an unsustainable location in the open countryside, detrimental to the character and appearance of this part of the Dartmoor National Park and contrary to policies CO2 and TR2 of the Devon Structure Plan, the Dartmoor National Park Core Strategy Development Plan Document, in particular policies COR1 and COR2, COR4, COR20 and to the advice contained in Circular 12/96 and Planning Policy Statement No's 1 and 7 and Planning Policy Guidance Note 13.
2. The location of the proposed development is likely to create the need for additional travel by private vehicles due to its location and lack of suitable access to alternative means of travel, contrary to policies TR2 and TR5 of the Devon Structure Plan and the Dartmoor National Park Core Strategy Development Plan Document, in particular policy COR21 and to the advice contained in Planning Policy Guidance Note 13.
3. The increased use of the access onto the public highway resulting from the proposed development would, by reason of the limited visibility from and of vehicles using the access, and narrow width, be likely to result in additional dangers to all users of the road, contrary to policy TR10 of the Devon Structure Plan and the Dartmoor National Park Core Strategy Development Plan Document, in particular policy COR21.

4. The application site has insufficient frontage with the county road to provide an access with adequate visibility for and of emerging vehicles, with consequent additional danger to all users of the county road contrary to policy TR10 of the Devon Structure Plan and the Dartmoor National Park Core Strategy Development Plan Document, in particular policy COR21.

The site inspection was attended by Mr Hitchins (Chair), Messrs Jeffrey, Purser, Retallick, Webber, Young and Miss Moyse

The Planning Officer described the proposal, which was for the demolition of two general purpose farm buildings and the erection of a single storey, timber clad day care nursery for children from six months to five years, with holiday clubs for children of school age. He noted the proposed improvement works either side of the farm's access track, at its junction with the main road into Chagford. It was noted that the agent has stated that traffic movements will be via car and that this will total approximately 31 cars (including parents and employees), which will generate up to 62 car movements per day. Although there was some concern that these improvements would lie outside the land owner by the applicant, the agent clarified that this was an error and revised plans would be submitted showing that the land does in fact belong to the applicant.

The officer stated that the proposal has been supported by the local community and the parish council and that a letter of support had been received from the head teacher of the Chagford Primary School, which has insufficient capacity to meet the demand, However, the application had attracted a letter of objection from the Chagford Montessori Nursery School, stating that they and the Chagford Pre-School, are not fully subscribed, expressing concern that the proposal would be detrimental to existing provision. In this respect, the Officer reported the receipt of comments from Devon County Council's Early Years and Childcare Service (see attached appendix) which stated that the childcare audits for Chagford indicate that there is sufficient early years and wraparound childcare provision for children aged two to five years. There is, however, insufficient provision for children under the age of two years and out of school provision i.e., before, after school and holiday care. The report also states that childcare for under 3 year olds is mainly focused in Okehampton town and there are also insufficient childcare places for children under 3 years at Moretonhampstead. However it concludes that the development of nursery provision, catering for the age range of 0-5 years as proposed could have an adverse affect on the long term sustainability of both Chagford Montessori Nursery School and the Big Oaks Pre-School.

With regard to planning policy, the Planning Officer advised that whilst the building itself would have not have an adverse visual impact on the area, the principle of such provision in the open countryside some two kilometres from the centre of Chagford, was contrary to many of the principle policies of the Core Strategy and government advice on sustainable development. In brief, policy COR1 states that new development should be accessible for the public via public transport, cycle or foot. In this respect it was noted that the agent stated that all users of the facility are likely to be by car. Policy COR2 states that outside local centres, development is only acceptable if it is an enterprise requiring a countryside location. Policies COR18 and 21 also guide new developments to locations within settlements with COR21 noting a requirement to ensure road safety. While COR20 supports farm diversification schemes it requires there should be a clear link to the farming enterprise and "not to supplant it".

The panel then took the opportunity to consider the access arrangements and after some

debate it was agreed that if the width of the carriageway could be widened to 5.5m, including the lowering of the hedge. The highway engineer could then be satisfied with regard to achieving acceptable visibility but there may be some concern regarding the impact on the character and appearance of the area. However, he would retain the objection regarding sustainability.

The Parish Council representative noted the Council's full support for the proposal and that its view was that there is a need for this form of provision. It was noted that the Big Oaks Pre-School is not open during school holidays and that many are driving to Okehampton. He also made reference Core Policies 12 and 17 which refer to the well-being of local communities and that it was important to keep young people and families in the area. Such provision is considered as important as having a post office and shop and that the improvements to the access are acceptable and would help the present situation.

There was no Borough Council representative present but apologies from the Borough Council were given by Mr Young.

The panel considered the proposal, noting that it would initially employ six full time staff. In addition, the Montessori school offered a specialist way of teaching children and that not all parents would wish to pursue this. In further discussion Members considered that there was insufficient provision within Chagford and this proposal would offer good provision for this side of the village with one Member noting that the Management Plan Delivery Board, which had recently met, considered that insufficient support was being given to the social well-being of communities. In this respect, whilst Members acknowledged the principle of the development was at odds with the settlement strategy of the Local Development Framework, it was unanimously considered to be a locally beneficial scheme and that the improvements to the access required for this proposal would have a wider benefit to those using the main road into Chagford.

In closing, the Director of Planning noted that the fundamental basis of the Core Strategy as embodied in Policy COR2 was to centralise facilities in local centres to meet and ensure future sustainability. This was also an important point made by the Inspector in finding the Authority's Core Strategy to be sound in that it focused the development needs of Dartmoor's communities into the main towns and villages where the majority of the population live. It was acknowledged that there is a clear need for pre-school childcare provision within the Chagford area, and ideally, development to meet this need should be actively planned for and land allocated within the settlement of Chagford itself, for sound sustainable development reasons. However, Members may consider that the opportunity this application presents to meet an important community need may be of sufficient weight to depart from policy and if minded to approve the proposal, this would have to be advertised as a clear departure prior to the proposal being determined.

CHRIS FRANCE

Daycare Planning Permission – Dartmoor National Park

Location – Greatstones, Chagford

Comments from Early Years & Childcare Service

The Childcare Act 2006 places duties on local authorities, firstly to assess the provision of childcare in the area, and secondly to work to ensure there is sufficient childcare (where practicable) for families who need it.

Local authorities are required to act as strategic leaders in overseeing developments of the childcare market, and to work in partnership with childcare providers in the private, voluntary and independent sector to create a stable and sustainable environment.

The assessment of childcare provision is designed to enable the local authority to identify gaps in the provision of childcare, and to establish plans to meet the needs of parents and carers. It is a measurement of the nature and extent of the need for, and supply of, childcare within each local area. It enables local authorities to identify where there are gaps in the market and - in consultation with parents, communities and employers - plan how to support the market to address them.

Assessments have been based on Learning Communities (a learning community being a secondary school with a cluster of feeder schools). Chagford falls within the Okehampton Learning Community.

