



Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. T: 01626 832093 E: hq@dartmoor.gov.uk

Mr C Hearn, Clerk
Tavistock TC
Council Offices
Drake Road
TAVISTOCK
Devon PL19 0AE



AGENDA ITEM 4a

Your ref:
Please quote: 0390/19
Ext: 1041
29 August 2019

Dear Mr Hearn

Proposed: Change of use of part of quarry to B8 storage at Longford Quarry, Moorshop, Tavistock

I enclose a copy of the above mentioned application for Full Planning Permission, a copy of which is also available on the Dartmoor National Park Authority's website at www.dartmoor.gov.uk, under the heading Planning, Development Management search the application register. I shall be pleased to receive your Council's observations on the proposals within 21 days of the date of this letter.

Should you be unable to give your Council's observations within this period, but still wish to comment on the application, please contact Nicola Turner the case officer, to establish whether an extension of time is possible. Because of the need to deal with all applications as quickly as possible, an extension can only be agreed in exceptional circumstances.

If we do not hear from you within the 21 day period, (by 19 September 2019), we will proceed on the basis that you have no comment to make.

www.dartmoor.gov.uk



I enclose for your use two copies of a pro forma containing details of the application and the timescale for its determination. Please return one copy detailing your Council's comments and retain the other copy for your Council's records.

Yours sincerely

Heather Harrison

Heather Harrison

Planning Administration Officer

e-mail: hharrison@dartmoor.gov.uk

Enc

NB The deadline for comments referred to in this letter is the deadline for Town or Parish Council comments. The deadline for general public comments to the Authority is as shown on the site notice.

ConsParishRpt



Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ T: 01626 832093 E:planning@dartmoor.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

0390/19

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Longford Quarry
Address line 1	Moorshop
Address line 2	
Address line 3	
Town/city	Tavistock
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	252086
Northing (y)	74656

Description

Land at Longford Quarry

2. Applicant Details

Title	Mr & Mrs
First name	D & N
Surname	Alford
Company name	
Address line 1	Moortown Cottage
Address line 2	
Address line 3	
Town/city	Tavistock
Country	

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DARTMOOR NATIONAL PARK AUTHORITY

DNPA
27 AUG 2019
VALID

2. Applicant Details

Postcode	<input type="text" value="PL19 9JZ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Edward"/>
Surname	<input type="text" value="Persse"/>
Company name	<input type="text" value="EJFP Planning Ltd"/>
Address line 1	<input type="text" value="49 Bannawell Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Tavistock"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="PL19 0DP"/>
Primary number	<input type="text" value="01822617878"/>
Secondary number	<input type="text" value="07824444069"/>
Fax number	<input type="text"/>
Email	<input type="text" value="ed@ejfp.co.uk"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="0.1"/>
Unit	<input type="text" value="hectares"/>

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

quarry

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

11. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- b) Designated sites, important habitats or other biodiversity features:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- c) Features of geological conservation importance:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);

16. Residential/Dwelling Units

3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B8 - Storage or distribution	0	0	998	998
Total	0	0	998	998

