

Dartmoor National Park Authority



Refusal of Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (General Development Procedure) Order 1995

In correspondence please quote Application No: 0207/12

To Mr M Howse Affinity Woodland Workers Co-op Ltd
of Steward Community Woodland, Moretonhampstead, Newton Abbot TQ13 8SD

The Dartmoor National Park Authority hereby refuses permission to carry out the development described in the application dated 6 March 2012, together with the 1:2500 site plan, 1:500 block plan and drawings numbered MFIC01-F, MFIC02-FP, MFIC01-RP, MFIC01-S2, MFIC02-S1, MFIC02-B, MFPT01-E, MFPT01-S, MFPT02-FP, MFCT02-S, MFCT02-FP, MFCT01-B, and MFCT01-F attached thereto, brief particulars of which are as follows:

Interpretation Centre, polytunnel, wheelchair-accessible compost toilet, plus hardstanding pedestrian/vehicle access and one disabled parking space, as part of 'Morefood' community garden project, Steward Community Woodland, Moretonhampstead.

Reason(s) for Refusal:

1. In the absence of sufficient explicit detail submitted with the application such as a detailed site layout plan and the potential intensification of the use of this land, the proposed development would have a detrimental impact on the landscape character of this part of the Dartmoor National Park, contrary to policy CO2 of the Devon Structure Plan, the Dartmoor National Park Core Strategy Development Plan Document and in particular policies COR1, COR3 and COR4, policies DMD1 and DMD5 of the Dartmoor National Park Development Management and Delivery Development Plan Document and to the advice contained in The English National Parks and The Broad UK Government Vision and Circular 2010 and The National Planning Policy Framework 2012.
2. The proposed development would not be low impact and increased levels of activity and visitor numbers coupled with additional vehicle movements, taken together with a lack of detail regarding effective monitoring of vehicle movements and car parking arrangements, would have a detrimental impact on the residential amenities of neighbouring occupiers and would detract from the special qualities of the area, contrary to policy DMD4 of the Dartmoor National Park Development Management and Delivery Development Plan Document.

3. It is considered that the proposed development does not enhance the natural beauty, wildlife and cultural heritage of the National Park. Neither does it promote understanding of the special qualities of the Park or foster socio-economic well being to the extent that the concerns expressed above can be set aside. The proposal is considered to be contrary to policy CO2 of the Devon Structure Plan and policy DMD1 of the National Park Development Management Delivery Plan Document.

Dated this 15th day of October 2012

A handwritten signature in black ink, appearing to read 'S Belli', with a large, sweeping flourish at the end.

STEPHEN BELLI
Director of Planning

GENERAL DEVELOPMENT PROCEDURE ORDER 1995 (PART 2)

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 www.planningportal.gov.uk/pcs.

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.

DCRefuseRpt