Specific issues from the Childcare Sufficiency Assessment for the Okehampton Learning Community highlight the following:-

- The level of early education places is currently sufficient (119.1%) in the Learning Community as a whole.
- Vacancies are low with childminders, day nurseries and pre-school settings.
- Term-time extended hours care for 3-4 ½ year olds provided meets demand but there is a light shortage in the holidays (2 places)
- Childcare for under 3 year olds is mainly focused in Okehampton town.
- Local childcare providers identify a need for more childminders in the rural parishes.
- There are sufficient hours provided of childcare for under 3 year olds in the Learning Community to meet “total” demand however the Childcare Referral Co-ordinator for the Okehampton Learning Community has reported that there is no childcare available in Chagford.

Childcare Audits – Chagford

Currently there are 2 pre-school providers located in Chagford i.e. Chagford Montessori and Big Oaks Pre-school. Chagford Montessori is registered to take children from the age of 2 to 6 years whilst Big Oaks Pre-school is registered to take children from the age of 2 ½ - 5 years. Both providers offer

early education and wraparound care. Both provisions run term time with the addition of Chagford Montessori providing a holiday playscheme during the summer for children aged 2-8 years 8am to 6pm

The childcare audits for Chagford (the audits calculate the population in the area with regards to the number of children under 3 years, children aged 3- 4 ½ years and children aged 4 ½ to 15 years) indicate that there is sufficient early years and wraparound childcare provision for children aged 2-5 years. There is however insufficient provision for children under the age of 2 years and out of school provision i.e. before, after school and holiday care.

The development a nursery provision catering for the age range of 0-5 years could therefore have an adverse effect on the long term sustainability of both Chagford Montessori Nursery School and Big Oaks Pre-school.

Childcare Audits- Moretonhampstead

The childcare audits for Moretonhampstead indicate that there is sufficient early education and wrap around places for children aged 2-5 years. Childcare places for children under 3 years is insufficient.

Early years provision is provided by Moretonhampstead Pre-school who is registered to take children from the age of 2 ½ to 5 years term time only.

There is currently one childminder located within Moretonhampstead who is registered to take children between the ages of 6 months to 8 years.

Childcare Audits – Okehampton

The childcare audits for Okehampton indicate there to be sufficient early education and childcare provision in the area for children 3-5 years. There is however insufficient childcare provision for children under the age of 3 years and out of school provision.

The 2 full day care providers i.e. Stepping Stones Day Nursery and Toad Hall Nursery are reported to be full. There are however a number of childminders (to include accredited childminders who can take the Early Years Funding) in the Okehampton area.

Childcare Audits – South Tawton

The childcare audits for the area indicate that there is one pre-school provider i.e. South Zeal Pre-school. There is sufficient early years places but insufficient wraparound places and childcare places for children under the age of 3 years.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

09 January 2009

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Director of Planning and Sustainable Development

INDEX

Item No. **Description**

1. 0700/08 - New house and garage (Full Planning Permission), land adj to Southcott, Turnpike Road, Whiddon Down
2. 0679/08 - New dwelling and curtilage with vehicle access (Outline Planning Permission), Meadowside, Zeal Head, South Zeal
3. 0517/08 - Change of use from agricultural to school playing field (Full Planning Permission), Ilsington C of E Primary School, Ilsington
4. 0648/08 - Conservatory extension to rear of dwelling (Full Planning Permission), Applewood, Village Road, Christow

1. Application No: **0700/08** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Drewsteignton**
Grid Ref: **SX690923** Officer: **Jo Burgess**

Proposal: **New house and garage**

Location: **land adj to Southcott, Turnpike Road, Whiddon Down**

Applicant: **Mr A Williams**

Recommendation **That permission be REFUSED**

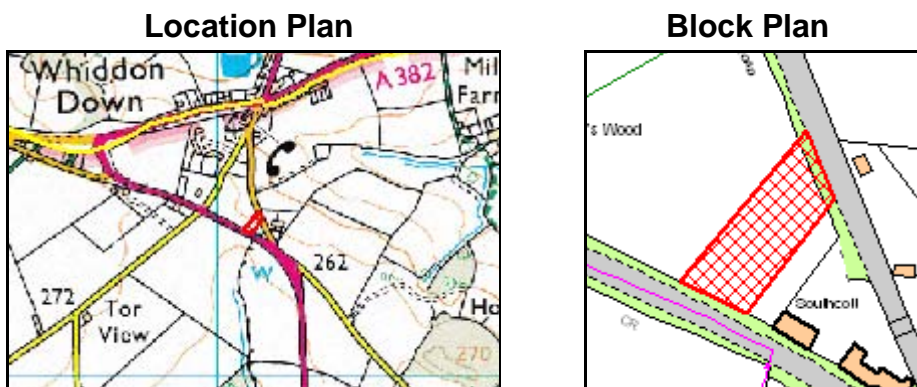
Reason(s) for Refusal

1. The proposal lies outside the settlement of Whiddon Down, in an area where the Authority would only permit development which is necessary to meet the proven needs of farming. The proposal is contrary therefore to policy CO2 of the Devon structure Plan, the Dartmoor National Park Authority Core Strategy Development Plan Document and in particular policies COR1, COR2 and COR15 and to the advice contained in Circular 12/96 and Planning Policy Statements Nos 1 and 7.
2. The proposal would result in the loss of a section of important hedgerow that would have a detrimental impact on the character of the area and therefore is contrary to policy CO2 of the Devon Structure Plan, TF2 of the Dartmoor National Park Local Plan First Review and to the Dartmoor National Park Authority Core Strategy Development Plan Document and in particular policies COR1 and COR3 and to the advice contained in Circular 12/96 and Planning Policy Statement No 1.

It is proposed to construct a new dwelling and form a new access at Southcott, Whiddon Down.

Southcott is located at the junction of the A382 and Turnpike Road at Whiddon Down. Although Turnpike Cottages are opposite, the site is separated from the main village by open ground and woodland.

The application is presented to Committee in view of the support of the Parish Council



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Planning History

03/09/2148/90 Erection of a conservatory
Full Planning Permission Grant Unconditionally 06 June 1990

03/26/2081/86	Erection of a house to replace existing Full Planning Permission	Grant Conditionally	05 June 1987
03/26/0848/86	Erection of thirteen detached bungalows Outline Planning Permission	Refused	08 August 1986
3/26/74/1173	Erection of dwelling houses Outline Planning Permission	Refused	14 February 1975

Consultations

West Devon Borough Council:	No response received
County EEC Directorate:	Recommends conditions in respect of visibility splays, gradient of proposed access and disposal of surface water
South West Water:	No advice received
Environment Agency:	Zone 1- surface water drainage advice applies
Trees & Landscape Officer:	The proposed dwelling will require the removal of a section of important hedgerow which will have a detrimental impact on the character of the area

Parish/Town Council Comments

Drewsteignton PC:	Supports the application as although it goes against DNP policies it provides a local need and helps to address the balance of affordable homes against private homes in Whiddon Down
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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
COR15 - Providing for limited new housing to meet local needs
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
TF2 - New accesses onto the public highway

Representations

None to date.

Observations

Southcott is located at the junction of the A382 and Turnpike Road at Whiddon Down. Although Turnpike Cottages are opposite, the site is separated from the main village by open ground and woodland and for this reason it is considered outside the village. In this context the dwelling is an unjustified dwelling in the open countryside and contrary to policies COR2 and COR15.

