



**Dartmoor National Park Authority**

**Decision Notice**

***Grant of Conditional Planning Permission***

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: **0038/24**

To: Mr Edward Persse  
of 49 BANNAWELL STREET  
TAVISTOCK  
PL19 0DP

Agent for: Mr Stuart Weatherby  
of Ashlands  
TAVISTOCK  
PL19 9EW

The Dartmoor National Park Authority hereby grants permission to carry out the development described in the application dated 15 December 2023.

**Replace existing ancillary building, Ashlands Farm, Grenofen, Tavistock, Devon, PL19 9EW**

**Subject to the Following Condition(s)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):
- Proposed Location, Block and Plans - received (19-01-2024)

**Reason:** In the interest of clarity.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, other than those hereby approved, no extension to the outbuilding shall be constructed and no windows, or roof lights shall be created, formed or installed in the building hereby approved without the prior written authorisation of the Local Planning Authority.

**Reason:** To protect the character and appearance of the building and its setting and the amenity of this area of the Dartmoor National Park.

- 4 The outbuilding hereby approved shall not be used or occupied other than for purposes ancillary and subservient to the residential use of the existing dwelling known as Ashlands Farm, Grenofen, and shall not at any time be used, let, sold or otherwise occupied as a separate unit of accommodation or for commercial/business use, including holiday accommodation.

**Reason:** To protect the character and appearance of this area of the Dartmoor National Park and residential amenity and to ensure that the development is only used for purposes ancillary to the existing dwelling and to prevent the creation of an unjustified separate dwelling in Dartmoor National Park.

- 5 Notwithstanding the drawings hereby approved, no external lighting shall be installed or used in association with the development hereby approved.
- Reason:** To safeguard amenity and statutorily protected species in accordance with policies P1.7, SP2.2 and SP2.6 of the Dartmoor Local Plan.
- 6 The development hereby permitted shall be implemented strictly in accordance with the actions stated within the Ecological Impact Assessment by Lakeway Ecological Consultants, dated 15 November 2023, subject to any variation required by Natural England under any license it may issue. This planning condition shall only be discharged when the consultant ecologist confirms in writing to the Local Planning Authority that the recommendations and requirements have been implemented.
- Reason:** To safeguard a statutorily protected species in accordance with policy 2.2 of the Dartmoor Local Plan.
- 7 No demolition works shall take place during the bird nesting season (01 March to 31 August, inclusive) unless the developer has been advised by a suitably qualified ecologist that the works will not disturb nesting birds and a record of this kept.
- Reason:** To safeguard a statutorily protected species in accordance with policy 2.2 of the Dartmoor Local Plan.
- 8 Notwithstanding the details as shown on the approved drawings, natural screening in the form of planting of not less than 2m in height shall be applied to the southeast elevation of the proposed outbuilding prior to its first use. The details of the screening shall be submitted to, and approved in writing by the Local Planning Authority prior to its installation.
- Reason:** To protect the amenity of neighbouring residents in accordance with P1.7 of the Dartmoor Local Plan.

### **Working Proactively with the Applicant**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

**This decision is not a decision under the Building Regulations or any legislation other than that referred to above.**

Dated this 19 March 2024



Dean Kinsella

### **Director of Spatial Planning**

**NOTE: Failure to adhere to the details of the approved plans or to comply with any conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.**

---

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015 (PART 7)  
TOWN AND COUNTRY PLANNING ACT 1990

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **The Party Wall etc Act, 1996**

Although there is no direct relationship between the Party Wall Act and planning permission, the Act means that, even though you have planning permission you may not have the right to commence work until you have satisfied the requirements of the Party Wall Act. For more detailed guidance you can obtain a booklet (Code 97PBD008) from the Publications Despatch Centre, Black Horse Road, London SE99 6TT (Tel:0181 619 9191 or Fax:0181 694 0099).