
Appeal Decision

Site visit made on 17 August 2020

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 August 2020

Appeal Ref: APP/J9497/W/20/3250647

Burrator Reservoir, Sheepstor, Devon, PL20 6PE.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order.
 - The appeal is made by EE Ltd against the decision of Dartmoor National Park Authority.
 - The application Ref. 0597/19, dated 17/12/19, was refused by notice dated 13/2/20.
 - The development proposed is an 11m telegraph pole, two cabinets all within a fenced compound.
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Decision

1. The appeal is dismissed.

Reasons

2. The proposal would be sited on steeply rising land (common land) at Yennadon Down, approximately 100m west of Burrator Dam¹. It would be immediately adjacent to an abandoned railway that is now used as cycleway and footpath in a part of the national park that is very popular with visitors. The site forms part of the Upland Moor and Tors Landscape Character Type².
3. The development would provide Emergency Service Network coverage to this part of Dartmoor, as well as 4G coverage for EE subscribers³. This would assist in fostering the social well-being of local communities within the national park and could provide some very limited economic benefit. The proposed slim line pole and associated equipment/works would be sited⁴ and finished in an attempt to limit their landscape and visual impact.
4. However, the development would be readily visible from a considerable length of the cycleway and footpath alongside. The upper part of the pole would be prominent from sections of the public road to the north and east and in some views would project above a local ridge line. The utilitarian form and appearance of the proposal would be a conspicuous addition to this part of the national park. It would contrast awkwardly with the natural qualities of this dramatic moorland landscape and detract from the public enjoyment of the area. There would be conflict with the Government's objective of protecting designated landscapes and the most relevant development plan policies⁵.
5. The siting and appearance of the development would adversely affect the character and appearance of this part of the national park and would fail to

¹ The proposal would not harm the significance of this Grade II listed late 19th century structure.

² As defined within 'A Landscape Character Assessment for Dartmoor National Park' 2017.

³ It would accord with the thrust of the Government's objective of supporting high quality communications.

⁴ I also note that a subsequent application for a taller pole on an alternative site has been refused.

⁵ Policies DMD1b and DMD20 of the Authority's Development Management and Delivery Plan

conserve and enhance the natural beauty of the area. This would not be outweighed by the benefits of enhanced telecommunication network coverage. The appeal should not therefore succeed.

Neil Pope

Inspector