If it were judged that in fact the site was within the village, because Whiddon Down is a Rural

Settlement, a new dwelling would only be permitted if it is intermediate affordable housing for local needs and has a maximum floor area of 80sqm. This has been put to the applicant however he does not wish to reduce the size of the dwelling and wishes the application to be considered on the basis of the original submission. The proposed dwelling is 160sqm and an open market dwelling and therefore contrary to policies COR2 and COR15. The Parish Council has supported the application citing the imbalance of affordable against private homes in Whiddon Down but does acknowledge that it is not in accordance with DNP policies.

Despite the policy objection there are no fundamental objections to the design of the dwelling and siting in relation to the adjoining dwelling and surrounding roads, subject to details of levels and the relationship with nearby trees.

The formation of the proposed new access would result in the loss of important hedgerow therefore the proposal is contrary to policies COR1(h), COR3 and saved policy TF2.

There is a clear policy objection to this application for the reasons outlined above.

2. Application No: **0679/08** District/Borough: **West Devon Borough**
Application Type: **Outline Planning Permission** Parish: **South Tawton**
Grid Ref: **SX648937** Officer: **Jo Burgess**

Proposal: **New dwelling and curtilage with vehicle access**

Location: **Meadowside, Zeal Head, South Zeal**

Applicant: **Mr P Haygarth**

Recommendation **That, subject to the completion of a Section 106 Agreement in respect of occupation and affordability, permission be GRANTED**

Condition(s)

1. Removal of Permitted Development Rights
2. Provision of new access before construction of dwelling
3. Provision and retention of visibility splays
4. Closure of existing access

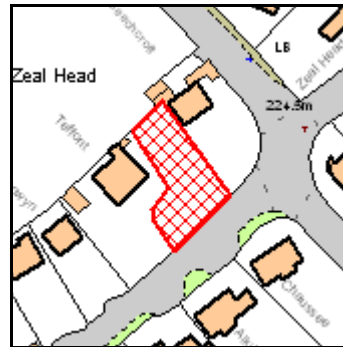
Meadowside is a detached dwelling at Zeal Head north of South Zeal village. This is an outline planning application with details of layout and access provided, for a dwelling in the garden and new vehicle access. Following negotiation the size of the dwelling has been reduced and it will be affordable for local persons.

The application is presented to the Committee in view of the comments of the Parish Council.

Location Plan



Block Plan



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Planning History

0241/08	New dwelling and curtilage with vehicular access		
	Outline Planning Permission	Withdrawn	21 May 2008

Consultations

West Devon Borough Council: No comments received

County EEC Directorate: No highway objection subject to the disposal of surface water within the site such that none drains onto the highway

South West Water: No objections providing foul and surface water are separated and if no separate storm system is available details of the means of disposal are submitted for prior approval

Environment Agency: Flood Zone 1

Parish/Town Council Comments

South Tawton PC: Whilst it was acknowledged that some improvement in the design had been made, such as those regarding access, the Council agreed not to support this application on the grounds of over-development and the removal of a Devon bank

Relevant Structure Plan Policies

CO2 - National Parks

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

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

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

TF2 - New accesses onto the public highway

Representations

2 letters of objection

The immediate neighbour has objected on grounds of loss of view and light, raised concerns that there should be no windows on the east elevation due to potential loss of privacy and asked that the hedge forming the boundary between the two properties is retained to a height where views to the moor are preserved. The neighbour immediately opposite has also raised concerns about overlooking and privacy and that the new access will be too close to a dangerous junction.

Observations

Zeal Head is considered to be within the Rural Settlement of South Zeal where policies COR2 and COR15 require any new dwelling to be either affordable social housing or intermediate affordable housing for local persons and the size of the dwelling being limited to a maximum of 80sqm of floor space.

The size of the dwelling on the original plans was 110sqm and a kitchen window was on the east elevation facing an existing window in the adjoining property. Amended plans have resulted in a dwelling with a floor area of 80sqm, set back 800m from its original position at the front, the main kitchen window is now indicated in the rear elevation with a high level window on the side elevation and the applicant is prepared enter in to a Section 106 Agreement for intermediate affordable housing for local people. On this basis it is considered that a dwelling of this size and layout is in accordance with policies COR2 and COR15 and that it will cause no harm to the amenity of the neighbours and is therefore in accordance with policy COR4.

The position of the access has been the subject of considerable discussion with the Highways Officer who has concluded that it is acceptable. The issue of driveway drainage has been addressed with a soakaway and channel drain being shown on the drawing. This will ensure that no water enters the highway as required by the Highway Officer.

It is considered that the issues raised by neighbours and the Parish Council have been

addressed and that the proposed dwelling will make an important contribution to meeting the local need for affordable housing. The comments of the Parish Council in respect of the amended plans are awaited and will be reported to Members at the meeting.

Reasons for Recommendation

Having regard to the relevant policy(ies), CO2 of the Devon Structure Plan, policy(ies) COR21, COR1, COR15, COR2, TF2 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) 13, 1 and all other material planning considerations, the proposal is considered to be acceptable.

3. Application No: **0517/08** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission** Parish: **Illesington**
 Grid Ref: **SX786761** Officer: **Lynn Amos**

Proposal: **Change of use from agricultural to school playing field**

Location: **Illesington C of E Primary School, Illesington**

Applicant: **Devon County Council**

Recommendation **That permission be GRANTED**

Condition(s)

1. Restricted hours of use to 0900hrs to 1600hrs with no use at weekends or on school holidays
2. Restriction on use of access through orchard
3. Submission of further landscaping details
4. Removal of Permitted Development Rights on the site

The site of some 3000sqm (approximately ¾ acre) is adjacent to the rear boundary of the school which lies in the centre of the village. The application site has pasture land on its northern and eastern boundaries and on the southern boundary there is an orchard. The site is enclosed by a mixture of dry stone wall, agricultural fencing and the stone wall of the school.

The application seeks permission to use the land as a playing field for the primary school. Access would be via a new door in the boundary wall of the school garden. An existing route across the orchard will be used to bring maintenance equipment, to the site.

This application is presented to the Committee due to the letters of objection which have been received from adjoining residents.

Location Plan



Block Plan



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Planning History

5/09/036/94/03 Erection of a chain linkball safety fence behind and above a section of the existing boundary wall,adjacnet to the highway
 Full Planning Permission Grant Conditionally 09 June 1994

Consultations

Teignbridge District Council: No comment received

County EEC Directorate: No objection. The proposal will significantly improve highway safety, taking into account the current arrangements.

South West Water: No objection

Environment Agency: No comment received

Trees & Landscape Officer: No objection in principle to the proposed change of use from field to play area. Access into the field will be along a track which cuts through a small orchard. The orchard is in reasonable condition although there is little evidence of management or new planting in recent years. There is no information about the track but a stone track will have a detrimental impact on the character of the orchard. Suggests that it may be possible to construct a track using grasscrete or similar but states that it would be better if there were no track.

The orchard is an important feature of the village. Orchards are disappearing from our landscape and there are few orchards found in the centre of villages. The orchard is a special feature of the village and we should not permit any development that will degrade the orchard or lead to its decline.

Parish/Town Council Comments

Ilminster PC: No objection in response to the initial consultation. In response to the amended scheme it is requested that further consultation should be made with residents. No objection however to the access of 16 times to the field for grass cutting via the orchard.

