

NPA/DM/11/022

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

13 May 2011

MONITORING AND ENFORCEMENT

Report of the Director of Planning

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Item No. **Description**

1. ENF/0085/11 - Unauthorised change of use of agricultural land to domestic curtilage including the provision of a shed/summerhouse, gazebo with hardstanding, and domestic pond with rockery and associated planting, Land adjacent to The Old Barn, Dunsford
2. ENF/0113/11 - Unauthorised change of use of land - agriculture to garden, Land south of 2 Myrtle Cottage, Church Lane, Christow

1 Enforcement Code: **ENF/0085/11**
Grid Ref: **SX818888**

District/Borough: **Teignbridge District**
Parish: **Dunsford**
Officer: **Nick Savin**

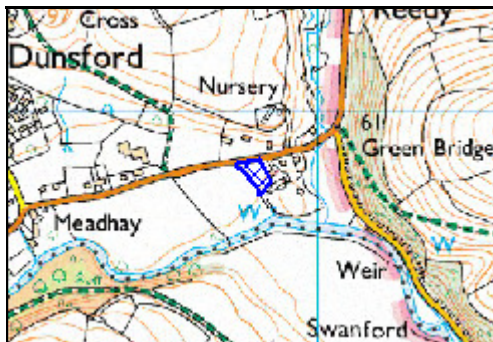
Description: **Unauthorised change of use of agricultural land to domestic curtilage including the provision of a shed/summerhouse, gazebo with hardstanding, and domestic pond with rockery and associated planting**

Location: **Land adjacent to The Old Barn, Dunsford**

Land owner: **Mr D Byrne**

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 non-agricultural use of the land
2. Secure the removal of the unauthorised shed/summerhouse
3. Secure the removal of the unauthorised gazebo and associated hardstanding and
4. Secure the removal of the unauthorised pond and associated domestic planting and
5. Restore the land to its former condition.

Location Plan



Block Plan



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Planning History (Enforcements)

ENF/0293/09 Holiday let being used as permanent dwelling

Relevant Structure and Local Plan Policies

CO2 - Conservation National Park
COR1 - Sustainable Development
COR3 - National Park Landscape
COR4 - Built Environment
COR11 - Tranquility

Representations & Parish/Town Council Comments

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

Observations

The land in question is adjacent to The Old Barn, Dunsford which is situated on the outskirts of the village some 750m south east of its centre on the southern side of the B3212.

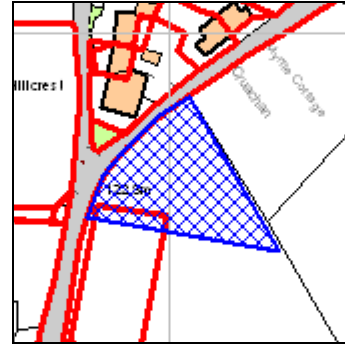
In December 2009 a report alleged full time residential use of a former agricultural building. The building had previously been the subject of a successful application for conversion to a holiday let, reference 0761/05. Investigations confirmed that full time residential use had been ongoing since approximately the middle of 2009, although the exact date is unknown although Teignbridge District Council Building Control confirmed that the building works to the barn had been signed off in July 2009.

Associated with the full time residential use (which is subject to separate enforcement action) it was noted that an area of land of approximately 2 acres adjacent to the barn was being used as domestic curtilage. On the land the owner had constructed a pond with a rockery and bounded it with domestic plants; he has constructed a small gazebo like structure with an area of hardstanding adjacent to it and in the corner of the land abutting the road is a large shed/summerhouse.

The owners have recently re-applied for permission for holiday use of the barn and the associated conversion works, planning reference 0604/10, as it was concluded that the original 2005 permission had never been implemented. Permission was granted in January 2011 and included a modest curtilage adjacent to the barn which enclosed a driveway to the B3212, associated turning circle and a small area for domestic curtilage.

The owner has been made aware that the change of use of the land and associated building and engineering works carried out outside the approved curtilage are unauthorised, but to date no effort has been made to remove the unauthorised structures and return the land to its former condition. Accordingly it is now considered appropriate to seek authorisation for legal action to secure the removal of the unauthorised structures from the land and restore the land to its former condition and use.

2	Enforcement Code: ENF/0113/11	District/Borough: Teignbridge District
	Grid Ref: SX835846	Parish: Christow
		Officer: Brian Corcoran
Description:	Unauthorised change of use of land - agriculture to garden	
Location:	Land south of 2 Myrtle Cottage, Church Lane, Christow	
Land owner:	Ms S Cann	
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 domestic use of the land, 2. Secure the removal of the unauthorised swimming pool; 3. Secure the removal of any additional domestic paraphernalia and; 4. Restore the land to its former condition	
	Location Plan	Block Plan



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Planning History (Enforcements)

ENF/0108/10 Unauthorised commercial use of manege.

Relevant Structure and Local Plan Policies

CO2 - Conservation National Park
COR1 - Sustainable Development
COR3 - National Park Landscape
COR4 - Built Environment
COR11 - Tranquility

Representations & Parish/Town Council Comments

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

Observations

The land in question is situated on the opposite side of Church Lane to Mrytle Cottage, on the southern edge of Christow village.

In May 2010, the Authority received a report that a horse manege which had been granted permission for private domestic use only in 2007 was being used for commercial purposes. A subsequent Planning Contravention Notice refuted such claims and the case was closed.