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

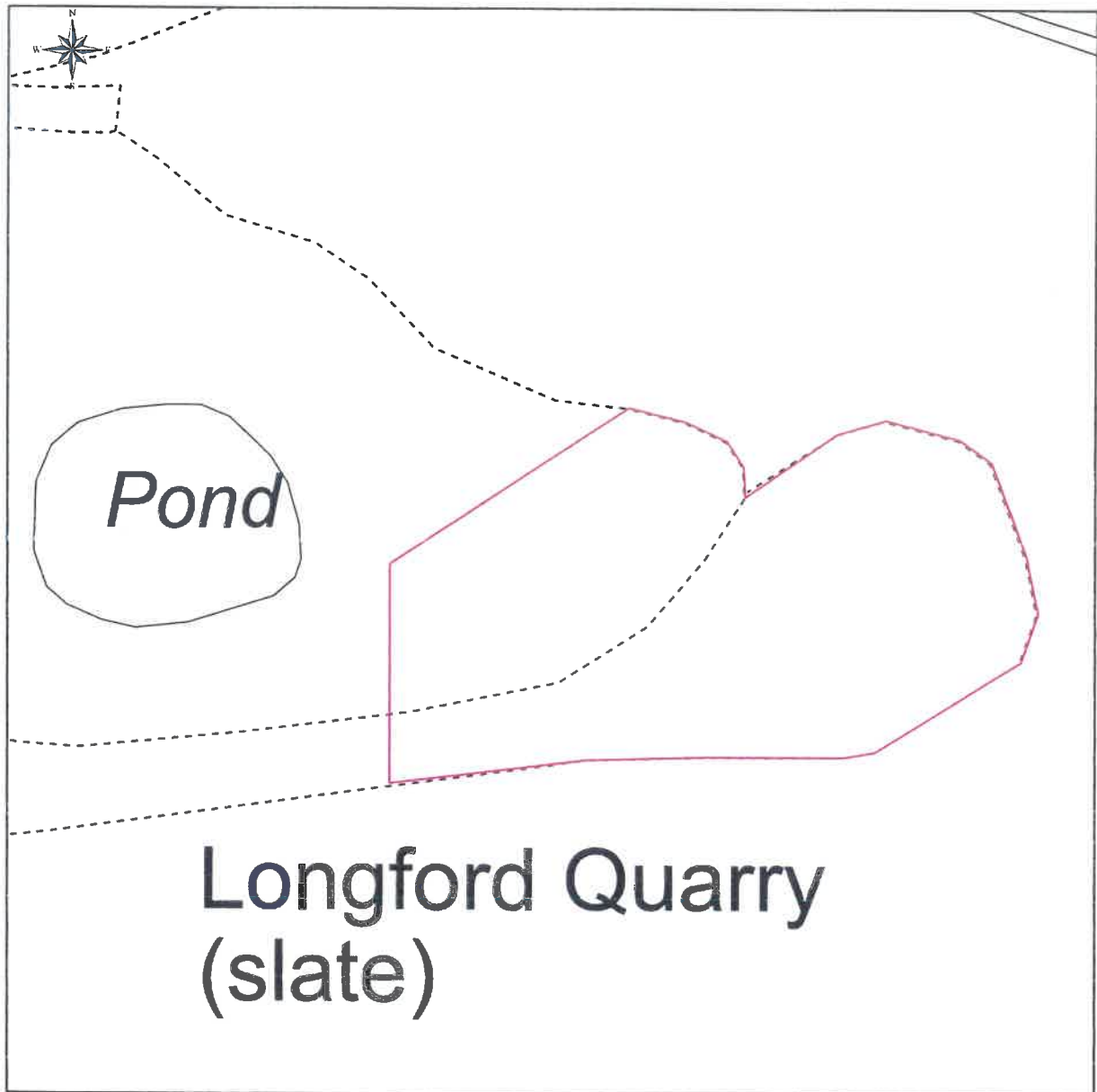
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

