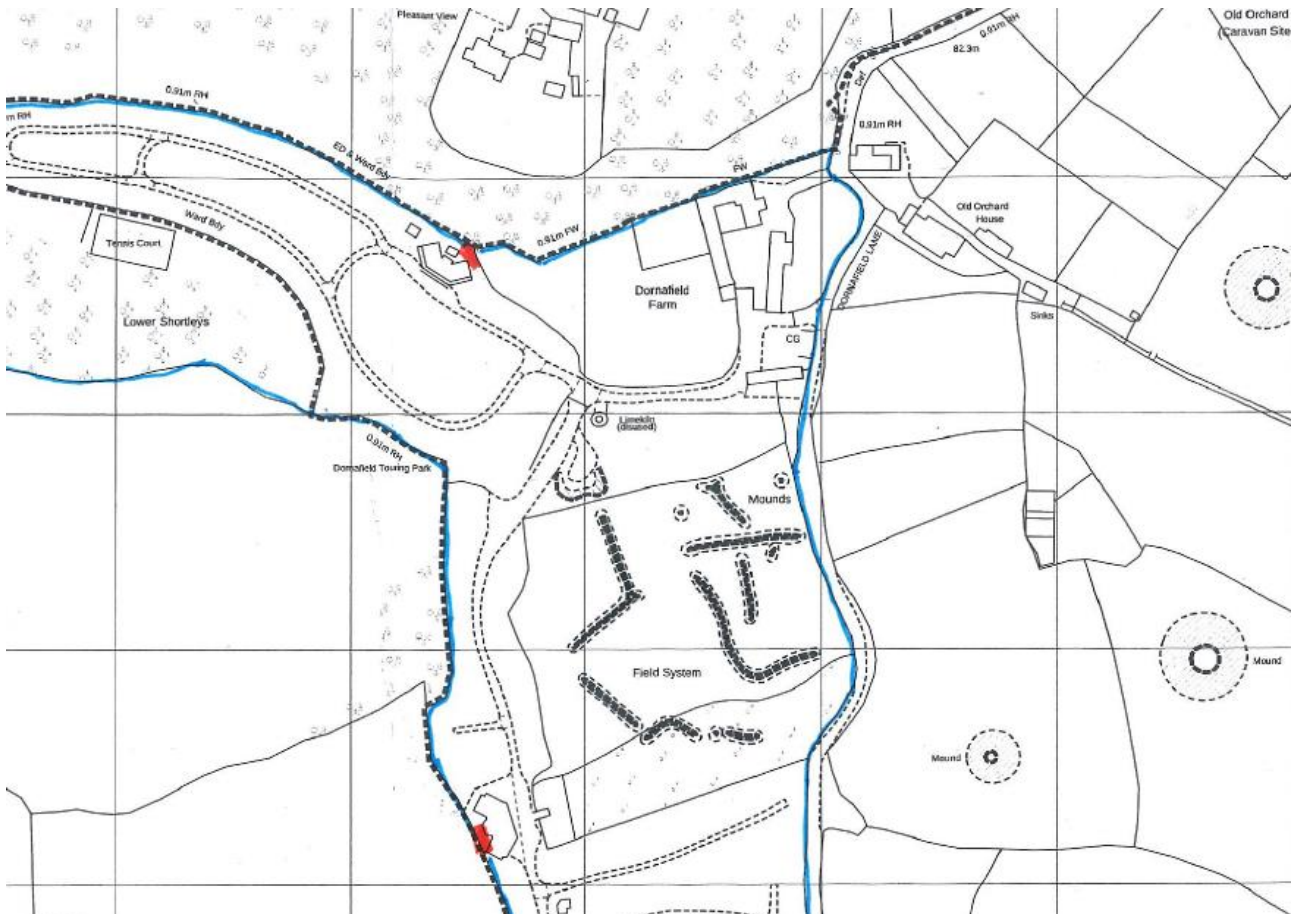


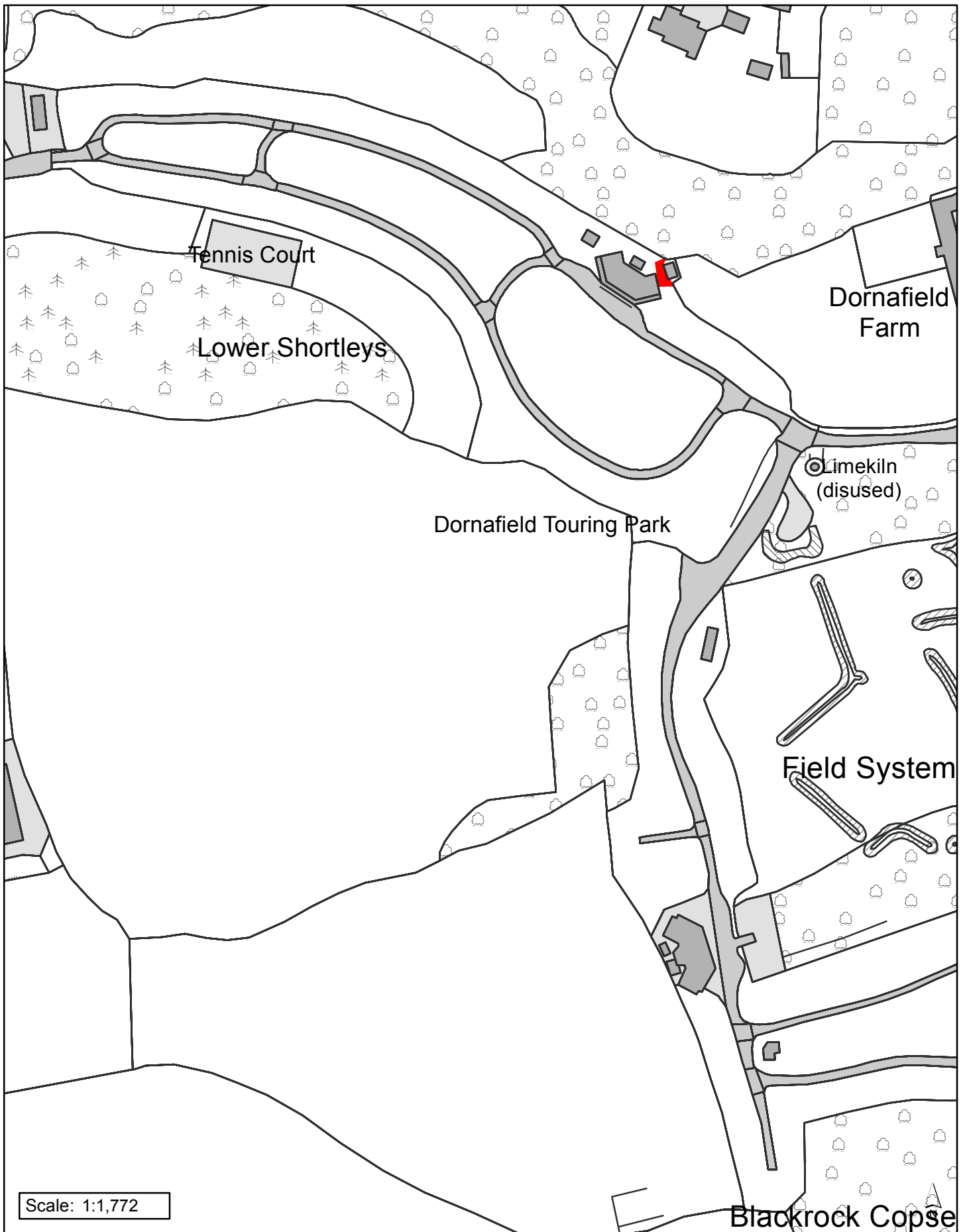
PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	IPPLEPEN - 20/02060/FUL - Dornafield Farm Caravan Site, Dornafield Lane - Retrospective application for the siting of two biomass boilers adjoining existing shower blocks	
APPLICANT:	Mr S Dewhirst	
CASE OFFICER	Gary Crawford	
WARD MEMBERS:	Cllr Alastair Dewhirst	Ipplepen
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02060/FUL&MN	





Scale: 1:1,772

20/02060/FUL - Dornafield Farm Caravan Site
Dornafield Lane, Ipplepen TQ12 6DD

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1. REASON FOR REPORT

Councillor Dewhirst is a partner and director of Dornafield camping partnership, and is related to the applicant.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following condition:

1. The development shall be retained in accordance with the approved plans.

3. DESCRIPTION

Site description

3.1 Dornafield Farm lies in open countryside to the north of Ipplepen. Dornafield Camping and Caravan site is a long established tourist accommodation facility and has benefited over the years from a range of planning permissions for use of the land for tents and touring caravans along with associated facilities. The site is set in and around the immediate setting of a Grade II* listed farmhouse and its associated outbuildings.

