

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 21 November 2017

REPORT OF: Business Manager – Strategic Place

CASE OFFICER Helen Murdoch

APPLICATION FOR CONSIDERATION: IPPLEPEN - 17/01883/FUL - Camping and Caravan Site, Dornafield Farm - Grasscrete driveway construction

APPLICANT: Mr S Dewhirst

WARD MEMBERS: Councillor Dewhirst, Ipplepen

1. REASON FOR REPORT

Councillor Dewhirst is a director of the company.

2. RECOMMENDATION

Subject to consideration of any comments received from the Devon County Council's archaeologist, PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with the approved plans

3. DESCRIPTION

Site Description

- 3.1 Dornafield 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. It is a particularly important building of more than special interest and national historic significance – Grade II* listing applies to only 5.5% of all listed buildings. 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 setting makes a very significant contribution to the historic character of Dornafield Farm and

should, according to advice from the Conservation Officer, be regarded as an integral part of its historic significance.

- 3.3 As advised by the Conservation Officer, views toward the historic buildings from the south and west are of significance. Elevated views from the paths by the lime kiln, across the green space of The Orchard towards the walled garden, with the listed buildings behind and adjoining, give a particularly good understanding of the inter-relationship of various parts of the site, particularly the peaceful and secluded character of the walled garden, which is separated from the busier and more functional circulation spaces between the farmhouse and the farm buildings. Opportunities to appreciate the peaceful and separate character of Tudor and early modern gardens, sometimes referred to in contemporary literature as a “paradise”, are generally few and far between since surviving examples such as this, still in their wider historic context, are relatively rare.

The Proposals

- 3.4 Within The Orchard permission has been granted for a new building to provide 9 holiday cottages. This was approved under application ref: 16/00103/FUL at planning appeal. Currently within The Orchard there are a number of informal pitches with associated hook-up points. The site is set to grass with no access tracks or formal pitch areas. It is noted that around the vehicular access point the ground is worn where the grass has suffered from the frequency of vehicular movements during both wet and dry weather.
- 3.5 The application proposes to install a grasscrete drive to run from the existing vehicular access point on the eastern boundary of The Orchard into the centre of The Orchard. The aim of this track is to improve access. The proposed drive has been chosen by the applicant for its low level visual intrusion and will require minimal excavations.
- 3.6 Currently the access route into The Orchard consists of churned up and bare soil where use both during the dry and wet season has caused damage to the grass. The proposed grasscrete drive will provide a stronger and more hardwearing surface whilst still maintaining the overall green grass appearance. It is considered that it will have little visual impact on the character and appearance of The Orchard or its contribution to the adjacent Grade II* listed building. The comments made by the Conservation Officer about the surface treatment are noted: however, the application clearly states grasscrete as do the documents to be approved and it is not considered necessary to further control this via a condition. It is noted that the remains of an historic field system remain in the field to the south of The Orchard and the Archaeological Officer from Devon County Council has been duly consulted and his comments awaited. It is anticipated that given the minimal dig required to create the track that there should be no objections to the works proposed but further conditions may be suggested.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in Favour of Sustainable Development)
S1 (Sustainable Development Criteria)
S2 (Quality Development)
EN5 (Heritage Assets)

5. CONSULTEES

Historic England - Do not wish to offer comment.

Devon County Council (Archaeology) - Comments awaited.

Conservation Officer - I am familiar with this site and have visited in connection with previous applications. I have no objection to the proposal. Pleased to see that grasscrete is proposed and not asphalt or similar. I am content that a grasscrete driveway will not harm the setting of the listed buildings.

6. REPRESENTATIONS

No letters of representation have been received.

7. PARISH COUNCIL'S COMMENTS

No objections.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

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.