Land at Longford Quarry

0390/19

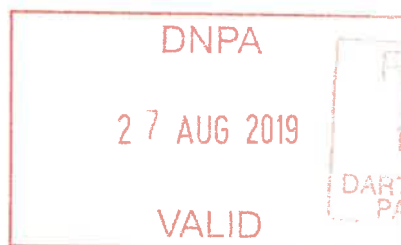


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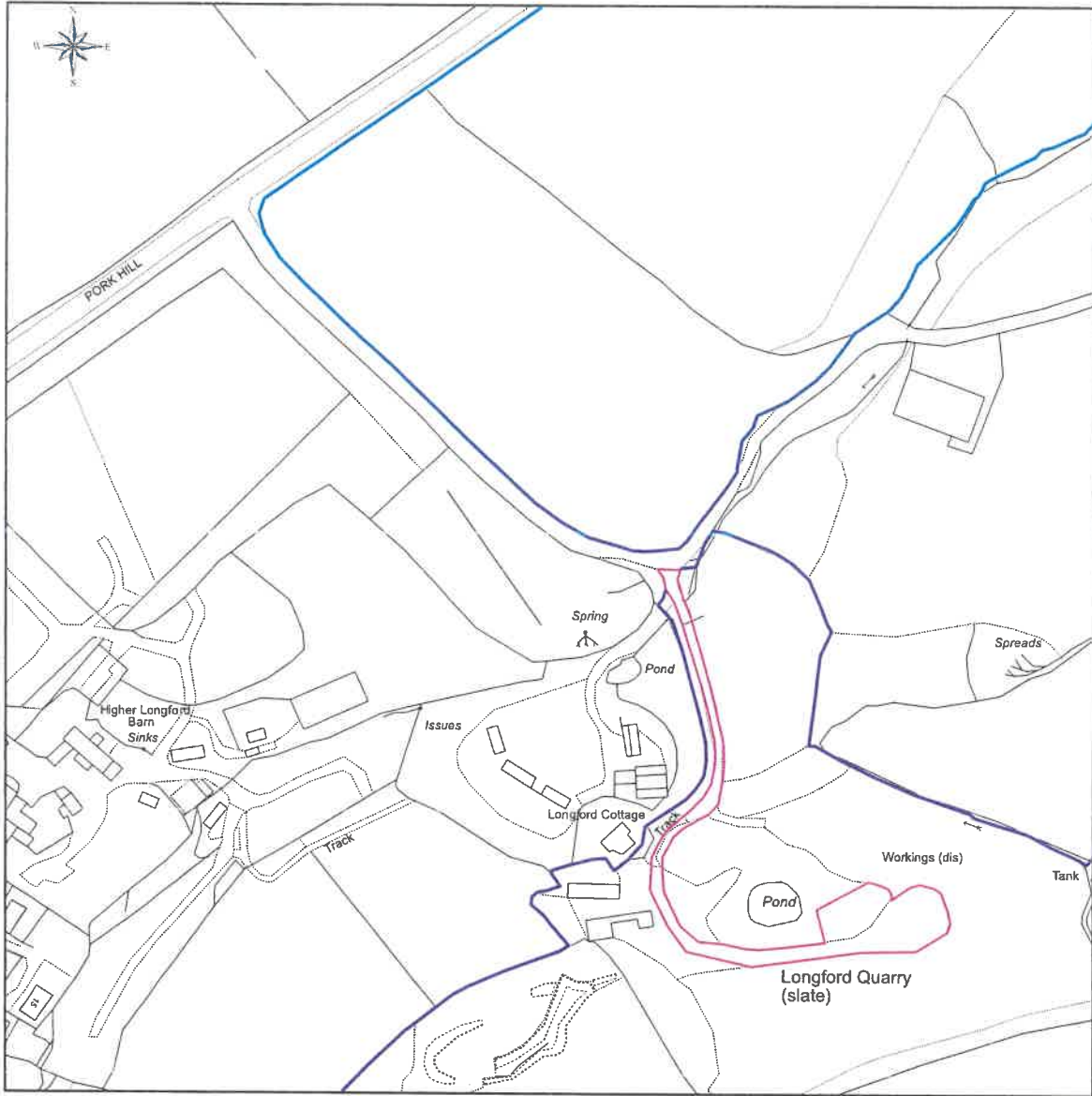
Change of use to Storage area



EJFP Planning
CHARTERED TOWN PLANNERS

plans ahead by **emapsiti**

Land at Longford Quarry 0390/19



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

Change of use to Storage area

DNPA
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0390/19



Planning Statement

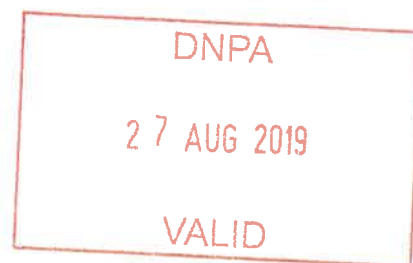
Mr & Mrs Alford

Change of use from part of the quarry (sui generis) to B8 storage use.

