

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 27 July 2018

Present: S Barker, W Cann, A Cooper, G Gribble, P Harper, P Hitchins,
M Jeffery, J McInnes, D Moyse, C Pannell, M Retallick, P Sanders,
D Webber, P Woods

Apologies: K Ball, J Christophers, S Hill, N Oakley, M Simpson

1303 Minutes of the Meeting Held on Friday 15 June 2018

The minutes of the meeting held on Friday 15 June 2018 were agreed and signed as a correct record.

A Member had made a request concerning the accuracy of Minute no. 1298 concerning planning application ref: 0592/17. The matter was debated and no correction was felt necessary.

In response to a question concerning Committee Site Inspection procedures, the Chairman proposed, and Members agreed, that the policy and procedures would be reviewed. This would be considered at the next meeting of the Planning and Sustainable Development Working Panel and any recommendations brought before the Authority.

1304 Declarations of Interest and Contact


Members agreed to declare those interests set out in the matrix of membership of other bodies.

All Members declared a personal interest, having received written communication, in Item 0131/18 – Farm worker's dwelling, Jervis Farm, Cheriton Bishop.

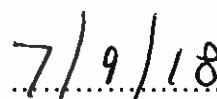
Mr McInnes declared a personal interest, having received telephone communication, in Items 0187/18 and 0188/18 – Conversion of stone buildings to one live-work unit and one family dwelling including demolition of concrete block additional to barn and agricultural building together with associated landscaping (Full Planning Permission), and two replacement windows in farmhouse (Listed Building Consent) – Moor Farm, Cornwood.

Mr Sanders declared a personal interest, having received emails and representations from the Parish Council and residents, in Item 0226/18 – Reconstruction of roof to accommodate bedroom, bathroom and study and changes to window locations and sizes at ground floor level – Easter Cottage, Meavy Lane, Yelverton.

Signed



Date



Mr Barker declared a personal interest in Item 0253/18 – Demolition of garages and erection of three dwellings and parking together with additional replacement parking on separate land parcel – Land between 13-24 Glebelands and Land adjacent to 53-56 Glebelands, Buckfastleigh – having been asked by local residents to visit the site. He added that he had advised those residents that he would form no clear view on the application until he had heard the officer’s presentation at the meeting today.

Mr Hitchins declared a personal interest in in Items 0187/18 and 0188/18 – Conversion of stone buildings to one live-work unit and one family dwelling including demolition of concrete block additional to barn and agricultural building together with associated landscaping (Full Planning Permission), and two replacement windows in farmhouse (Listed Building Consent) – Moor Farm, Cornwood.

Mrs Pannell declared a personal interest in Item 0439/17 – Redevelop site by erection of 24 dwellings and associated works – Former Outdoor Experience Site, Chuley Road, Ashburton. She advised that she would not be taking part in any discussions and would leave the Meeting Room for this item.

Miss Moyse declared a personal interest, having received email correspondence, in Item 0226/18 - Reconstruction of roof to accommodate bedroom, bathroom and study and changes to window locations and sizes at ground floor level – Easter Cottage, Meavy Lane, Yelverton.

Mr Retallick declared a personal interest, due to knowing the applicant, in Item 0328/18 – Conversion of redundant barn with re-instatement of lean-to extension to holiday let – Stone Barn, Stone Farm, Buckland-in-the-Moor.

1305 Items Requiring Urgent Attention

The Head of Development Management reminded Members that the next Development Management Committee meeting is to be held on Friday 7 September 2018. He advised that due to an unforeseen impact on services, the discretionary provision of pre-application advice has temporarily been withdrawn. In addition, enforcement complaints will be logged but monitored for the time-being whilst recruitment for a new Enforcement Planner takes place.

With regard to the application 0058/18 – Agricultural worker’s dwelling, Yeo Farm, Bickington, a decision was deferred at the committee meeting on 15 June 2018 in order for a site inspection to be undertaken. Applications in relation to other barns upon the site have now been submitted and, therefore, the matter will be brought before Members at the next meeting on 7 September 2018.