Relevant Structure Plan Policies

CO2 - National Parks

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

COR1 - Sustainable Development Principles

COR11 - Retaining tranquillity

COR12 - Meeting the need for local infrastructure, community facilities and public services

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

Representations

4 letters of objection

The residents' objections relate to two matters; impact upon the orchard and impact upon their properties.

The orchard is considered to be an important and valued area of the village and is protected by policy COR3. Concern is raised that access across the orchard to reach the playing field will have a damaging effect upon it.

Concerns relating to the impact of the proposed playing field upon adjoining properties refer to;

- The playing field would be in close proximity to residential property and would have an adverse effect on the amenity value of the property.
- Noise and disturbance arising from the proposed use would be detrimental to the enjoyment of the property. A counselling therapy is operated from one of the properties and concern is raised that noise from the play area will have a detrimental impact upon clients.
- Loss of privacy.
- If approved the use may well lead to a proliferation of additional buildings and structures for example floodlighting, tennis courts.
- The playing field would have a detrimental impact on views to and from the neighbouring properties.
- Impact upon the proposed conservation area.
- Possible use of the playing fields outside school hours and at weekends leading to further noise and disturbance.
- Only a minority of the children who attend the school live in the village and this raises environmental and sustainability issues.
- Lack of consultation between the applicant and residents.

As a result of the initial consultations amended plans were submitted giving further details of the proposal and providing a landscaped 'buffer' zone between the properties on the boundary of the site. Further responses from neighbours have raised concerns regarding the details of the landscape scheme indicating that the scheme as proposed would lead to loss of light to the properties.

Observations

The Design and Access Statement accompanying the application states that the school has 74 children on the register and that the hard play area on site offers only restricted play space. Mention is made of the playing field within the village which is used by the school. The school also has access to a field some distance away.

It is considered by the applicant that the proposed playing field would provide a safe, secure and easily accessed playing field for the children.

Drawings accompanying the application detailed an access track across the orchard, a 2.5m high ball stop fence on the eastern boundary of the site and a new pedestrian access shown through the school boundary wall to the site. The application included illustrative sketches of the proposal.

Following discussions with the agent various amendments /additions were requested. These included removal of the 2.5m ball stop fence, detail of access through the orchard to be clarified and consideration given to landscaping or other mitigating measures to protect the amenity of nearby residents.

A letter and revised plan clarified the fact that the access through the orchard would be for maintenance /ground works only. The ball stop fence was amended to a 1.5m high post and mesh fence and a landscaped buffer zone along the boundary with two of the residential properties were provided for.

Discussions resulted in the submission of further amendments. These confirmed that the fence and buffer zone details and further confirmed that the access across the orchard would be for maintenance purposes only with a maximum of 16 visits per annum to allow for grass cutting and hedge trimming. Access across the orchard would be along the existing ground. No engineering works would take place to give it a more formal appearance. Although the drawing referred to the provision of an informal pitch area on the upper portion of the field this has been clarified by the submission of further details which shows the provision of a cricket and a rounders pitch.

The concerns of the occupiers of properties along the boundary of the site have been considered and following discussions with the agent a scheme to provide a buffer zone along the boundaries with those properties affected has been submitted. It is recommended that a further landscaped area is provided in other parts of the site to ensure that there is no disturbance along the northern boundary. The proposed landscaping seeks to provide a buffer between the play area and the residential properties while at the same time not creating a high barrier which would be detrimental to the amenity of the occupiers. The proposed use of such species as Rowan and Birch thinly spaced together with native shrubs will create a light but substantial landscaping scheme which will provide a buffer between the play area and the dwellings.

It is considered that as the access across the orchard is to follow the existing track and will be used for maintenance only, it would be acceptable subject to conditions controlling its use.

The proposal, if approved, will provide a safe and convenient playing field for the school. Amendments to the scheme plus the conditions to be imposed have sought to take account of the concerns regarding residential amenity and the protection of the orchard.

Reasons for Recommendation

Having regard to the relevant policy(ies), CO2 of the Devon Structure Plan, policy(ies) COR1, COR2, COR12, COR3, COR11 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 and all other material planning considerations, the proposal is considered to be acceptable.

4. Application No: **0648/08** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Christow**
Grid Ref: **SX835849** Officer: **Dan Janota**

Proposal: **Conservatory extension to rear of dwelling**

Location: **Applewood, Village Road, Christow**

Applicant: **Mr & Mrs Rosenbloom**

Recommendation **That permission be GRANTED**

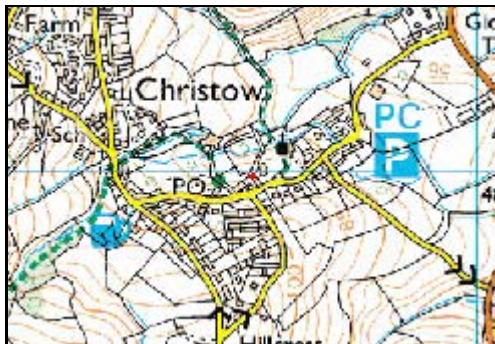
Condition(s)

1. Matching materials (walls only)
2. Prior approval of conservatory material

Applewood is a converted lincay in the centre of Christow; this 1980s conversion was at the sacrifice of much of its historic character. The property today is a mix of stone and timber cladding, and render; it is set back from the road with a large rear garden. The proposal is for a conservatory at the rear of the property.

The application is presented to the Committee due to an objection by the Parish Council.

Location Plan



Block Plan



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Planning History

05/37/1944/80 Change of use from barn to dwelling
Change of Use Grant Conditionally 06 February 1981

Consultations

Teignbridge District Council: No objection
County EEC Directorate: No objection
South West Water: No objection
Environment Agency: No objection

Parish/Town Council Comments

Christow PC: Objection, the Council states that the design of the conservatory and the material that it will be constructed from is not in keeping with a barn conversion.

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

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

Representations

None to date.

Observations

The proposal is for an Edwardian style conservatory at the rear of this property. Access to the conservatory would be through an existing French window, and it would be sited in an area which is currently laid to patio. The conservatory would extend 4.4m from the rear of the property, being 11.25m in width (half the width of the main house) and 3.25m to the ridge. It is of uPVC construction finished in a wood texture and colour referred to as 'rosewood' the dwarf walls at the base would receive a render finish to match the existing property.

This proposal is before the committee due to an objection from Christow Parish Council stating that the material from which it will be constructed is not in keeping with a barn conversion and that one constructed of wood would be more appropriate.

Whilst Officers would agree with the Parish Council's comments that a conservatory of wood construction would be more appropriate it is considered that this relatively discrete proposal would not be detrimental to the character and appearance of this property.

Reasons for Recommendation

Having regard to the relevant policy(ies), of the Devon Structure Plan, policy(ies) COR1, COR2, 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.