At

Longford Quarry, Moorshop, Tavistock,
PL19 9LQ.

August 2019



EJJFP Planning
CHARTERED TOWN PLANNERS



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Site	Longford Quarry, Moorshop, Tavistock, PL19 9LQ			
Report for	Mr & Mrs Alford			
Document	No.	Details	Checked By	Date
	090.2019	Planning Statement to LPA	EP	05/08/2019
The contents of this planning statement must not be reproduced in part or whole without the written permission of EJFP Planning Ltd.				

1. INTRODUCTION

Scope and Purpose

1.1 EJFP Planning Ltd, on behalf of Mr & Mrs Alford has prepared this statement; in connection with a full planning application for the change of use from part of the quarry (sui generis) to B8 storage use at Longford Quarry, Moorshop, Tavistock, PL199LQ. This statement provides a summary of the relevant planning policy considerations in the context of the development and the reports that have been submitted with the planning application.

Site and Surroundings

1.2 The application site is located approx. 1km to the west of Pork Hill carpark, 0.75 km north west of Moortown, approx. 3.2km east of the edge of Tavistock and 2.75km south of Peter Tavy.

1.3 The site is a former quarry which was operated by Mill Hill Quarry. The mineral use of the quarry has ceased, and it has been used for agricultural purposes. The site is generally surrounded on three sides by agricultural fields, however to the north west lies Longford Chase Kennels and its associated dwelling, beyond which lies the Higher Longford Camping Site. The site is set down and is well screened from wider views. There are a number of buildings on site, and the site is extensively hard surfaced.

1.4 Access to the site is currently taken from the lane leading from the B3357; the existing point of access is on a straight piece of road and will not change as a result of this application. The lane leading to the site is a cul-de-sac.

1.5 The site lies within the Dartmoor National Park, it is not in a conservation area. The site lies in flood zone 1.

The Proposed Development.

1.6 Full planning permission is sought for the change of use from part of the quarry (sui generis) to B8 storage use.

1.7 The development will comprise the following:

- ✦ A change of use of part of the quarry for storage use for use by a landscape gardener.
- ✦ It is proposed to store related machinery and other associated materials.

1.8 The existing boundaries of the site will be reinforced where necessary and possible.

1.9 The details of the development are shown on the plans that have accompanied the planning application. A list of the plans is set out below;

	Site Plan
	Existing Block Plan
	Proposed Block Plan

General Policy Context

- 1.10 The development plan for the area comprises the Dartmoor National Core Strategy 2008 and the Development Management Development Plan Document 2013.
- 1.11 The National Planning Policy Framework has been in force since 2012 and has recently been updated in Feb 2019. The NPPF has not replaced The English National Parks and the Broads UK Government Vision and Circular 2010. The Planning Practice Guidance has now come into force and supports the NPPF. Accordingly, the planning statement will only refer to the above documents where necessary.

Content of Statement

- 1.12 Given the nature of the proposal, a review of the planning policies indicates that the following matters are of particular relevance to this scheme:
- ▾ General planning strategy
 - ▾ The change of use
 - ▾ Transportation
 - ▾ Landscape
 - ▾ Consultation
- 1.13 Accordingly, this statement provides an assessment of these planning issues and considerations and is structured as follows:
- ▾ Section 2 considers general planning strategy
 - ▾ Section 3 considers the principle of the change of use
 - ▾ Section 4 considers the transport issues
 - ▾ Section 5 considers with landscape issues
 - ▾ Section 6 details any consultation
 - ▾ Section 7 provides conclusions
- 1.14 One other report has been prepared for this planning application and it should be read in conjunction with this statement which is:
- ▾ A FRA statement
 - ▾ Wildlife trigger