However, part of the agricultural land is being used as a domestic garden. The owner claims that this area of the field has been used as an extension to her small garden since her children were born. The landowner has further stated that her eldest son is now eleven and that they have spent more time in this part of the field than they have their garden, stating that they barbecue and entertain there. There is also a large (8m by 4m) semi-rigid above ground swimming pool on the land, which the owner claims has been there for "several years". As such, the landowner does not consider that this part of the field is agricultural but amenity land.

Further investigations and analysis of aerial photographs suggest that infact the field has not been used as amenity land for the stated length of time. On requesting that the owners cease this use of land, they stated they would not be removing the swimming pool from the field.

Given the unauthorised change of use of land and the failure to secure a negotiated settlement, it is now considered necessary to seek authorisation for legal action to secure the cessation of this use of land and removal of the unauthorised swimming pool.

STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

13 May 2011

CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES

Report of the Director of Planning

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

1 Grid Ref: **SX595548** District/Borough: **Teignbridge District Council**
Officer: **Chris Hart** Parish: **Ashburton**
Proposal: **Outline application for residential development with all matters reserved**
Location: **Land off Pitley Lane, Dolbeare, Ashburton**

Recommendation: **NO OBJECTION, subject to consideration of retention of the mature hedgerow surrounding the site and provision of footway links**

A notification has been received in respect of residential development on a green field site adjacent to the National Park boundary at Dolbeare, Ashburton. The site comprises 0.60 hectares (1.5 acres) of grazing pasture bounded by mature hedgerows. It lies at the eastern side of the A38 Devon Expressway, approximately 150 metres from the National Park boundary, adjacent to the Linhay junction providing access to the north eastern part of Ashburton.

The application is for outline planning permission to erect 14 dwellings, seven of which are to be affordable houses to meet identified local needs. The site has a road frontage onto Pitley Lane, a narrow, single track road which, in turn, leads onto the slip road linking with the A38 junction at Linhay.

The site is in close proximity to Dolbeare Farm and the residential properties that make up this small hamlet alongside the A38. It is both physically and visually separate from the main part of Ashburton town which lies on the western side of the A38.

Viewed from the higher ground to the west within the National Park the site is visible, however, development would be screened by the mature hedgerows that surround the site, assuming that these would be kept. While it lies beyond the current built form of the settlement it is within 150 metres of the existing development at Linhay and residential properties at Hospital Lane, Ashburton. It is noted that there are no footways linking the

site within the settlement – a significant issue given the volume and speed of traffic on the slip road.

In visual terms the development of this plot would not directly impact on National Park interests or adversely affect the character of the area bordering the National Park.

The recently undertaken Strategic Housing Land Availability Assessment (within the National Park) has identified one site for potential development. This proposed development will not adversely affect that proposal.

In summary, this is a small development which will not adversely affect National Park interests and will assist in the provision of a small number of affordable local needs dwellings in this location. No objection has been raised.

2 Grid Ref: **SX595548**

District/Borough: **South Hams**

Officer: **Dan Janota**

Parishes: **Yealmpton, Ermington, Sparkwell**

Proposal: **New England Resource Recovery Centre**

Location: **New England Quarry, near Lee Mill**

Recommendation: **That the Authority objects to the application on the grounds it would have an unacceptable impact upon the setting of the Dartmoor National Park and that there is currently insufficient information provided to ensure that the development would not have an unacceptable impact upon habitats and protected species within the Dartmoor National Park.**

Introduction

Reports have been brought previously to the committee (in April 2010, and April 2011) regarding progress of the above application with Devon County Council for an Energy from Waste (EfW) facility at New England Quarry, near Lee Mill.

The proposed development consists primarily of the following elements:

- A new access road to the A38 at Lee Mill, incorporating a bridge over the River Yealm and a gatehouse with weighbridge
- The construction of a waste reception building, Energy from Waste (EfW) facility, and Incinerator Bottom Ash recycling facility
- Construction of a range of ancillary uses including offices, welfare facilities, a visitor centre and parking facilities
- The infilling of the quarry void with inert waste to proposed pre-settlement landform including progressive capping and restoration

New England Quarry lies 1km south of the A38 at Lee Mill. The application site totals 30 Hectares. The proposed location of the building would be 3.4km from the Dartmoor National Park boundary at its closest point and 4.6km from Cornwood, the nearest

settlement within the National Park. The site is 2.6km from the boundary of the South Devon AONB.

The main EfW facility will be enclosed within a single building. This dome shaped structure sits on the site at 60m AOD; it has a gross diameter of 125m and an external height of 40m. Two chimney stacks of 1.5m in diameter extend from the top of the building to a height of 90m above ground level. Adjoining the main dome will be a bottom ash store, air cooled condensers and the waste reception building. The site would operate on a 24 hour basis throughout the year with the majority of deliveries taking place between 07.00 and 17.00.

Background

- The application process

The application was submitted to the County Council in early 2010, the proposal was supported by an extensive Environment Impact Assessment (EIA). In April 2010 the Authority responded to the County Council Regulation 19 (requests for further information) consultation with concerns regarding the policy context of the application, and requesting the developers provide further information on design, landscape assessment, ecological impact and the market impact of Incinerator Bottom Ash (IBA).