CHRIS FRANCE

NPA/DM/09/003

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

09 January 2009

MONITORING AND ENFORCEMENT

Report of the Director of Planning and Sustainable Development

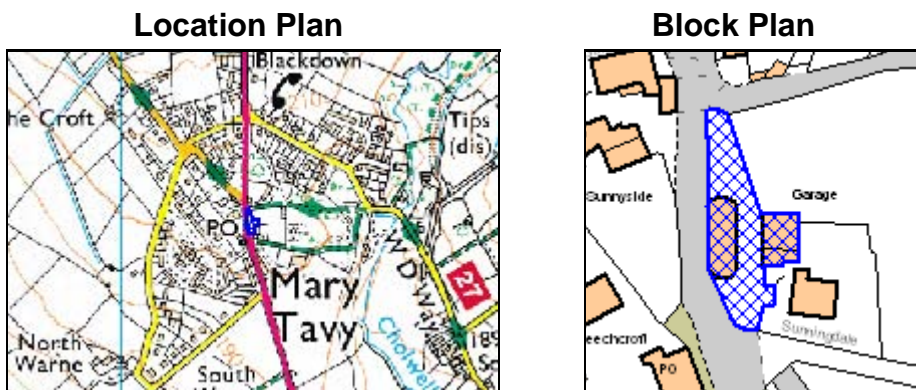
INDEX

Item No. **Description**

1. ENF/0041/08 - Garage forecourt used for car sales, Blackdown Garage, Mary Tavy
2. ENF/0171/08 - Unauthorised shed close to highway, poultry runs in garden and screening above the roadside wall, Land adj to Shortcross Cottage, Widecombe
3. ENF/0284/08 - Replacement of wooden windows and doors with uPVC double glazed units, Harewood House, Bossel Road, Buckfastleigh
4. ENF/0286/00/BR - Use of land as a waste transfer depot, Former Quarry, land off Pound Lane, Bridford

1 Enforcement Code: **ENF/0041/08** District/Borough: **West Devon Borough**
Grid Ref: **SX502793** Parish: **Mary Tavy**
Officer: **Nick Savin**

Description: **Garage forecourt used for car sales**
Location: **Blackdown Garage, Mary Tavy**
Land owner: **Kingscourt Homes Ltd**
Recommendation: **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to secure the cessation of the unauthorised use of the land.**



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Relevant Structure and Local Plan Policies

CO2 - Conservation National Park
BL4 - Development in a conservation area
COR1 - Sustainable Development
COR3 - Environment and Heritage
COR18 - Local Employment and Business
COR21 - Transport

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

Blackdown Garage is situated in the centre of Mary Tavy, adjacent to the A386 Tavistock Road. A visit to the site in January 2008 confirmed a report that the old Blackdown Garage forecourt was being used for the sale of cars.

Investigations revealed that the land was being leased from Kingscourt Homes Ltd whose application for a residential development of 19 dwellings and associated works at the site was granted in November 2008, subject to the completion of a Section 106 Agreement.

The developer has stated that the unauthorised use will cease when development of the site begins, however, there is no guaranteed start date and the developer could delay for up to three years.

The use for car sales causes concern on a number of grounds. It is felt to have an adverse effect on the visual amenity of the site and this part of the National Park. There are also strong highways concerns about the distraction to motorists and the danger to pedestrians and potential customers on the forecourt.

It is now considered appropriate to secure the cessation of this unauthorised use of the land.

2 Enforcement Code: **ENF/0171/08** District/Borough: **Teignbridge District**
Grid Ref: **SX717766** Parish: **Widecombe-in-the-Mo**
Officer: **Keith Bealing**

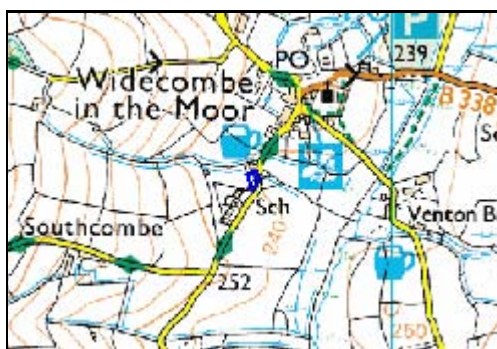
Description: **Unauthorised shed close to highway, poultry runs in garden and screening above the roadside wall**

Location: **Land adj to Shortcross Cottage, Widecombe**

Land owner: **Mr & Mrs Lewis**

Recommendation: **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to;**
1. Secure the removal of the screen fencing
2. Secure the removal of the shed, and
3. That no further action be taken over the poultry enclosures.

Location Plan



Block Plan



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Relevant Structure and Local Plan Policies

- CO2 - Conservation National Parks
- COR1 - Sustainable Development Principals
- COR3 - Environment and Heritage
- COR4 - COR5 - Built Environment
- BL4 - Development affecting a Conservation Area

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

Shortcross Cottage is located at the southern end of the Widecombe-in-the-Moor Conservation Area, its garden bordering the village road.

A visit to the property in June 2008 noted that the owner has erected a large timber shed beside the road, approximately 19 cubic metres in size; a large poultry run further back from the road, approximately 42 cubic metres in size; and net fencing has been erected along the top of the roadside boundary wall, measuring approximately 2.1m in total height.

The owner was advised that planning permission is required for the shed, poultry run and the net fencing but also that the shed and screening fence are unlikely to be granted permission due to their detrimental affect upon the amenity and on the character and appearance of the Conservation Area. The landowner was advised to remove the screen fence and perhaps seek permission for the shed in a more appropriate position but there has been no application and the unauthorised fencing and shed remain.

3 Enforcement Code: **ENF/0284/08** District/Borough: **Teignbridge District**
Grid Ref: **SX735660** Parish: **Buckfastleigh**
Officer: **Nick Savin**

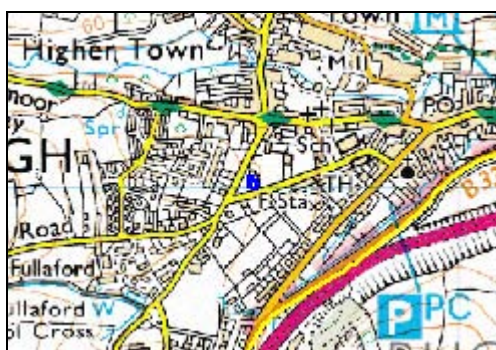
Description: **Replacement of wooden windows and doors with uPVC double glazed units**

Location: **Harewood House, Bossel Road, Buckfastleigh**

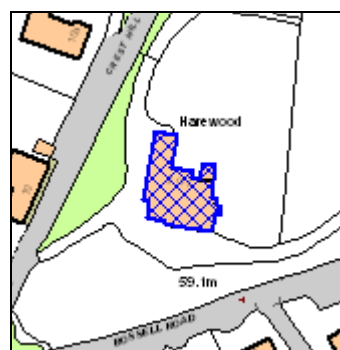
Land owner: **Teign Housing**

Recommendation: **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to secure the removal of the unauthorised uPVC windows and doors and their replacement with windows and doors of an appropriate design and material**

Location Plan



Block Plan



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Relevant Structure and Local Plan Policies

- CO2 - Conservation National parks
- COR1 - Sustainable Development
- COR3 - Environment and Heritage
- COR4 - COR5 Built Environment
- BL4 - Development in Conservation Areas

Representations & Parish/Town Council Comments

Any comments from the Town Council will be reported at the meeting.

Observations

Harewood House is situated in the south-west corner of the Buckfastleigh Conservation Area and is owned by Teign Housing. As it has been converted into flats, it does not have the benefit of Permitted Development Rights.