2. GENERAL PLANNING STRATEGY

National Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) has been revised and the revision was, published in February 2019, and it sets out the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.2 In accordance with the aims of NPPF, the proposal will reuse part of the existing quarry providing economic benefits to the area and without adversely affecting the environment. The proposal is consistent with the guidance on delivering sustainable development.
- 2.3 The above aims are initially set out at paragraph 8 which states Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.4 At paragraph 11 of the NPPF the Government states that Plans and decisions should apply a presumption in favour of sustainable development.....
For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.5 In accordance with the aims of NPPF the proposal is consistent with the guidance on delivering sustainable development.

[The Dartmoor National Park Core Strategy](#)

2.6 The Core Strategy sets sustainable development at the heart of its planning agenda. A sustainable approach to the development of The Dartmoor National Park based on the conservation of the best of what it has, whilst making adequate provision to stimulate employment opportunities, housing, community services, recreation and leisure in an accessible, safe, healthy, ecologically rich and visually pleasing environment.

[The Development Management DPD](#)

2.7 The DPD reinforces the objectives of the Core Strategy stating that the detailed development management policies for the National Park conform to the sustainability objectives, core strategic aims and policy principles of the Core Strategy while providing the more detailed guidance needed for managing development.

[The Proposed Development](#)

2.8 As detailed in the following sections, the proposed development is consistent with the key aims of the strategic policy framework. The proposed development will support the existing rural business.

2.9 Accordingly, the application proposal is considered to be a sustainable form of development.



3. THE CHANGE of USE
National Planning Policy
- 3.1 The primary guidance comes in the form of the National Planning Policy Framework, which was adopted by the Government in Feb 2019.
- 3.2 Paragraph 80 of the NPPF states *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.* The application proposal meets with the requirements of the above paragraph and therefore it is suggested that the application should be supported.
- 3.3 The NPPF goes on to state at paragraph 82 that *Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.* It is considered that the application site is in a suitably accessible location. Again, the advice suggests that the application should be supported.
- 3.4 In terms of specifically supporting the rural economy the NPPF gives advice at paragraphs 83 and 84, both of which are dealt with below.
- 3.5 Paragraph 83 states *Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) *the development and diversification of agricultural and other land-based rural businesses;*
 - c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
- 3.6 The above advice is positively framed, and it is considered that it supports the proposed development. In particular, it is considered that the proposed

development complies with sub-section b) in that it will support an existing agricultural business.

3.7 Paragraph 84 goes on to state that *Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).* The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

3.8 The application proposal makes good use of the previously developed site, the proposed use is low impact and as such it will not have an adverse impact on the surroundings or the local road network. In terms of the neighbouring property, which a business premises (cattery and kennels), it is considered that the proposed use which is essentially a B8 use (a use which has little or no impact on residential amenities) will not give rise to any concerns. In terms of the general environment the site is exceptionally well screened from wider views and again it is acceptable.

3.9 The proposal is considered to be in kilter with the advice in NPPF.

The Dartmoor National Park Core Strategy

3.10 The Core Strategy provides the overarching policy framework for development within the park. In relation to this particular proposal policy COR18 makes reference to office developments although it is fairly limited. In the preamble under section 5.12.1 it states *In order to maintain the economic health of communities within Dartmoor in the most sustainable way, employment development should generally take place within or adjoining the Local Centres or Rural Settlements. However, some employment development that has an essential need to be located in suitable places in the countryside will help support the local economy (my emphasis).* The site already exists, the history of the site is as quarry and agricultural use. The proposal will provide an understated form of development, which would benefit the local economy and support the existing agricultural business. The site is also considered to be suitable, given previous use and the well screened character of the site.