3.2 Dornafield Farm is a Grade II* listed building dating from the late 15th century. The setting of this listed building includes the surrounding farm buildings (some listed in their own right), the walled garden to the west, the grassed area known as The Orchard beyond the walled garden, and the intimate wooded valley setting within which the farmstead nestles.

The proposal

3.3 The application seeks retrospective planning permission for the siting of two biomass boilers which are housed within large wooden sheds. One of the sheds is located adjacent to the shower block in the north of the site, approximately 100m to the west of the farmhouse. The other shed is located adjacent to the shower block in the south of the site, close to Blackrock Copse. The sheds feature dual pitched roofs with a metal flue and, measure 5.2m in width, 3.2m in depth and have a ridge height of 3m.

Planning history

3.4 There are a number of previous applications relating to Dornafield Farm but the most relevant is considered to be:

- 16/03045/PE: Installation of 2 bio mass heating systems and erection of 2 wooden sheds. Construction of low impact driveway. Response sent 17/11/2016 advising that planning permission would be required for the two new bio mass heating systems.

Main issues

3.5 The main issues for consideration are:

- Principle of the development;
- Impact on residential amenity of surrounding properties;
- Impact upon the character and visual amenity of the area/open countryside;
- Impact upon the setting of a listed building; and

- Carbon reduction.