Officers have worked closely with the County Council, South Hams District Council, the Environment Agency and Natural England in order to pool expertise in assessing the potential impact of the proposal.

- The policy context

The applicant states that the proposal is based on a strong policy position being on a site allocated under policy WPP1 in the Devon County Waste Local Plan. Whilst this may be an allocated site the scale of this proposal would appear to be contrary to the overarching strategy of the Waste Local Plan. That strategy is for a decentralised approach of between four and six locations for strategic waste management facilities to deal with all types of waste in, or close to the principle urban areas and sub-regional centres.

This Authority reviewed the implications of the Devon County Waste Local Plan on this basis and it is notable that there is no consideration of the Dartmoor National Park as a constraint on the allocation of New England Quarry. It is clear that the County Council intended that a proposal on this site would not be of such a scale as to impact upon the Dartmoor National Park. It is on that basis that this Authority raised no concerns about the allocation of the New England site in the Waste Local Plan.

It would be important therefore that the County Council considers this application under policy WPP4 (consideration of proposals at sites not allocated in the plan) and requires, accordingly, that the proposal demonstrates that it would “contribute to the achievement of an integrated and sustainable waste management strategy for the County”. The principle of a strategy that requires a significant development which will impact on the National Park, as well as an increase in traffic along roads adjoining the National Park, must then be carefully scrutinised by the Council.

- The waste management contract

The application comes as a response to a need identified by the South West Devon Waste Partnership (SWDWP) to divert residual municipal waste from the County landfill sites. The Partnership comprises Devon County Council, Plymouth City Council and Torbay Council. The SWDWP aims to develop a single facility to deal with waste from the Plymouth, South Hams, Teignbridge, West Devon and Torbay areas. The Partnership states that it favours EfW as its preferred approach.

The SWDWP has now signed a contract with MVV Umwelt to provide a 25 year residual waste treatment solution for the partnerships waste. MVV is proposing a 245,000 tonne EfW plant located in North Yard, Devonport and intends to submit planning and environmental permit applications for this in spring 2011.

The potential impacts upon the National Park

- Landscape character and visual impact

The potential impact of the development upon the local landscape is a cause for significant concern. The design rationale, queried by officers, remains confused as it uses materials which aim to help the building recede into its landscape setting whilst striving to be a modern, bold, landmark building. The scale of the building together with the chimney stacks mean it would be significant structure in this part of Devon and impact upon the character of this area of the South Hams.

An extensive landscape and visual impact assessment has been undertaken as part of the EIA. Significantly revised following the Regulation 19 process (requests for further information) the assessment now includes wire frame drawings, photographs, photomontages showing the building including the plume from the stack and the development at night. Importantly officers have questioned the methodology used in this assessment in respect of its ability to accurately represent the scale and impact of the building as it would be seen from certain viewpoints. The developer has defended its approach, and in response County Council officers have prepared larger single frame images which the Authorities believe to be a more accurate representation.

The site is within an area to the south of the A38 dual carriageway characterised by agricultural landuse, rolling fields bounded by hedges, small farmsteads and settlements and small areas of woodland. To the north of the site lies the Lee Mill Industrial Estate, with Ivybridge to the northeast. Plympton and the Langage Industrial Estate lie approximately 3km to the west/northwest. The china clay quarries at Lee Moor are approximately 8km to the north.

Whilst the visibility of the building within the landscape is important, its impact upon landscape character and the setting of the National Park (and South Devon AONB) are key in respect of quantifying the impact of the proposal.

From the south of the site (viewpoints M and I) the proposal would be seen against the backdrop of the National Park including the moorland slopes of Hanger Down, Henlake Down and Western Beacon.

Material has been provided to assess the impact of the proposal from viewpoints within the National Park (these are (A) Rook Tor, (S) Hanger Down and (F) Henlake Down). Each of

there is an area open to public access, popular with walkers and with extensive panoramic views to the south and into the AONB beyond the development site. Whilst the site will be viewed from some distance (the closest being Henlake Down approximately 4km from the site) the scale of building and its stacks mean it will be visible from these locations.

From Henlake Down the site is seen with Ivybridge (including Endsleigh Garden Centre) in the foreground, though in a predominantly rural setting with the gas fired power station at Langage marking the edge of Plymouth some 6km away. From this location the impact of the New England EfW plant would be of a significantly greater magnitude than Langage, and seen as an isolated industrial form in an otherwise rural setting.

Whilst viewpoint S at Hanger Down has been identified for the purposes of preparing visualisations, it is important to note that this is an extensive area of access land stretching 2km from southeast to northwest. Popular with walkers this area has unbroken panoramic views of almost 360 degrees including the open moorland of Butterdon Hill to the east, across the South Hams and over Plymouth and beyond to the west. Despite views towards Langage and Plymouth, the view is again overwhelmingly rural with the site of the New England EfW seen as an isolated and alien form in a rural setting.

It is important to note the facility would operate 24 hours a day. Whilst the majority of deliveries would take place 07.00 and 17.00 operations inside the building would continue through the night. The design of the building incorporating transparent panels around the top of the dome would result in a 'halo' effect of escaping light. Furthermore the 90m twin stack chimneys are specified with aircraft warning lights at 45m and 90m on each stack.