3.11 The policy seeks to formalise the preamble stating in relation to development in rural areas that *Outside the classified settlements, local employment and business opportunities will be sustained by:*

- (a) *support for small scale development needed to facilitate the growth of small office and home-based enterprises;*



- (b) provision for the small scale expansion and development of existing businesses and sites;
- (c) support for development to assist the agricultural and forestry sectors and other rural enterprises with strong links to the cultural heritage of Dartmoor;
- (d) support for farm diversification initiatives;
- (e) support for appropriate sustainable tourism and small scale recreation enterprises that are based on the intrinsic qualities of the Dartmoor National Park.

In all cases, full consideration should be given to the use of existing buildings, particularly traditional buildings. The presumption will be that existing employment sites and premises will be retained for economic uses and proposals for the redevelopment of existing employment sites and premises for non-employment uses will be carefully assessed to ensure that the needs of business and industry in the National Park would not be harmed by such change of use.

- 3.12 Taking each point in turn;
- a) The proposal will support an existing landscape gardening business.
 - b) The site has a history of commercial use as a quarry.
 - c) The proposal will support a well-established hill farming enterprise.
 - d) While, not strictly a diversification scheme, the site is owned by a local farming business and the proposed use of the site will assist the farming enterprise.
 - e) This criterion is not relevant.
- 3.13 In terms of the final paragraph, at this stage it is not proposed to use the existing buildings, which are still be used or are not suitable for the storage purposes. The site is historically an employment site and the proposed use will continue that use.
- 3.14 Accordingly, it is considered that the proposal is compliant with this policy.
- 3.15 The Core Strategy has been supplemented in part by the Development Management Development Plan Document, which provides greater detail on such matters.
- The Development Management DPD
- 3.16 The DM DPD was adopted by the Dartmoor National Park Authority in July 2013 and provides the most up to date policy document dealing with development management. The document sets out a suite of policies that add weight to those policies set out in the Core Strategy.
- 3.17 In relation to this particular section the most relevant policy DMD34 that sets out the DNPA's stance for the development of schemes supporting farm diversification, the proposal will support the existing farming enterprise.

3.18 Policy DMD34 is a permissive policy and states the following *Planning permission will be granted for development to support farm diversification enterprises where the proposal complies with the following criteria:*

- (i) *it is located on the farm holding or on land directly associated with the operation of the farm and is intended to support the farm enterprise;*
- (ii) *it is consistent in its scale and environmental impact with the character and appearance of the area;*
- (iii) *it is based on the scope to add value to the agricultural output of the holding and/or the commercial opportunities offered by the farm's buildings, or environmental qualities or cultural heritage assets.*

Traditional buildings should be used in preference to other types of structures. To ensure that any development remains ancillary and tied to the farm enterprise, planning agreements will be used or conditions will be imposed.

3.19 The site is located on the holding and the income from the storage use is intended to support the farm enterprise. The site is a former quarry, as such the proposed is compatible with the character and appearance of its location. Furthermore, the site is well screened. Finally, the proposal complies with criterion (iii).

3.20 Accordingly, the proposed storage use is considered to be in kilter with the relevant policies of the DPD.

3.21 Given the proximity of the property at Longford Chase Kennels (which is occupied in relation to the business) due consideration should be given to the potential impact on occupier's amenities.

3.22 The relevant policy is considered to be DMD4 which states *Development proposals should not:*

- ▶ *significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties;*
- ▶ *have an overbearing and dominant impact;*
- ▶ *introduce levels of noise, vibration, lighting, odours, fumes or dust that would adversely affect human health and well-being;*
- ▶ *have an adverse effect on highway safety;*
- ▶ *detract from the special qualities of the area.*

3.23 The site is already in use and it has a history of quarrying use, along with all the associated noise, dust and vibrations as well as the traffic movements. The adjoining dwelling is attached to a kennel and cattery business. Having set the context of the site, its history and the business use of the adjacent site, it should be noted that the proposed storage use falls within use class B8 which is typically considered to be acceptable next to residential properties. There is no reason to suspect that the



storage use proposed will give rise to any adverse impacts on the residential amenities of the adjoining occupiers.