Principle of Development

- 3.6 The site lies beyond any defined settlement limits and within the open countryside. The NPPF and the Teignbridge Local Plan provide support for rural businesses and in particular Policies S22, S12 and EC11 look to support the expansion and positive growth of established tourist accommodation sites.
- 3.7 As such, it is considered that the principle of development is acceptable, subject to compliance with other relevant policies of the Local Plan.

Impact on residential amenity of surrounding properties

- 3.8 Policy S1 (Sustainable Development Criteria) of the Teignbridge Local Plan 2013-2033 sets out a number of criteria against which proposals will be assessed which includes health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development.
- 3.9 It is noted that Ipplepen Parish Council have commented that they are disappointed with the lack of information submitted with this application with regards to the fuel being burnt by the biomass boilers and the environmental impact of the fumes from the discharge. The applicant has informed the Local Planning Authority that the biomass boilers burn wood pellets and Teignbridge District Council's Environmental Health department have been consulted on this application accordingly.
- 3.10 With regards to air quality, TDC's Environmental Health department have raised no objections to the proposal. In addition, with regards to noise and odour impacts from the biomass boilers at Dornafeld Farm, TDC's Environmental Health department have commented that they have not received any complaints relating to this development and therefore overall they have no objections to this proposal relating to either noise or odour.
- 3.11 It is therefore considered that the proposal does not result in any significantly detrimental impacts upon the residential amenity of surrounding properties and complies with Policy S1 of the Local Plan.

Impact upon the character and visual amenity of the area/open countryside

- 3.12 Policy S1 sets out a number of criteria against which proposals will be assessed including the maintenance and enhancement of the character, appearance, and historic interest of, amongst other things, landscapes, buildings and open spaces. Furthermore, Policy S2 requires new development to integrate with and, where possible, enhance the character of the built and natural environment, particularly where it affects heritage assets.
- 3.13 Whilst the shed in the northern part of the site is fairly visible, it does appear as a subservient building to the adjacent shower block and it matches the shower block building in terms of its roof form and materials. The shed in the southern part of the site is located between a shower block and a hedgerow and is much less visually prominent as it is mostly obscured by the existing shower block building. As such, it is considered that the two wooden sheds which house the two biomass boilers are of an appropriate scale, design and siting, and they do not adversely affect the character and visual amenity of the open countryside. It is therefore deemed that the proposal complies with Policies S1 and S2.

Impact upon setting of Listed Buildings

- 3.14 Policy EN5 seeks to protect and enhance the area's heritage by taking into account the significance, character, setting and local distinctiveness of designated heritage assets. It requires development to respect and draw inspiration from local historic environment responding positively to the character and distinctiveness of the area.
- 3.15 Due to the distance of approximately 100m between the biomass boiler shed in the north of the site and the Grade II* listed Dornafield farmhouse, and given the existing shower block building adjacent to the biomass boiler shed, it is considered that the proposal does not result in any adverse impacts upon the setting of the nearby listed building.

Carbon reduction

- 3.16 Policy S7 (Carbon Emission Targets) of the Local Plan states that the council will work proactively with partners and through public and private investment and the management of development, will seek to achieve reductions in carbon emissions per person arising within Teignbridge of about 48% from 2017 levels by 2050. Policy EN3 (Carbon Reduction Plans) of the Local Plan details that development proposals should seek to minimise their carbon footprint both during construction and in use, to achieve the carbon emissions target in Policy S7.
- 3.17 The proposal involves the retention of two biomass boilers, which is a renewable energy source, which provide hot water to the shower blocks at Dornafield Farm Caravan Site. As such, the proposal contributes towards achieving the carbon emissions target in Policy S7 of the Local Plan.

Conclusion

- 3.18 In conclusion, the proposed development supports the transition to a low carbon future and consequently helps contribute towards achieving a reduction in carbon emissions. It is also considered that the proposal does not result in any adverse amenity or visual impacts. It is therefore recommended that planning permission be granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S7 (Carbon Emission Targets)

S22 (Countryside)

EC3 (Rural Employment)

EC11 (Tourist Accommodation)

EN2A (Landscape Protection and Enhancement)

EN3 (Carbon Reduction Plans)

EN5 (Heritage Assets)

Listed Buildings and Conservation Areas Act 1990

National Planning Policy Framework

National Planning Policy Guidance

5. CONSULTEES

TDC Environmental Health (Air quality):

No objections.

TDC Environmental Health (Noise and odour):

This department has not received any complaints relating to this development.

I have no objections to this proposal relating to either noise or odour.

6. REPRESENTATIONS

A site notice was erected.

No letters of representation have been received.

7. TOWN / PARISH COUNCIL'S COMMENTS

Ipplepen Parish Council have provided the following comment:

As a statutory consultee Ipplepen Parish Council are very disappointed in the lack of information in this application with regard to the fuel being burnt and the environmental impact of the fumes from the discharge. We would ask for a report from an Environmental Officer to be done to clarify this.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposal is for buildings into which people do not normally go (as plant housing structures) and there is therefore no CIL to be paid.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place