The proposed EfW facility would be visible from a number of sensitive locations within the Dartmoor National which would draw the eye as a large isolated industrial structure in an area of predominantly rural character. Views into the National Park would also be impacted by the proposal. It is therefore considered that the development would have an unacceptable impact upon the landscape character of the area, and the setting of the Dartmoor National Park. Such a proposal would thus be contrary to policies CO1 (landscape character) and CO2 (National Parks) of the Devon Structure Plan (2004). The proposal would also impact upon the ambition set out in the Dartmoor National Park Management Plan (2007) which aims that "Dartmoor will provide the opportunity to experience solitude, peace dark night skies and a sense of space".

- Potential impact upon barbastelle bat populations

The New England proposal incorporates an 8m wide access road stretching south from the A38 at Lee Mill for a distance of 1.5km. The construction of the road requires the removal of a section of Ancient Woodland. In the Regulation 19 response (requests for further information) this Authority requested further research was carried out in order to investigate the potential impact of the removal of this woodland upon a barbastelle bat maternity roost within the National Park.

The known roost is within Dendles Wood, part of the Dartmoor Special Area of Conservation (SAC – a site of European importance). Whilst all bats are protected the barbastelle is a particularly rare species and the Dartmoor maternity roost is one of only a few known roosts in the UK. Whilst the bats are currently not a 'qualifying feature' of the Dartmoor SAC this is merely due to the fact that the presence of the species was discovered after the site was designated. Natural England has indicated all likelihood that the bats would become a qualifying feature of the SAC when the site is next reviewed.

Radio tracking studies of this roost have previously (not related to this application) been undertaken which indicate bat flyways extend along the river Yealm to the A38 (where the study stopped). It is likely therefore that the species uses the ancient woodland corridor of the application site.

The applicant is currently undertaking a survey; the initial findings have identified trees which have high potential to support bat roosts. This study has not been completed however and the next steps would be to identify firstly whether bats are present, and if so to establish whether the removal of the trees could impact upon this protected species, and therefore the integrity of the maternity colony within the National Park.

Until this work has been completed this Authority cannot be certain that the development would not impact upon this rare protected species.

- **Air Quality**

The proposal for an EfW facility downwind of habitats of European Importance (Dartmoor Special Area of Conservation(SAC)) has understandably raised questions around the ability of the habitat to tolerate the potential impact of airborne emissions. It was noted in the committee report of April 2010 that the Authority does not have sufficient expertise in certain fields to judge the potential impact of this proposal and air quality is one such specialism.

The Environment Agency (EA) as the national body responsible for environmental protection is currently processing an environmental permit application for the operation of the New England EfW facility. This permit process will ensure the operation of the facility does not have an impact upon human health. As part of this permitting process the EA is in the role of 'competent authority' in respect of the Habitat Regulations. This means the EA is taking responsibility for carrying out the Habitat Regulations Assessment which is required to ensure the proposal would not impact upon the integrity of European Sites (including the Dartmoor SAC).

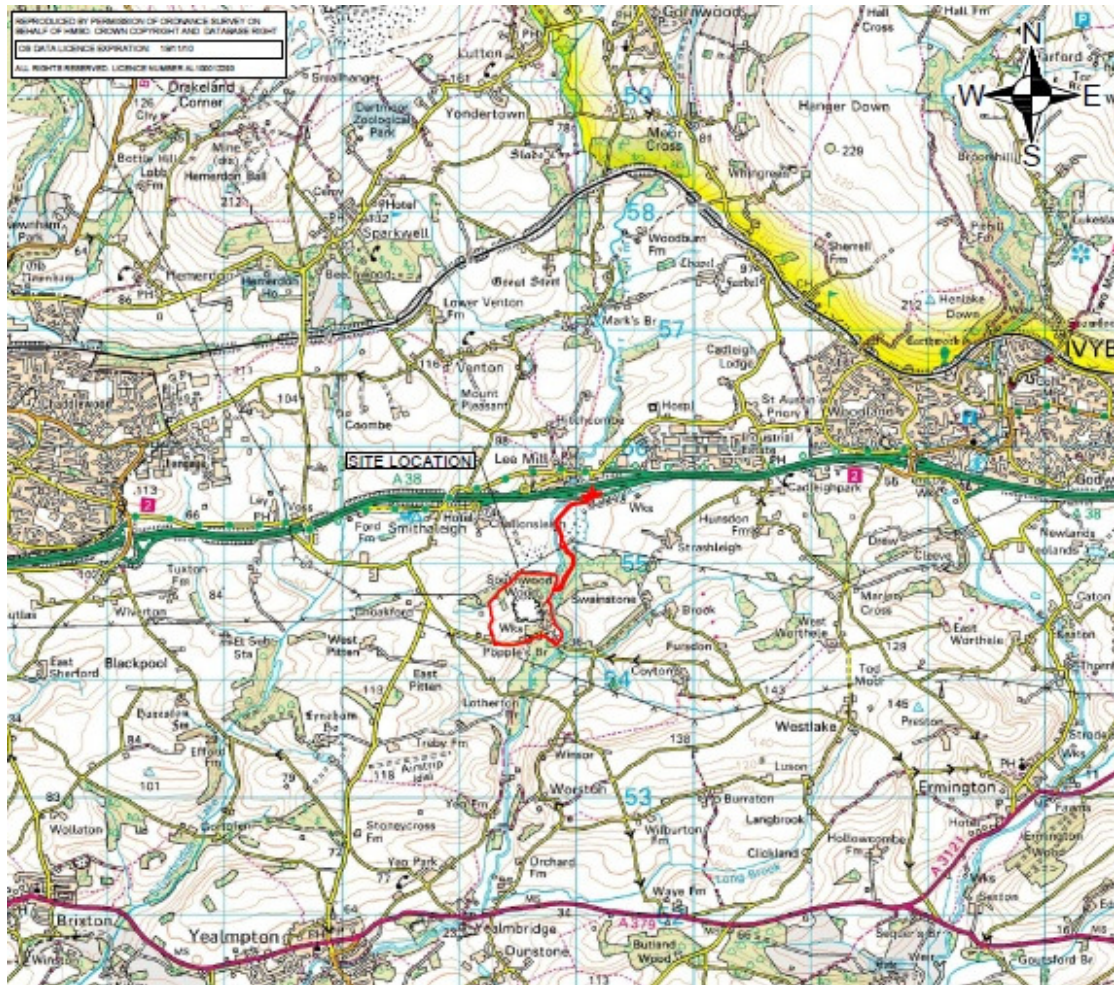
The Agency has noted concerns regarding the potential impact of air quality in respect of the tolerance levels of sensitive habitats (specifically bog habitat) within the Dartmoor SAC. Detailed investigation of this issue is being carried out by the Agency's Air Quality Monitoring and Assessment Unit. Until the Agency has concluded this process there would be concerns that there is the potential for the operation of the EfW facility to have an adverse impact on habitats of European importance within the Dartmoor National Park.