3.24 Dealing with the individual points in the policy I would comment as follows;

- ∇ The proposed development will not lead to a loss of daylight or privacy.
- ∇ It will not have an overbearing or dominant impact.
- ∇ The proposed use will not cause concerns regarding noise, dust, lighting odours etc.
- ∇ The traffic movements will be limited – typically 2 movements in the morning, possibly 2 movements in the middle of the day and 2 movements in the evening, (2 movements = entering the site and leaving the site)
- ∇ The site is a former quarry and part of which has an agricultural use; thus the proposed use will not detract from the quality of the area.

3.25 The proposal will not adversely impact the residential amenities of the adjoining residents.



4. HIGHWAYS

National Planning Policy

- 4.1 The proposal will utilise the existing point of access from existing lane that runs along the northern boundary of the site. Visibility at the point of access on the lane is good in both directions.
- 4.2 The Government's policies on transportation are contained within the NPPF, published in February 2019. Paragraph 103 states: *However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*
- 4.3 Paragraph 105 goes on to give advice on car parking standards and states;
If setting local parking standards for residential and non-residential development, policies should take into account:
- a) *the accessibility of the development;*
 - b) *the type, mix and use of development;*
 - c) *the availability of and opportunities for public transport;*
 - d) *local car ownership levels; and*
 - e) *the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.*
- 4.4 The application proposal shows that there is sufficient room on site to provide the required number of spaces.
- 4.5 Paragraph 109 states *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.* Given the existing users of the lane and the historic use of the site it is considered that the proposed development will not give rise to severe cumulative impacts.
- 4.6 The proposal is considered to comply with the relevant government guidance and development plan policies relating to the transport considerations of the application.

The Dartmoor National Park Core Strategy

- 4.7 Policy COR21 states that:
Development should be located so as to facilitate access to local services and reduce the need to travel, especially by car, providing for and promoting choice in transport modes. Development proposals should:

- (i) *not conflict with the standard, capacity and function of local roads as defined in the Dartmoor Route Network;*
- (ii) *not have a detrimental impact on road safety or the existing capacity of the highway network such that congestion is created or increased, thereby placing responsibility on the highway authority to make improvements;*
- (iii) *provide sufficient parking and turning space;*
- (iv) *provide dedicated footways for pedestrians and, wherever possible, links to existing and proposed networks of footpaths and cycleways;*
- (v) *assist in the provision of infrastructure, facilities and resources needed to support public transport services and other community transport initiatives.*

All major development proposals should be accompanied by a Transport Assessment.

- 4.8 The application proposal may appear to be located in an isolated location however, it must be noted that the entrance to the site lies less than 220m from the B3375 and is accessed via the A386.

Development Management DPD

- 4.9 The DPD does not provide specific parking for non-residential developments, as such the guidance in the NPPF and Core Strategy is sufficient.

5. CONSULTATION

- 5.1 The proposal as submitted has not been subject of pre-application consultation with officers of the National Park Authority, although the site is known to the officers of the national park authority.
- 5.2 The DNPA are respectfully requested to make early contact with the Planning Agent, if they have any concerns or require any further information regarding the proposal. We are keen to work with the DNPA to ensure that the application stands the best opportunity of being approved.

6. CONCLUSION

6.1 The application proposals accord with the key considerations highlighted in both national and local planning policy. The proposed storage use has been sited in an area so as to be as unobtrusive as possible and will not in my view adversely impact the surrounding countryside. The proposed development will be supporting a well-established business.

6.2 On this basis, it is concluded that the proposed development is in kilter with local and national planning objectives and the planning permission for the proposed development should therefore be granted.