A report received in October 2008 highlighted that the original wooden sash windows and doors were being replaced by uPVC units. Following a meeting on-site with a representative of Teign Housing, work has ceased pending the resolution of the breach of planning control.

The Authority's Historic Buildings Officer considers the introduction of uPVC windows and doors to be very damaging to this part of the conservation area and that the unauthorised units should be replaced.

It is clear from correspondence with Teign Housing that it is not their intention to make a planning application to seek to regularise this unauthorised development, or remove the unauthorised windows and doors and reinstate the building to its former condition. It is therefore considered necessary to seek authorisation for legal action to secure the removal of the unauthorised windows and doors and their replacement with units of an appropriate design.

4	Enforcement Code: ENF/0286/00/BR	District/Borough: Teignbridge District
	Grid Ref: SX824865	Parish: Bridford
		Officer: James Aven

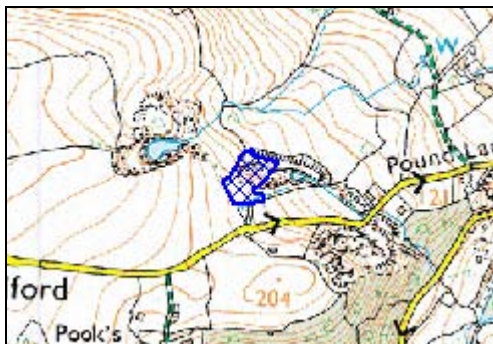
Description: **Use of land as a waste transfer depot**

Location: **Former Quarry, land off Pound Lane, Bridford**

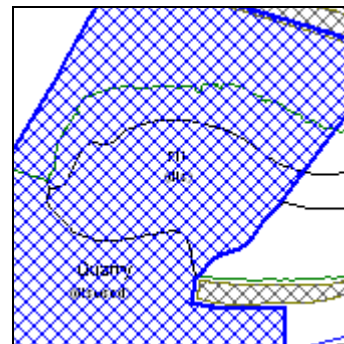
Land owner: **Teign Valley Salvage**

Recommendation: **That, subject to the consideration of any comments from the Parish Council, the appropriate legal action be authorised to;**
1. Secure the cessation of the use of the land for dismantling motor vehicles and as a waste transfer station, and
2. Secure the removal of the mobile home, Portakabins and steel shipping containers from the land.

Location Plan



Block Plan



Relevant Structure and Local Plan Policies

CO2 - Conservation National Parks
COR1 - Sustainable Development
COR12 - Community Services and Facilities
COR 3 - Environment and Heritage
COR 7 - Biodiversity
COR8 - Climate Change
COR11 - Tranquillity
COR24 - Quality of surface and ground water
COR18 - Employment Development
COR23 - Waste
COR24 - Water Resources
HS8 - Residential Caravans
UT8 - UT9 - Potentially Hazardous or Polluting activity

Representations & Parish/Town Council Comments

Any comments from the Parish Council will be reported at the meeting.

Observations

The site is a former quarry near Southwood, on the north side of Pound Lane in Bridford.

A visit to this site has confirmed a report that the owner is using the land as a waste transfer station, bringing derelict motor vehicles to the site, removing the tyres and other components before sending the bodies on to licensed waste disposal sites.

A number of 'structures' have been sited upon the land in connection with this unauthorised use, including a mobile home (used as a tea room/office), two Portakabins (used as workshops and tool stores) and a couple of steel shipping containers (used to store motor vehicle bodies and parts). These structures are also unauthorised and constitute a breach of planning control.

The owner of the site has been advised that this use of the land requires planning permission but to date has declined to make an application. This use of the land may be acceptable in principle but requires close environmental scrutiny and careful control to ensure that there is no risk of pollution, contamination or other serious adverse effects upon this part of the National Park.

However, with no other means of controlling the use of the land, it is considered appropriate to recommend that legal action be authorised to secure the cessation of this use of the land and the removal of the unauthorised structures.

CHRIS FRANCE

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

9 January 2009

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Director of Planning & Sustainable Development

Recommendation : **That the Committee notes the response(s) made under delegated powers.**

- 1 Grid Ref: **SX811 790** District/Borough: **Teignbridge**
 Officer: **Nicola Ford** Parish: **Bovey Tracey**
- Proposal **Outline application for residential development (approval sought for access and demolition of existing dwelling)**
- Location **Dean Parke, Moretonhampstead Road, Bovey Tracey**
- Response **No objection**

The consultation is in respect of an outline application for the residential development of a 1.4ha site at Dean Parke, Moretonhampstead Road, Bovey Tracey. The site is adjacent to the built up area of Bovey Tracey and is bound by the Moretonhampstead Road to the NE (onto which access is proposed) and the A382 to the west. The National Park Boundary is located 0.6km to the north.

While approval is only sought for access, an indicative figure of 60 houses is cited in the Design and Access Statement, with 35% of these proposed to be affordable houses. It is acknowledged the contribution an application of this nature would make to Teignbridge's housing allocation in the draft RSS.

Given the proximity of the application to the built up area of Bovey Tracey and the distance from the National Park Boundary, it is considered that the proposal will not impact on National Park interests and, as a consequence, no objection has been raised.

CHRIS FRANCE

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

09 January 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/08/2091439	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Dunsford
Proposal:	the erection of a single detached dwelling and restoration of roadside buildings		
Location:	land adj to Stadmans, Dunsford		
Appellant:	Miss H Smallridge		

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

1 Application No:	A/08/2080272	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Moretonhampstead
Proposal:	External alterations including an enlarged balconette and roof terrace		
Location:	12 Pound Street, Moretonhampstead		
Appellant:	Mr S Crome		
Decision:	PART DISMISSED PART ALLOWED		

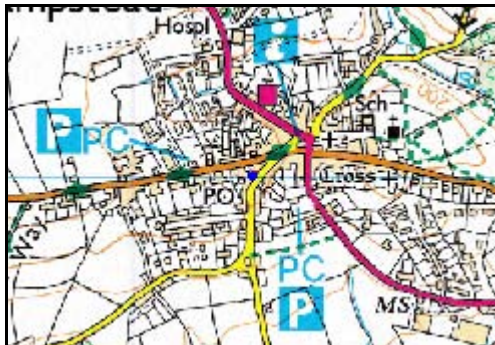
The main issues were identified as firstly the effect of the balcony on the character and appearance of the building and the contribution it makes to the Moretonhampstead Conservation Area; and secondly the impact the roof terrace would have on the living conditions of neighbours with regard to overlooking and loss of outlook.

The Inspector acknowledged the building retained much of its industrial character through its form scale and disposition of openings although domestication of doors and windows enables it to sit harmoniously with adjoining properties. The existing first floor opening of the loading bay already has glazed doors and a simple rail. The Inspector considered that a small projecting balcony allowing outward opening of the doors would still be sympathetic to the character and appearance of the building and to the conservation area. He noted similar balconies elsewhere in the vicinity. This element of the appeal was allowed.

In respect of the proposals for the roof terrace, this would overlook neighbours' yards and

windows. Screening measures to overcome this problem would result in high structures blocking out daylight and sunlight adversely affecting living conditions of neighbours. This element of the appeal was considered to be contrary to Local Plan Policy GP3 and unacceptable in the form and scale proposed.