Conclusion

In conclusion it is recommended the Authority objects to the planning application on the basis

- 1) That the proposed development would have an unacceptable impact upon the landscape character of the area, and the setting of the Dartmoor National Park.
- 2) That there is currently insufficient information provided to ensure that the development would not have an unacceptable impact upon a barbastelle bat maternity colony within the Dartmoor SAC

- 3) Until the Environment Agency has concluded through the Habitat Regulations Assessment that there would be no impact upon the integrity of the Dartmoor SAC as a result of emissions, that there would potential for the operation of the EfW facility to have an adverse impact on habitats of European importance within the Dartmoor National Park.



STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

13 May 2011

APPEALS

Report of the Director of Planning

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

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

1 Application No: C/11/2149857 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Operational development consisting of the erection of a dwelling house on the land
Location: **Land at Rosebarn Nursery, Ausewell, Ashburton**
Appellant: **Mrs K Palmer**

2 Application No: C/11/2149861 District/Borough: Teignbridge District
Appeal Type: Enforcement Notice Parish: Ashburton
Proposal: Material change of use in the land to a mixed use for agriculture and residential purposes.
Location: **Land at Rosebarn Nursery, Higher Ausewell, Ashburton**
Appellant: **Mrs K Palmer**

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

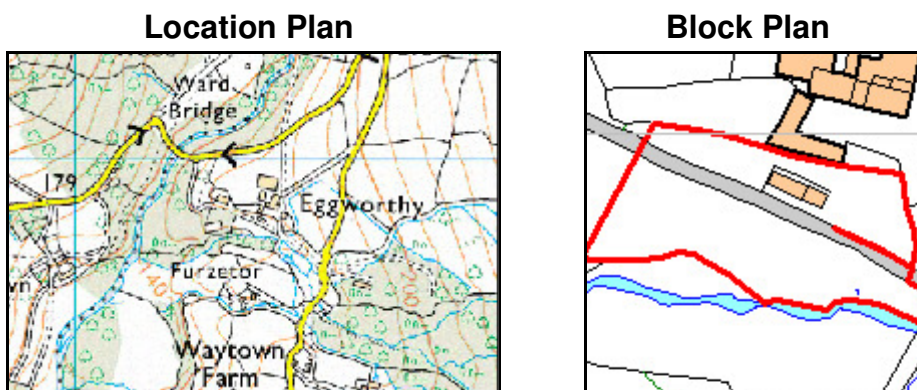
1 Application No: D/11/2145581 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Burrator
Proposal: Extension to dwelling
Location: **Eggworthy Cottage, Sampford Spiney**
Appellant: **Mr J Campbell**
Decision: **DISMISSED**

The main issue was defined as the effect of the proposal on the character and appearance of the existing building and its surroundings.

The Inspector considered that the proposed extension bears little or no relationship to the existing building's height, scale or mass. The fact that the proposal may not be visible from the

public domain is not a good reason to grant permission. Similarly an argument that it would result in a building similar in size, scale and proportion to one that may have historically have existed on site was also afforded little weight.

It was concluded that the proposal would be an over dominant, incongruous addition, harmful to the character and appearance of the existing building in its National Park setting contrary to Policies COR1 and COR4.



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2 Application No:	D/11/2146110	District/Borough:	Teignbridge District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Dunsford
Proposal:	Erection of a garden pavilion		
Location:	Springfield, Dunsford		
Appellant:	Mr M Purton		
Decision:	ALLOWED		

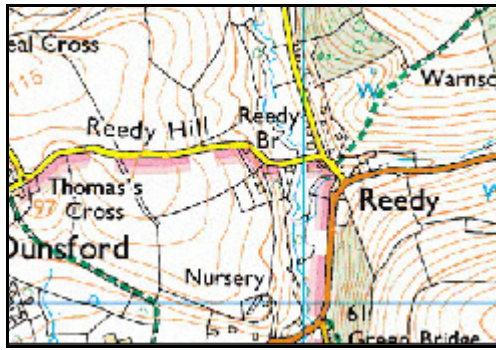
The main issue was identified as the effect the proposed pavilion would have on the character and appearance of its site and surroundings and on the wider landscape of the national park.