The revised National Planning Policy Framework (NPPF) has been issued this week. There are no direct implications with regard to the applications before Members today. It will feed into the Local Plan Review; a paper will be taken to the next Authority meeting should this be required.

Signed  Date 17/9/18

1306 Site Inspections

Members received the report of the Head of Development Management (NPA/DM/18/025).

Item 1 – 0186/18 – Creation of a 20m x 40m manege for private use, new field shelter and improvements to landscaping and drainage – Lower Lawn, Knowle Close, Ashburton

Speaker: Mr Toby Brayshaw, Applicant

The Head of Development Management reminded Members that the site is located on the outskirts of Ashburton to the north of Pear Tree Cross. The proposal is for a 20m x 40m manege and a 10m x 4.5m field shelter adjacent to the existing private stables.

Mr Brayshaw thanked Members for attending the Site Inspection when they were able to see for themselves the current compound and new hedge. He stated that he lives close to the site and would not do anything to harm the area. He advised that, should permission be granted, he was happy with the proposed conditions. In addition, half of the field would be offered to the neighbouring farmer to be used for agricultural rather than equestrian use.

Mr Sanders, who had chaired the site inspection visit, advised that Members had concluded that the proposal would not “substantially” harm the character and appearance of this part of the National Park, although they acknowledged that there would be some harm. Members saw no reason for any additional drainage works to be required. With regard to the proposed excavation work, it was agreed that there would be an impact but not enough to warrant a refusal of planning permission. Members received clarification with regard to their highway concerns and queries regarding the use of the spoil from the excavations.

Mr Barker proposed that permission be GRANTED for the reasons stated above, which was seconded by Mr Gribble.

The Head of Development Management advised the following proposed conditions:

1. the development to be begun before the expiration of three years from the date of the permission;
2. no floodlighting;
3. sample of the materials to be used for the surfacing of the manege to be agreed by the Local Planning Authority in writing;
4. the manege to be for private use only;
5. the landscaping scheme to be completed within 12 months of the commencement of the works;
6. the roadside hedge to be retained, at a height no less than 2m;
7. the original field shelter to be removed from the site.

RESOLVED: That, for the reason as stated above, and subject to the conditions as stated above, permission be GRANTED.

Signed  Date 

1307 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/18/026).

Mrs Pannell left the Meeting Room.

Item 1 – 0439/17 – Redevelop site by erection of 24 dwellings and associated works – former Outdoor Experience Site, Chuley Road, Ashburton

Speakers: Cllr Philip Vogel, on behalf of Ashburton Town Council
Mr Rob Heard, on behalf of the Applicant

The Head of Development Management advised Members that there are two main issues with regard to this application leading to the reasons for recommending refusal.

The site is currently vacant, there having been no business operations on site for around 12 months. The application is for Outline Planning Permission; Members are asked to decide 'in principle' the proposed use of the site.

This is an allocated site within the Local Plan. It is acknowledged that there are some constraints regarding this area of Ashburton, one being flood risk. Public parking and affordable housing are identified issues within the settlement of Ashburton. As the Masterplan approach had stalled and is now not being taken forward, the fallback position is that of the Development Plan Policies.

The Case Officer's report provides clear details regarding responses from consultees; there have been 25 letters of objection and five in support of the application. Officers have concluded that this application cannot be classed as a 'major' development having applied the appropriate tests. With regard to the issues over the possible reintroduction of the railway, this is a separate part of the site and therefore there are no direct implications relating to this application.

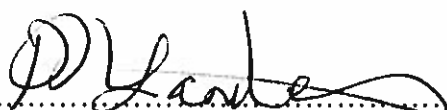
The two main issues relating to this application are:

- (i) the lack of proposed affordable housing; and
- (ii) a lack of any public parking provision.