Location Plan



Block Plan



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CHRIS FRANCE

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

09 January 2009

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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.**

-
- | | | |
|---|--|--|
| 1 | Application No: 0483/08
Application Type: Full Planning Permission
Proposal: Development of four two-storey terraced houses (two and three bedrooms)
Location: part garden of The Moorings, Station Road, Moretonhampstead
Decision: Grant Conditionally. Wildlife protection; natural slate roofing material, samples of driveway, parking area and pathway surface materials, rainwater goods, proposed boundary wall and fencing shall have prior approval; public safety and protection of the environment; all refuse bins shall be stored at rear of dwellings; landscaping; external joinery shall receive a painted finish; Section 106 Agreement in respect of affordable housing provision and open space management. | District/Borough: Teignbridge District
Parish: Moretonhampstead |
|---|--|--|
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- | | | |
|---|---|--|
| 2 | Application No: 0524/08
Application Type: Full Planning Permission
Proposal: Removal of existing corrugated sheet steel roof finishes and re-roofing in combed wheat reed thatch
Location: Laployd Barton, Bridford
Decision: Grant Conditionally. Combed wheat reed thatch; species protection. | District/Borough: Teignbridge District
Parish: Bridford |
|---|---|--|
-
- | | | |
|---|---|---|
| 3 | Application No: 0594/08
Application Type: Full Planning Permission
Proposal: Repairs and refurbishments to barns to create offices and workshops/stores
Location: Halsanger Barn, Ashburton
Decision: Grant Conditionally. Offices and associated storage use only; landscaping; rooflights, drive and pathway surfacing materials, glazing material, external finishes and external lighting shall all have prior approval; external windows and doors shall be recessed in their openings; natural roof slate, gutters and downpipes shall match existing. | District/Borough: Teignbridge District
Parish: Ashburton |
|---|---|---|
-

-
- 4 **Application No:** 0595/08 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Repairs and refurbishments to barns to create offices and workshops/stores
Location: Halsanger Barn, Ashburton
Decision: Grant Conditionally. Rooflights, drive and pathway surfacing materials, glazing material, external finishes, internal screens, balustrades, insulation method and repointing materials and external lighting shall all have prior approval; external windows and doors shall be recessed in their openings; natural roof slate, gutters and downpipes shall match existing.
-
- 5 **Application No:** 0602/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Throwleigh
Proposal: Extension and minor conversion of existing timber-framed domestic residence including new access arrangements
Location: 2 Gidleigh Park, Chagford
Decision: Grant Conditionally. Hardsurfacing, retaining wall finish and timber shutters shall all have prior approval
-
- 6 **Application No:** 0616/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Chagford
Proposal: Replacement of existing general purpose agricultural building (22.8m x 6.9m)
Location: Higher Shapley Farm, Chagford
Decision: Grant Conditionally. Agricultural use only; building removed if redundant.
-
- 7 **Application No:** 0620/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bridford
Proposal: Construction of a milking parlour (24.4m x 13m) and general purpose livestock building (30.5m x 18.3m) with associated access and hardstandings
Location: land adj to Seven Acre Lane at Rowden Brook, Bridford Farm, Bridford
Decision: Grant Conditionally. Hardsurfacing material, slate grey roofing material and details of surface water drainage works shall have prior approval; archaeological watching brief; landscaping.
-
- 8 **Application No:** 0625/08 **District/Borough:** West Devon Borough
Application Type: Listed Building Consent **Parish:** Chagford
Proposal: Alterations to cottages including re-positioning of current dividing walls
Location: Orchard Cottage, Orchard Terr & Springfield Cottage, 5 Southcombe St, Chagford
Decision: Grant Conditionally. Internal joinery shall have prior approval; new floors shall be boarded and ceilings and walls shall be lath and lime plastered; details indicating precise position of plank and muntin screen shall have prior approval.
-

9 **Application No:** 0627/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Single storey rear extension
Location: 1 Miners Close, Ashburton
Decision: Grant Conditionally. External walls and roofing material shall match existing building; slate shall be fixed by nailing only; trees and hedgerow protection.

10 **Application No:** 0628/08 **District/Borough:** Teignbridge District
Application Type: Outline Planning Permission **Parish:** Moretonhampstead
Proposal: Agricultural worker's dwelling
Location: Lower Pinmoor, Moretonhampstead
Decision: Grant Outline Conditionally. Standard outline conditions; submission of details; agricultural occupancy only.

11 **Application No:** 0631/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Replacement of existing windows
Location: Moretonhampstead Health Centre, Moretonhampstead
Decision: Grant Unconditionally

12 **Application No:** 0633/08 **District/Borough:** Teignbridge District
Application Type: Advertisement Consent **Parish:** Ashburton
Proposal: Installation of shop fascia sign on front elevation
Location: Unit 1, Bank House, 22 West Street, Ashburton
Decision: Grant Conditionally. Cross sectional profile drawings shall have prior approval; sign shall be constructed of a wooden fascia with painted lettering.

13 **Application No:** 0634/08 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Ashburton
Proposal: Installation of shop fascia sign on front elevation
Location: Unit 1, Bank House, 22 West Street, Ashburton
Decision: Grant Conditionally. Cross sectional profile drawings shall have prior approval; sign shall be constructed of a wooden fascia with painted lettering.

14 **Application No:** 0643/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Sampford Spiney
Proposal: Polytunnel
Location: Monkswell House, Jordan Lane, Horrabridge
Decision: Grant Unconditionally