The Inspector acknowledged that the proposed building would be large but took into account its location on land already cut into a hillside to provide a tennis court, and which would therefore provide a backdrop of rising ground. This together with the scale, layout, low key agricultural appearance and screening by mature trees would make the development appropriate to the site and surroundings, in line with Core Strategy Policy COR4.

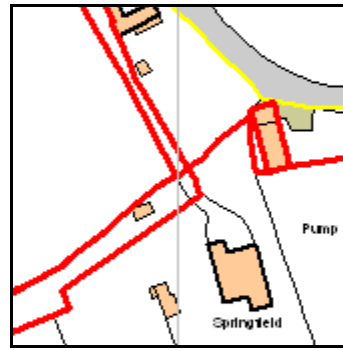
In respect of the impact on the wider landscape, the Inspector opined that the pavilion would be visible to some degree from some vantage points. However the screening by trees, backdrop of rising ground, walls with a natural timber finish and a planted sedum roof would allow the development to conserve the character and quality of the local landscape and wider countryside. This would be in accordance with Structure Plan Policy CO2 and Core Strategy Policies COR1, COR3 and COR4.

It was noted by the Inspector that the building is of a size and form capable of use as a dwelling, so a condition to ensure ancillary use only was imposed along with conditions relating to the construction and appearance of the building.

Location Plan



Block Plan



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STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

13 May 2011

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

Report of the Director of Planning

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 Stephen Belli)

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

1	Application No: 0008/11	District/Borough: Teignbridge District
	Application Type: Certificate of Lawfulness for an existing use	Parish: Bridford
	Proposal: Use of land for the siting of two mobile homes used for residential purposes.	
	Location: Land at Swannaford House, Bridford in the County of Devon, as is more particular	
	Decision: Certificate not issued	
<hr/>		
2	Application No: 0012/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Widecombe-in-the-Moor
	Proposal: Installation of ground mounted PV panel array for domestic use involving a change of use of agricultural land	
	Location: Chittleford Farm, Widecombe-in-the-Moor	
	Decision: Grant Conditionally. South east boundary shall be enclosed by a fence of post, rail and wire construction; panels shall be removed when redundant	
<hr/>		
3	Application No: 0018/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Buckfastleigh
	Proposal: Demolition of existing ground floor rear extensions and replace with new rear ground floor extension	
	Location: 15 Plymouth Road, Buckfastleigh	
	Decision: Grant Conditionally. Roof to be natural slate a sample of which to be submitted for prior approval.	

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- 4 **Application No:** 0026/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - **Parish:** Lydford
Householder
Proposal: Relocation of garage from original approved position (ref 0232/09)
Location: Heather, Lydford
Decision: Grant Conditionally. Natural slate shall have prior approval; slates to be fixed by nailing only; vertical boarded timber doors.
-
- 5 **Application No:** 0030/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - **Parish:** Buckland Monachorum
Householder
Proposal: Erection of garage/games room
Location: Gussy Park, Clearbrook, Yelverton
Decision: Grant Conditionally. Species protection; protective fencing to be constructed for all trees, shrubs and hedges to be retained; roof to be covered in natural slate, fixed by nailing only; ancillary use only; external timberwork to be stained, sample of slate and stained timber to have prior approval.
-
- 6 **Application No:** 0033/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Dartmoor Forest
Proposal: Installation of 18 photovoltaic panels on the rear (south) elevation of fire station and a domed solar 'light catcher' on the north elevation and a domed solar catcher in north facing lower roof slope
Location: Fire Station, Station Road, Princetown
Decision: Grant Unconditionally
-
- 7 **Application No:** 0039/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Horrabridge
Proposal: Erection of a pair of semi-detached dwellings (one intermediate and one open market)
Location: 40 Station Road, Horrabridge
Decision: Refused. Damage to tree; insufficient off-street car parking; scale and design detrimental to setting of conservation area.
-
- 8 **Application No:** 0043/11 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Buckfastleigh
Proposal: Renewal of permission ref 0017/08 for the restoration of existing dilapidated barn and conversion into domestic ancillary accommodation
Location: The Stables, Jordan Street, Buckfastleigh
Decision: Grant Conditionally. Ancillary use only; roof shall be covered in natural slate and fixed by nailing only; external joinery shall be stained dark brown or black; contamination scheme to be submitted; sample of slate and stained timber shall have prior approval; rooflights shall be conservation style.
-