It has been identified that a total of 51 affordable housing units are required in the Ashburton area. The application makes an offer of four units (17%). A late offer of five units was received at the end of last week. It is the view of the Teignbridge District Council Housing Officer that the affordable housing provision proposed is not appropriate in this case. Officers feel that the revised offer arrived too late to be properly considered with the application before Members today, hence Members are asked to debate the original proposal.

The applicants are applauded for addressing many of the planning constraints including contamination of the site and mitigating for noise pollution from the nearby A38; however, the offer of only 17% affordable housing is unacceptable.

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Mr Vogel advised Members that he is Vice Chairman of the Ashburton Town Council Planning Committee. The Committee is in strong support of officers in their recommendation to refuse planning permission. Whilst the Council does not object to the use of the site for housing, the lack of affordable units offered is felt to be unacceptable; the National Park Authority's requirement of 50% is supported. It is the view of the Council that the site could provide both affordable housing as well as public parking and it would welcome the opportunity to attend a meeting to discuss these matters further.

Mr Heard advised Members that he was one of the consultants for the applicants, as well as one of the designers of the scheme before Members. He stated discussions, including pre-application advice, had taken place over the previous 18 months, resulting in the application for outline permission. He added that a public event had been organised; the conclusions from the event were that the public's main desire was for affordable housing. He felt that it would come down to the s.106 agreement and the affordable housing mix. He would be willing to continue to revise the affordable housing requirement with officers and requested, if Members were minded to refuse the application, that determination be deferred in order for those discussions to take place.

In response to Member queries, Mr Heard confirmed that he was willing to negotiate a higher offer of affordable housing. The Head of Development Management confirmed that a viability assessment had been carried out based on four of the proposed 24 units being offered as affordable. Discussions have taken place over quite a long period of time with the applicants regarding the percentage they have offered and that required by the Authority.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

A Member commented that the proposed site is a difficult one, not least due to the floodzone issues. He felt that Members needed to refuse the application today in order to ensure meaningful discussions going forward. Affordable housing needs to be at the top of the list for negotiation.

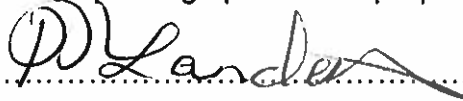
RESOLVED: That permission be REFUSED for the reasons as stated in the report.

Mrs Pannell returned to the meeting.

Item 2 – 0253/18 – Demolition of garages and erection of three dwellings and parking together with additional replacement parking on separate land parcel – land between 13-24 Glebelands and land adjacent to 53 – 56 Glebelands, Buckfastleigh

Speaker: Mr David Luke, on behalf of Teign Housing

The Deputy Head of Development Management advised Members that Glebelands housing estate is on the northern edge of Buckfastleigh. The application is split between two sites already owned by Teign Housing and proposes the redevelopment of a garage/parking/green space to provide three new dwellings and parking area; and the removal of a green space to provide additional parking. Five additional parking spaces are proposed; no play area is to be lost – the green area

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referred to has no public access. The Parish Council, while in support of the provision of affordable housing, objects to this application, citing a lack of clarity regarding the type of affordable housing and access issues.

Mr Luke, Development Manager at Teign Housing, advised Members that the company is always looking for regeneration possibilities. He stated that the garages to be demolished are very small in size and impractical for modern vehicles. Following consultation with Officer, the proposed houses are to be placed next to the main road to enable ease of access amongst other things. Hedges are to be retained, and parking spaces are to be clearly marked and two will be larger to accommodate the disabled. Two of the proposed houses are to be affordable, with one being open market which will cross-subsidise the other two.

In response to Member queries, Mr Luke advised that the company has been approached by a resident regarding the possibility of dropping the kerb for parking purposes; however, this could not be done for everyone as the cost involved would make it prohibitive. Each individual application is considered on its own merits.

Mr Barker proposed that the application be deferred in order that a site inspection could be undertaken and enable Members to see for themselves how this site works in reality, which was seconded by Mr Sanders.

RESOLVED: That the application be DEFERRED in order for a site inspection to be undertaken.

Mr Harper arrived at the meeting.

