



Dartmoor National Park Authority

Refusal of Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure)
(England) Order 2015

In correspondence please quote Application No:0280/25

Agent

Mr Ed Persse

49 Bannawell Street, Tavistock, PL19 0DP

Applicant

Mr M Walker

6 South View, Tavistock, PL19 9QJ

The Dartmoor National Park Authority hereby refuses permission to carry out the development described in the application dated 25 June 2025 attached thereto, brief particulars of which are as follows:

Erection of replacement shed, Land to the South Of Pitts Cleave Quarry, Tavistock,

Reason for Refusal:

- 1 The proposed development is disproportionate and without proven need or justification for its erection, where existing structures could meet this functional use on the same site. In addition, by reason of its siting, design and external appearance, the development fails to conserve and/or enhance the character of the site and surrounding Dartmoor landscape. As such, the proposals are contrary to Paragraph 189 of the National Planning Policy Framework and to Policies 1.1, 1.2, 1.5, 2.1, 2.4, 2.6 and 5.8 of the Dartmoor Local Plan 2018-2036. The application is therefore recommended for refusal.

Working Proactively with the Applicant

The following Drawings were refused permission:

- Proposed South elevation numbered received on 08-08-2025
- Proposed roof plan numbered received on 08-08-2025
- Proposed North elevation numbered received on 08-08-2025
- Proposed East elevation numbered received on 08-08-2025
- Proposed floor plan numbered received on 08-08-2025
- Location plan numbered received on 08-08-2025
- Proposed West elevation numbered received on 08-08-2025

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

Dated 01 October 2025



Dean Kinsella

Director of Spatial Planning

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015 (PART 7)
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 <http://www.gov.uk/government/organisations/planning-inspectorate>

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.

The Party Wall etc Act, 1996

Although there is no direct relationship between the Party Wall Act and planning permission, the Act means that, even though you have planning permission you may not have the right to commence work until you have satisfied the requirements of the Party Wall Act. For more detailed guidance you can obtain a booklet (Code 97PBD008) from the Publications Despatch Centre, Black Horse Road, London SE99 6TT (Tel:0181 619 9191 or Fax:0181 694 0099).