9	Application No: 0044/11	District/Borough: West Devon Borough
	Application Type: Approval of Details	Parish: South Tawton
	Proposal: New dwelling and curtilage with vehicle access including the addition of garage and recycling store (amendment to previously approved 0297/08)	
	Location: land adj to Meadowside, Zeal Head, South Zeal	
	Decision: Refused. By virtue of the additional floor area the proposal is contrary to policy.	
<hr/>		
10	Application No: 0045/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Hennock
	Proposal: Single storey extension to create additional bedroom and utility room	
	Location: Twizzle Tree Cottage, Hennock	
	Decision: Grant Conditionally. External joinery to be painted; roofing material to have prior approval; work to cease if contamination found.	
<hr/>		
11	Application No: 0047/11	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Mary Tavy
	Proposal: Erection of single storey extension with pitched roof and a lean-to conservatory	
	Location: Tanera Mor, Station Road, Mary Tavy	
	Decision: Grant Conditionally. Materials to be used shall match existing.	
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12	Application No: 0049/11	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Horrabridge
	Proposal: Removal of covered terrace and concrete shed to be replaced with conservatory	
	Location: 7 St Johns Road, Horrabridge	
	Decision: Grant Conditionally. Glazing in south elevation shall be obscured glass.	
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13	Application No: 0052/11	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: South Brent
	Proposal: Extension to dwelling including new first floor accommodation, double garage, change of use of part of paddock to garden, incorporating levelling works and re-surfacing of agricultural track	
	Location: Tor Park, Lutton, South Brent	
	Decision: Grant Conditionally. Natural slate and ridge tiles shall have prior approval; slate to be fixed by nailing only; vertical boarded timber doors; balcony balustrade, surfacing materials and external joinery shall have prior approval; new hedgerow to be planted within twelve months of commencement.	
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- 14 **Application No:** 0055/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - **Parish:** Drewsteignton
Householder
Proposal: Erection of summerhouse and decking in garden
Location: Baliffs Cottage, Sandy Park, Chagford
Decision: Grant Conditionally. Ancillary use only; external timber shall be painted or stained in a colour which shall have prior approval.
-
- 15 **Application No:** 0057/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** South Tawton
Proposal: A small low level skate park to extend the age range of play equipment in a community recreation ground
Location: Recreation Ground, South Zeal
Decision: Grant Conditionally. Retention of trees or hedges shall be removed along the south-west or north-west boundaries.
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- 16 **Application No:** 0059/11 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - **Parish:** Ashburton
Householder
Proposal: Two-storey extension to side of house (revised design of permission ref 0280/10)
Location: Ilex House, Bickington
Decision: Grant Conditionally. Materials shall match those on the existing building
-
- 17 **Application No:** 0061/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Tavistock
Proposal: Erection of timber framed storage shed (10m x 5m)
Location: Old Sugar Mill, Harford Bridge, Tavistock
Decision: Grant Conditionally. Roof shall be clad in corrugated material which shall have prior approval.
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- 18 **Application No:** 0062/11 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission - **Parish:** Lustleigh
Householder
Proposal: New roof with bedroom and bathroom accommodation and single storey living room extension
Location: Grove, Cleave, Hammerslake, Lustleigh
Decision: Grant Conditionally. Slates to be fixed by nailing only; slates to have prior approval; rooflights to be fixed flush with outer face of roof.
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- 19 **Application No:** 0063/11 **District/Borough:** Teignbridge District
Application Type: Certificate of Lawfulness **Parish:** Christow
for an existing use
Proposal: Use of building and land as a single dwelling house (C3) (refer to notes)
Location: Land at Foxgrove Farm, Christow
Decision: Certificate issued
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20	Application No: 0067/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bovey Tracey
	Proposal: Extensions to first floor and roofspace	
	Location: 11 & 12 Hawkmoor Cottages, Bovey Tracey	
	Decision: Refused. Siting, scale and design would have a detrimental impact on character of property and this part of the National Park	
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21	Application No: 0068/11	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Drewsteignton
	Proposal: Installation of 34 photovoltaic solar modules to south facing roofslope of barn	
	Location: Woodbrooke Farm, Drewsteignton	
	Decision: Grant Unconditionally	
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22	Application No: 0069/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Widecombe-in-the-Moor
	Proposal: Erection of a single storey extension, formation of rooms in roof and new patio	
	Location: Bonehill Bungalow, Widecombe-in-the-Moor	
	Decision: Grant Conditionally. Materials shall match existing finishes; rooflights to be conservation style; joinery to be painted; stonework shall be laid in traditional manner; balustrade detail shall have prior approval.	
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23	Application No: 0070/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Moretonhampstead
	Proposal: Erection of replacement garden shed	
	Location: Ducksmoor Cottage, Docombe	
	Decision: Grant Conditionally. External timber shall be stained dark brown or black	
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24	Application No: 0071/11	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Horrabridge
	Proposal: Extension and alterations to dwelling	
	Location: 1 Sortridge Park, Horrabridge	
	Decision: Grant Conditionally. Materials used shall match existing.	
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25	Application No: 0072/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Bovey Tracey
	Proposal: Installation of photovoltaic solar panels to south facing roofslope	
	Location: The Old Stables, Lower Brimley, Bovey Tracey	
	Decision: Grant Unconditionally	