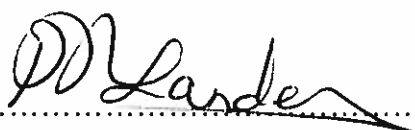
Item 3 – 0131/18 – Farm worker’s dwelling – Jervis Farm, Cheriton Bishop

Speaker: Mr Adrian Matthews, on behalf of the Applicant

The Deputy Head of Development Management advised Members that Jervis Farm is situated south of Cheriton Bishop and comprises some 324ha (49% of the site is owned, the other 51% is subject to tenancy agreements). The farm consists of 400 breeding ewes, 75 suckler cows as well as other animals, plus 120 hectares of winter/spring arable cropping. The application is for a third dwelling at the farm; it is recommended for refusal as the scale and size of the farm is not such that a third worker is warranted to be readily available on site most of the time and, therefore, there is no functional need for the dwelling.

The proposed citing of the dwelling is in the middle of the pastoral field near the existing farmhouse. The Authority’s Landscape Officer would prefer to see the dwelling adjacent to the existing farmhouse on the southern boundary of the field; however, there is an existing overhead power line across this part of the field preventing a dwelling in the preferred location.

With regard to labour requirement calculations, the applicant has included arable labour requirements which do not need someone readily available at most times on site.

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A letter from the grandmother had been received, stating that the main farmhouse was her home; it is the closest to the farmstead. She added that, in her opinion, her grandson needs to live on site.

Mr Matthews advised Members that he is a Director of Savills, a Farm Business Consultant with over 30 years' experience. The company was requested to provide a report for the applicants regarding their proposal for a third agricultural worker's dwelling on the farm. He advised that he does not agree with the Authority's independent assessment or the observations detailed within the officer's report. He advised that, in his opinion, the labour required for the arable enterprise should be included in the calculations; however, he had also reconsidered the labour requirement based on livestock only which is the calculation made by the Authority's independent assessor. He stated that, using the actual number of livestock on the holding, the total labour requirement would be 5080.7 hours and, therefore, the total number of labour hours required total 2.3 full time equivalents. It was his opinion that the reason set out to refuse the application was based on incorrect information.

Following Member queries, the Head of Development Management stated that the best assessment is that there is no need for three people to be resident at the farm 24 hours a day, 7 days a week, to run the holding successfully.

A Member observed that the proposed additional agricultural worker's dwelling would be situated in the middle of a field, which clearly goes against policy, as it would effectively be in the open countryside.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

RESOLVED: That permission be REFUSED for the reasons as stated in the report.

Item 4 – 0326/18 – Conversion of redundant barn with re-instatement of lean-to extension to holiday let – Stone Barn, Stone Farm, Buckland-in-the-Moor

The Head of Development Management advised Members that the applicant has now indicated that he will sign the s.106 agreement in relation to this application.

Should this not take place within the next month, this application will be brought back to the next Development Management Committee meeting in September.

Item 5 – 0252/18 – Erection of first floor extension and conservatory – 7 Oaktree Park, Sticklepath

The Case Officer advised Members that 7 Oaktree Park is a semi-detached dwelling in a modern cul-de-sac. The application proposed a two storey side extension to provide additional living accommodation. Although the application presents a departure from the 30% threshold, the additional floorspace (41%) is modest and the design fits comfortably with the property and the estate in general. The two storey extension is to replace the existing garage.

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The Parish Council is concerned that there would be a reduction in parking space. 1.4m of the driveway will be lost due to the proposal; however, Officers consider that there would be adequate parking for two vehicles. There is no objection from the Highways Officer.

The proposed extension is sympathetic in scale, proportion, form, detailing and materials to the existing dwelling and would appear subservient to the main dwelling due to it being set back from the front elevation with a reduced ridge height. In addition, there would be no material harm to the character and appearance of this part of the National Park.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

RESOLVED: That, subject to the conditions as set out in the report, permission be GRANTED.

