

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 4 February 2022

Present: A Cooper, W Dracup, P Harper, G Hill, J McInnes, S Morgan, D Moyse,
J Nutley, N Oakley, P Sanders, P Smerdon, D Thomas, P Vogel,
P Woods, G Gribble, C Pannell, L Samuel

Officers: C Hart, Head of Development Management
P Twamley, Planning Officer

Apologies: M Renders

The Chairman welcomed Ms C Shewan, Independent Person.

1475 Declarations of Interests and Contact

Members agreed to declare those interests set out in the matrix attached to the Agenda (Membership of other Councils).

1476 Minutes of Meeting held on 7 January 2022

The minutes of the meeting held on 7 January 2022 were AGREED as a true record.

1477 Items Requiring Urgent Attention

None.

1477 Applications to be Determined by the Committee

Members received the report of the Head of Development Management (NPA/DM/22/002).

Item 1 - 0560/21 - Retrospective replacement agricultural livestock building (12m x 6m) - Land at Blindfield Meadow, Murchington.

Speaker: Mr R Davis, Applicant.

The case officer detailed that this was a retrospective application for the development of a single agricultural building at 6 x 12m footprint x 4.3m height with no links to other buildings.

The application was presented to the committee at the request of the Committee Chair, Mr Sanders, in view of the extensive planning history related to this site.

The Planning Officer referred to the extensive planning history on the site and adjoining land, detailing the specifics of applications and planning appeals that had been considered between 2016 - 2018.

It was stated that the Trees & Landscape Officer had noted that it is a replacement building, there was a building on this site, but it was demolished several years ago. The new building covers part of the footprint of the old structure.

The proposed development was having an impact on the local landscape character. The isolated building changed the character of the local landscape.

The Planning Officer stated that during the site visit to the barn, Members were shown where the end of the Nissen hut was originally in relation to the end of the barn as now built, being 2.19m longer. At the entrance to the barn, it was shown that the new barn walls were partially constructed onto the side of the old Nissen hut making it 0.59m wider, with the ridgeline being 1.23m taller. It was also noted that the ridgeline is a different shape to the Nissen hut, as the hut was curved, and the new ridgeline is apex.

It was confirmed that the applicant has agreed to additional landscaping to include the planting of 9 native trees adjacent to the north elevation of the barn. This measure serves to partially address the visual impact of the building on approach from the north and to provide bio-diversity net gain in accordance with Strategic Policy 2.3.

In response to concerns raised at the Members' site visit on 21 January, a condition is recommended to secure an appropriate rain, surface, and foul water management scheme.

There were multiple letters of support for this application and no letters of objection. It was noted that the Parish Council fully supported this application

Mr Davis thanked the members for attending the site visit. He reiterated that there had always been a building at this site, and that the barn was in year round use, either for animal welfare and storage of essential feed and bedding for his animals. He stated that the barn was essential for the continued use of his farm.

In response to member questions Mr Davis clarified:

- That he had taken possession of the land in 2016, however he had been farming that particular field his entire adult life, as part of the family farm.
- The barn is never completely filled with storage of essential feed and bedding for his animals, an area is always kept clear at the entrance for a pen for any animal welfare issues.
- The hedgerow between the barn and the road can be planted to increase the height to further shield the visual impact of the barn from that direction.

In response to member questions Officers clarified:

- That the recommendation was in balance; the officers took into consideration the history of the site, the different configuration and scale of this application and the need of the applicant.
- The addition of manure could be included in condition 5 to ensure manure management is also considered.

There were no additional comments from Members who attended the site visit.

Mr Harper proposed a motion that permission be REFUSED. Although he fully understood the need for the barn, he felt the barn had a detrimental effect on the countryside and was contrary to Local Plan Policy 5.8. The motion was not seconded. As a consequence, no vote was taken on this motion.

Mr Thomas proposed a motion that the application be GRANTED, with the addition of the words 'manure management' in condition 5. The motion was seconded by Mr Smerdon.

There followed a debate with Members voicing concerns and offering support for the retention of the building. Members were reminded that the retrospective nature of the application did not prevent a decision being made on the planning merits of the case.

RESOLVED: That subject to the conditions set out below, permission be GRANTED.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the approved Site Location Plan, Block Plan and drawings numbered A01 and A02, valid 12 October 2021, and drawing named Planting Scheme valid 8 December 2021.
3. The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon becoming redundant for such purposes, the building shall be removed, and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
4. Notwithstanding the submitted documents, a detailed scheme for the proposed planting of 9 native trees to the north of the barn shall be submitted to the Local Planning Authority for written approval and carried out in accordance with the approved scheme within six months of the date of the decision notice, or such longer period as the Local Planning Authority shall specify in writing. The planting shall be maintained for the

lifetime of the building. Maintenance shall include the replacement of any trees or shrubs that die or are removed.

5. Notwithstanding the submitted documents, a detailed scheme for the management of rain, surface, manure management and foul water run-off from the proposed development shall be submitted to the Local Planning Authority for written approval and carried out in accordance with the approved scheme within six months of the date of the decision notice, or such longer period as the Local Planning Authority shall specify in writing. The approved scheme shall be maintained for the lifetime of the building.
6. No artificial lighting shall be installed on the development hereby permitted.

1478 Appointment of Site Inspection Panel and Arrangements for Site Visit

None.