
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/20/3250939

Former Highway Authority Depot, Sticklepath, Devon, EX20 2JJ.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr A Webber against the decision of Dartmoor National Park Authority (the NPA).
 - The application Ref. 0057/20, dated 27/1/20, was refused by notice dated 3/4/20.
 - The development proposed is the siting of steel containers for use as storage containers and the erection of a storage building with associated landscaping works on existing B8 use class site.
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Decision

1. The appeal is dismissed.

Reasons

2. This 0.13 ha site comprises part of a former highway depot in the countryside to the west of Sticklepath. The site can be seen from the road to the south with more extensive public views to the east, including from Sticklepath Moor.
3. The proposed development would include the storage of 25 metal shipping containers on part of the site and the erection of a storage building¹ within an existing open storage bay. The containers and upper sections of the walls and roof of the building would be green in colour. Deciduous screen planting would also be undertaken across the top of an earth bank along part of the eastern boundary. The proposal would entail the re-use of a site for storage purposes and could help to foster the economic well-being of the local community. There could also be some limited biodiversity gain from the new planting.
4. However, the proposed landscaping would be likely to take several years to establish and only offer limited screening, especially during the winter months. When seen from the east, this proposed wide span building, by virtue of its size and design with three large roller shutter doors, as well as the external storage of so many shipping containers, would be prominent in the landscape and have an overtly urban appearance. The proposal would be very different to a farm / rural group and would comprise an unexpected and discordant addition to this part of the Dartmoor landscape. It would detract from the character and appearance of the area and conflict with Government objectives for designated landscapes² and the most relevant development plan policies³. This harm outweighs the above noted benefits and the appeal does not therefore succeed.

Neil Pope

Inspector

¹ The NPA has calculated that the building would have a 'footprint' of 18m x 20m.

² Paragraph 172 of the National Planning Policy Framework.

³ Policies DMD1b and DMD5 of the NPA's Development Management and Delivery Plan.