15	Application No: 0644/08	District/Borough: West Devon Borough
	Application Type: Change of Use	Parish: Horrabridge
	Proposal: Change of use from group residence to private dwelling house	
	Location: Grimstone Manor, Jordan's Lane, Horrabridge	
	Decision: Grant Unconditionally	
<hr/>		
16	Application No: 0647/08	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Peter Tavy
	Proposal: First floor extension over lean-to roof to form new bedroom and bathroom	
	Location: 4 Coombe Cottages, Peter Tavy	
	Decision: Grant Conditionally. Finishing of external walls shall match existing building; natural slate roofing material shall have prior approval and be fixed by nailing only.	
<hr/>		
17	Application No: 0649/08	District/Borough: Teignbridge District
	Application Type: Advertisement Consent	Parish: Christow
	Proposal: Erection of two free-standing entrance signs	
	Location: Teign Valley Golf Club, Christow	
	Decision: Grant Conditionally. Standard advertisement conditions.	
<hr/>		
18	Application No: 0650/08	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: North Bovey
	Proposal: Alterations, extensions and conversion of existing farmhouse to include new studio annexe	
	Location: West Yard, North Bovey	
	Decision: Grant Conditionally. Removal of Permitted Development Rights; ancillary use only; natural slate roofing material shall have prior approval; slates slate be fixed by nailing only; rooflights shall be flush fitting.	
<hr/>		
19	Application No: 0651/08	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Buckland Monachorum
	Proposal: Alterations to house including new entrance porch and replace existing flat roof extension with pitched roof	
	Location: Oak Cottage, Tavistock Road, Yelverton	
	Decision: Grant Conditionally. Roofing material shall have prior approval.	
<hr/>		
20	Application No: 0653/08	District/Borough: West Devon Borough
	Application Type: Full Planning Permission	Parish: Sticklepath
	Proposal: Two-storey extension to form annexe and extend existing garage for additional vehicle	
	Location: Taw River House, Oak Tree Park, Sticklepath	
	Decision: Grant Conditionally. External walls and roof material shall match existing building.	
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- 21 **Application No:** 0654/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Whitchurch
Proposal: Replacement of back door with a window
Location: 8 Grenofen Manor, Grenofen, Tavistock
Decision: Grant Unconditionally
-
- 22 **Application No:** 0655/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: New conservatory to front elevation of dwelling
Location: Pigeon Post, Burrator Road, Dousland
Decision: Grant Conditionally. Timber boarding shall match existing building.
-
- 23 **Application No:** 0657/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Horrabridge
Proposal: Replacement dwelling
Location: Abbots Lea, North Road, Yelverton
Decision: Grant Conditionally. Removal of Permitted Development Rights; external joinery shall receive a stained finish; natural slate roofing material shall have prior approval and be fixed by nailing only; landscaping; retention of hedgebanks.
-
- 24 **Application No:** 0659/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** South Tawton
Proposal: Erection of pig grower building (22.6m x 4.2m) to replace existing
Location: Tor View, Whiddon Down
Decision: Grant Conditionally. Removal upon redundancy; landscaping.
-
- 25 **Application No:** 0660/08 **District/Borough:** West Devon Borough
Application Type: Change of Use **Parish:** Dartmoor Forest
Proposal: To change a footpath to garden use
Location: 7 Woodville Avenue, Princetown
Decision: Grant Unconditionally
-
- 26 **Application No:** 0662/08 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** South Brent
Proposal: Conversion of barn to residential unit
Location: Homer Stidston, Stidston, South Brent
Decision: Refused. Size and location would constitute an unjustified unit of open market accommodation in open countryside location; increased need for travel by private transport; contrary to policy.
-

27 **Application No:** 0665/08 **District/Borough:** South Hams District
Application Type: Full Planning Permission **Parish:** Harford
Proposal: Partial demolition of existing garage and erection of replacement garage incorporating bat loft and swallow loft
Location: Butterbrook House, Harford
Decision: Grant Conditionally. Natural slate roofing material shall have prior approval and be fixed by nailing only; garage doors shall be of vertical timber boarded construction; private use only; species protection.

28 **Application No:** 0666/08 **District/Borough:** South Hams District
Application Type: Listed Building Consent **Parish:** Harford
Proposal: Partial demolition of existing garage and erection of replacement garage incorporating bat loft and swallow loft
Location: Butterbrook House, Harford
Decision: Grant Conditionally. Natural slate roofing material shall have prior approval and be fixed by nailing only; garage doors shall be of vertical timber boarded construction.

29 **Application No:** 0668/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Two-storey extension to provide new kitchen/dining room and bedroom
Location: Loxtor Wrey, Lustleigh
Decision: Grant Conditionally. External walls, window frames and roof material shall all match existing; species protection.

30 **Application No:** 0669/08 **District/Borough:** Teignbridge District
Application Type: Listed Building Consent **Parish:** Lustleigh
Proposal: Addition of kicking stone to north corner of cottage
Location: Stable House Cottage, Lustleigh
Decision: Grant Unconditionally

31 **Application No:** 0674/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bridford
Proposal: Demolition of existing porch and construction of single storey garden room extension
Location: The School House, Bridford
Decision: Grant Conditionally. External walls shall match existing; natural slate shall have prior approval and be fixed by nailing only; new windows shall receive a painted finish.

32 **Application No:** 0676/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Gidleigh
Proposal: Timber sheds for home office use/garden room/log store and dismantling of existing
Location: Broadymead, Gidleigh
Decision: Grant Conditionally. Slate grey roofing material shall have prior approval; all new external timber shall be stained dark brown.

33 **Application No:** 0678/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Tavistock
Proposal: Erection of vehicle repair workshop
Location: Pitts Cleave Quarry Industrial Estate, Pitts Cleave, Tavistock
Decision: Grant Conditionally. Surfacing, external facing and roofing materials shall all have prior approval.

34 **Application No:** 0680/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Conservatory to side of dwelling
Location: 5 Lopes Road, Dousland
Decision: Grant Unconditionally

35 **Application No:** 0683/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Buckland Monachorum
Proposal: Replacement of existing concrete driveway with brickweave paving
Location: 7 Vixen Tor Close, Yelverton
Decision: Grant Unconditionally

36 **Application No:** 0684/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bridford
Proposal: Construction of wildlife pond with adjoining wetland
Location: Holte Barn, Bridford
Decision: Grant Conditionally. Landscaping.

37 **Application No:** 0685/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Peter Tavy
Proposal: Loft conversion to include repairs to roof
Location: Hillcrest, Peter Tavy
Decision: Refused. Size, proportions, materials and appearance would be out of character with surrounding properties; contrary to policy.

-
- 38 **Application No:** 0686/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Dunsford
Proposal: Repair and conversion of lean-to store incorporating new garden room
Location: East Down, Dunsford
Decision: Grant Conditionally. Natural slate roofing material and all new external joinery shall have prior approval.
-
- 39 **Application No:** 0689/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Bridford
Proposal: Alteration in height of a 0.75m diameter dish from 10m to 17m above ground level
Location: Arqiva Transmitting Station, Woodlands Farm, Dunsford
Decision: Grant Conditionally. Dish antenna shall be coloured goosewing grey, removal upon redundancy.
-
- 40 **Application No:** 0690/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Two-storey rear extension to form self-contained ancillary accommodation
Location: 55 Glebelands, Buckfastleigh
Decision: Refused. Size and design would have an unacceptable impact on character and appearance of area and unacceptable impact on amenity of neighbouring residents; contrary to policy.
-
- 41 **Application No:** 0702/08 **District/Borough:** West Devon Borough
Application Type: Prior Notification **Parish:** Gidleigh
Proposal: Lean-to extension (162sqm) to existing building
Location: Moortown Farm, Gidleigh, Chagford
Decision: No objection
-
- 42 **Application No:** 0703/08 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Ashburton
Proposal: Replacement of flat roof with pitched roof
Location: 13 Long Park, Ashburton
Decision: Grant Conditionally. External walls and roofing materials shall have prior approval; garage doors shall be of vertical timber boarded construction.
-
- 43 **Application No:** 0704/08 **District/Borough:** South Hams District
Application Type: Prior Notification **Parish:** Buckfastleigh West
Proposal: Livestock building (12.5m x 9m)
Location: Scorrison Down Farm, Scorrison
Decision: Objection. Isolated location away from existing farmhouse and farmbuildings, long and visible access track and unacceptable impact on landscape; location within Section 3 Woodland; contrary to policy.
-

44 **Application No:** 0746/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Burrator
Proposal: Re-roofing work alterations to include rooflights and flue to facilitate conversion of roofspace
Location: Southlake Spring, Dousland
Decision: Grant Conditionally. Slate shall be fixed by nailing only; ancillary use only.

45 **Application No:** 0761/08 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Lydford
Proposal: Replacement porch, side extension and garden room and alterations to bay windows
Location: Hartswood, Lydford
Decision: Permitted Development

CHRIS FRANCE