26	Application No: 0075/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission - Householder	Parish: Ashburton
	Proposal: Single storey extension with pitched roof to front of bungalow	
	Location: 50 Long Park, Ashburton	
	Decision: Grant Conditionally. External walls and roof shall match existing.	
27	Application No: 0077/11	District/Borough: South Hams District
	Application Type: Full Planning Permission	Parish: Ugborough
	Proposal: Agricultural building (64sqm)	
	Location: Mammoth Trees, Wrangaton Road, South Brent	
	Decision: Grant Conditionally. Roof shall be covered in a grey coloured material, which shall have prior approval; agricultural use only and removed once redundant.	
28	Application No: 0078/11	District/Borough: Teignbridge District
	Application Type: Full Planning Permission	Parish: Dunsford
	Proposal: Construction of single storey extension to provide storage and a disabled access WC	
	Location: St Mary's Church, Dunsford	
	Decision: Grant Conditionally. All stonework to be laid in traditional manner to match existing; roof to be natural slate and fixed by nailing only; slate shall have prior approval; archaeological investigation required prior to commencement.	
29	Application No: 0079/11	District/Borough: West Devon Borough
	Application Type: Prior Notification	Parish: Lydford
	Proposal: Extension (293sqm) to existing hay barn to provide further storage of hay	
	Location: Hartswood Farm, Lydford	
	Decision: No objection	
30	Application No: 0080/11	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Mary Tavy
	Proposal: New stable on existing footprint of garden shed and associated access to paddock via new gateway onto road (retrospective application)	
	Location: 1 Mana Butts Cottages, Tavistock	
	Decision: Grant Unconditionally	
31	Application No: 0081/11	District/Borough: West Devon Borough
	Application Type: Full Planning Permission - Householder	Parish: Drewsteignton
	Proposal: Erection of timber-frame domestic garage	
	Location: Preston Cottages, Drewsteignton	
	Decision: Grant Conditionally. External facing and roofing materials shall have prior approval; no tree/hedge to be removed without prior approval.	

32 **Application No:** 0086/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - **Parish:** Buckland Monachorum
Householder
Proposal: Erection of satellite dish on gable end of house
Location: 53 Briar Tor, Yelverton
Decision: Grant Conditionally. Dimensions of dish to be in accordance with details received.

33 **Application No:** 0091/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - **Parish:** Buckland Monachorum
Householder
Proposal: Construction of a child's treehouse for play purposes within an existing wooded area of the rear garden
Location: Ferncote, Tavistock Road, Yelverton
Decision: Grant Conditionally. No trees shall lopped or felled or hedges cut down or grubbed out with prior approval; external timber shall be stained dark brown and sample to have prior approval.

34 **Application No:** 0092/11 **District/Borough:** South Hams District
Application Type: Full Planning Permission - **Parish:** Dean Prior
Householder
Proposal: Extension to provide games room
Location: Wellpark Bungalow, Dean Prior
Decision: Grant Conditionally. External finishes shall match existing finishes.

35 **Application No:** 0094/11 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Lustleigh
Proposal: Fence screen and hard standing at north east end of garage/store
Location: Sentry, Mapstone Hill, Lustleigh
Decision: Grant Unconditionally

36 **Application No:** 0095/11 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Hennock
Proposal: Timber agricultural storage barn (10m x 12m) plus screening hedge
Location: field SX 83810216 east of Church Road, Hennock
Decision: No objection

37 **Application No:** 0104/11 **District/Borough:** Teignbridge District
Application Type: Full Planning Permission **Parish:** Moretonhampstead
Proposal: Erection of shade sails to front of school (three in one unit) and two individual sails to far corners of playing field
Location: Moretonhampstead Primary School, Betton Way, Moretonhampstead
Decision: Grant Conditionally. Material on sails to be graphite grey in colour.

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- 38 **Application No:** 0105/11 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Sampford Spiney
Proposal: Agricultural barn (27.5m x 14m)
Location: land at Fullamoor Lane, Grenofen
Decision: Withdrawn
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- 39 **Application No:** 0121/11 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Widecombe-in-the-Moor
Proposal: Replacement agricultural building (23m x 12m)
Location: Old Walls Farm, Widecombe-in-the-Moor
Decision: No objection
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- 40 **Application No:** 0122/11 **District/Borough:** Teignbridge District
Application Type: Prior Notification **Parish:** Widecombe-in-the-Moor
Proposal: Extension to existing agricultural building
Location: Old Walls Farm, Widecombe-in-the-Moor
Decision: No objection
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- 41 **Application No:** 0512/10 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Drewsteignton
Proposal: Construction of a new house and garage on the site of an existing garage and garden
Location: Netherton Hill, Drewsteignton
Decision: Grant Conditionally. Roof shall be covered in natural slate, fixed by nailing only; sample of slate, ridge and hip tile and details of solar panels, window units and external doors shall have prior approval; external joinery and flue pipe shall be painted; removal of PD rights; gutters and downpipes shall be metal construction and round or half-round in section; rooflights shall be conservation type; retention of hedgerow trees and shrubs; new retaining wall shall be constructed of natural stone
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- 42 **Application No:** 0549/10 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission **Parish:** Lydford
Proposal: Construction of a micro-hydropower scheme, using water from the River Lyd, to generate green electricity at Beardon
Location: Beardon Farm, Lydford, Okehampton
Decision: Grant Conditionally. Development shall be carried out in accordance with construction method statement; no vegetation clearance during bird breeding season; details of working corridor shall have prior approval.
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43 **Application No:** 0600/10 **District/Borough:** West Devon Borough
Application Type: Full Planning Permission - **Parish:** Whitchurch
Householder
Proposal: Construction of garden room at rear of existing dwelling
Location: Birch Cleave, Horrabridge
Decision: Refused. Size, design and siting would have a detrimental affect on character and appearance of property and this part of the Dartmoor National Park.

STEPHEN BELLI