Item 6 – 0187/18 – Conversion of stone buildings to one live-work unit and one family dwelling including demolition of concrete block addition to barn and agricultural building together with associated landscaping – Moor Farm, Ivybridge

The Case Officer advised Members that the proposal is for the Grade II listed barns to be converted into one live-work unit and one two bedroom dwelling. The modern agricultural building, together with a concrete wall, is to be demolished. A new dry stone and earth bank is proposed to form a new enclosure, which would be an improvement to the surrounding area. Existing openings are to be used, along with roof glazing rather than roof lights. Existing ironmongery is to be retained. Officers have determined that this application is well considered; the applicant has taken full account of the advice offered by the Planning and Building Conservation Officers.

It is not possible for either conversion to be affordable. A commuted sum cannot be provided due to the cost of the works required.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

A Member stated that he would reinforce the comments of the Parish Council; there are real advantages to this scheme, not least the removal of the modern agricultural building. The Case Officer confirmed that the proposed conditions stipulate the use of the live-work unit.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

RESOLVED: That, subject to the conditions as set out in the report, permission be GRANTED.

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Item 7 – Conversion of stone buildings to one live-work unit and one family dwelling including demolition of concrete block addition to barn and agricultural building together with associated landscaping and two replacement windows in farmhouse (Listed Building Consent) – Moor Farm, Ivybridge

The Case Officer advised Members that the application for Listed Building Consent relates to the two barns, as well as the replacement of windows within the farmhouse. Following a Member query, the Case Officer confirmed that the windows would be double glazed.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

RESOLVED: That, subject to the conditions as set out in the report, consent be GRANTED.

Item 8 – 0226/18 – Reconstruction of roof to accommodate bedroom, bathroom and study and changes to window locations and sizes at ground floor level – Easter Cottage, Meavy Lane, Yelverton

The Case Officer advised Members that the proposal is for the addition of a first floor to the single storey dwelling, with changes to the roof and alterations to the ground floor windows. The ridge height would be 1.3m higher; with the height of the windows proposed to be 1.7m there would be no possibility of overlooking and, therefore, loss of amenity for neighbours. The distance between Easter Cottage and neighbouring properties is acceptable; the proposed design is appropriate and the works would not be harmful to this part of the National Park.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

RESOLVED: That, subject to the conditions as set out in the report, permission be GRANTED.

Item 9 – 0245/18 – Change of use of existing farm office and store (former piggery) to holiday let and erection of new porch – Little Thorn Farm, Chagford

The Case Officer advised Members that Little Thorn Farm is in an isolated position in open countryside. The farm comprises 11.5 acres; the existing business has already diversified and consists of three strands - animal husbandry, organic horticulture and seasonal mobile catering. The proposed change of use of the former piggery, which is clearly of modern construction, into a holiday let would be an additional strand to the business. Retrospective permission was granted in 2013 for the building to be used for management of the business and storage. However, officers feel that, under policies DMD9 and DMD44 it would be an unjustified unit of holiday accommodation. In addition, the applicant has failed to demonstrate why this application should be supported.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders.

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RESOLVED: That permission be REFUSED for the reasons as set out in the report.

1308 Appeals

Members received the report of the Head of Development Management (NPA/DM/18/027).

RESOLVED: Members NOTED the content of the report.

1309 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/18/028).

RESOLVED: Members NOTED the content of the report.

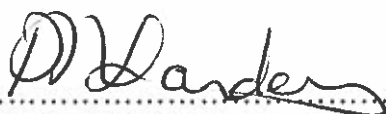
1310 Appointment of Site Inspection Panel and Arrangements for Site Visits

Site Inspection date: **Friday 17 August 2018**

Application – 0253/18 - Demolition of garages and erection of three dwellings and parking together with additional replacement parking on separate land parcel – Land between 13-24 Glebelands and Land adjacent to 53-56 Glebelands, Buckfastleigh.

The following Members were appointed to the site inspection panel: Miss Moyse, Mrs Pannell, Mr Hitchins, Ms Woods, Mr Sanders, Mr Webber, Mr Barker

Signed



Date

