

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 3 November 2017

Present: K Ball, A Cooper, G Gribble, P Harper, S Hill, P Hitchins, J McInnes, D Moyse ,
C Pannell, M Retallick, P Sanders, M Simpson, D Webber, P Woods

Apologies: S Barker, J Christophers, M Jeffery, N Oakley

Absent: W Cann

1253 Minutes of the meeting held on 6 October 2017

Save for the amendment detailed below, the minutes of the meeting held on 6 October 2017 were agreed and signed as a correct record.

In regards to Item 5, the resolution should read "That subject to the completion of a section 106 planning obligation in respect of ancillary accommodation and the conditions as set out in the report, permission be GRANTED".

1254 Declarations of Interest and Contact

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

Mr Sanders declared a personal interest in 0407/17 – construction of a cycleway, community trail, Land between Kirkella Road, Yelverton and Lake Lane, Dousland, due to face to face and phone contact with residents of the area and knowing the speakers. He also declared a personal interest in 0379/17 – Erection of two storey extension, replacement windows/doors and rebuild garage with adjacent parking – St Petroc, North Road, Yelverton due to knowing one of the speakers.

Mr Retallick, Ms Woods, Mr Gribble and Mr Webber declared a personal interest in 0452/17 – Erection of general purpose livestock building, Blindfield Meadow, Murchington, Chagford due to contact with the applicant.

Mr Ball declared a person interest in 0407/17 due to knowing the speaker.

Miss Moyse declared a personal interest in 0452/17 – Erection of general purpose livestock building, Blindfield Meadow, Murchington, Chagford due to visiting the site with the applicant.

Mr Hill declared a personal and prejudicial interest in 0445/17 & 0401/17 Installation of 12 solar panels and relocation of existing solar tubes, Howton Farm, Moretonhampstead (LBC & Full Planning Permission), Mr Hill stated he would leave the meeting for this item.

Mr Harper declared a personal interest in 0452/17 – Erection of general purpose livestock building, Blindfield Meadow, Murchington, Chagford due to phone communication with the applicant and 0459/17 Erection of sheep shed, land adjacent to Harrograve Farm, Peter Tavy due to email contact with the applicant.

Signed James McInnes

Date 1-12-17

1255 Items requiring urgent attention

None

1256 Applications for Determination by the Committee

Item 1 – 0391/17 – Demolition of existing replacement with new dwelling, Top Lodge, Ponsworthy (Full Planning Permission)

Speaker: Mrs Colledge - Applicant

The Case Officer informed Members that Top Lodge is a small dwelling west of Ponsworthy Bridge, the application is for a replacement dwelling. The plot is elevated above the highway and away from neighbouring properties. The current dwelling still retains its simple form, proportions and charm, but it is not a designated heritage asset.

The proposed new dwelling would double the floor space within a 1 ½ storey replacement with rooms in the roof, this creates difficulties in respect of policy volume restriction and design. The design results in an awkwardly proportioned building with large wall mass over the ground floor doors and windows. The proposed design does not enhance the surrounding environment and has an increased volume of approximately 40% which is a clear breach of the 15% policy allowance.

Mrs Colledge informed Members that support had been shown from the local community for the replacement dwelling. Although the increased volume is over the 15% the actual footprint is only increasing by 5%. The house is only just visible from the road and therefore does not have a negative visual impact on the village. The replacement dwelling would be modest and built with high quality materials. The current house is an eyesore and Widecombe Parish Council have shown their support for the replacement dwelling.

Members questioned the discrepancy in the increased percentage of volume. The Case Officer stated that the agent had calculated the volume increase to be 44% but the Planning Officer had re-measured and calculated it to be a 37% increase. In response to Members questions, the Case Officer informed Members that the increase in volume would be mainly in the height of the dwelling itself but that it would also be wider. The property would be dug in to reduce the visual impact of the increased ridge and eaves height.

The Case Officer reiterated that the 1 ½ storey design is uncharacteristic of Dartmoor dwellings and therefore does not conserve and enhance the local area.

Members were sympathetic that there is need to rebuild the house for energy conservation reasons. They agreed that the location is suitable for a replacement dwelling but the design is not acceptable and suggested that the applicant works with the Planning Officers to find a suitable solution for the design.

Mr Harper proposed the recommendation, which was seconded by Mr Ball.

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

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Date.....1-12-17.....

Item 2 – 0405/17 - Change of use of agricultural land to domestic garden, Land adj Hadlywood, Teign Village (Full Planning Permission)

Speaker: Ms Barton – Applicant

The Case Officer stated that the application is for an extension to the garden of Hadlywood. It is partly a retrospective application as part of the hedgerow has already been removed. A new hedgerow would be extended along the new garden boundary. The Parish Council raised concerns regarding the landscape impact and the precedent it may set in the village. The Case Officer informed Members that the garden boundaries are staggered which would make it difficult to justify landscape harm and therefore refusal. The proposal would not set a precedent as any future garden extensions would be assessed on size, positioning, landscape impact and the historic plans of the village.

Ms Barton stated to Members that her passion is to protect the environment and this corner of the field had become overgrown with brambles, which she has removed but has proposed to replace with native hedgerows, a fruit tree area and a small wild flower meadow. The character of the field had already been altered as the previous owner had sold off strips of land. She stated that the appearance of the field has been improved by the alterations.

In response to Members questions Ms Barton stated that she would not have any objections to the conditions laid out in the report. She also informed Members that no hedge bank had been removed only a stock fence and brambles.

One Member stated his concern regarding affordable property prices. Teign village currently has affordable houses, but with larger gardens house prices will rise.

In response to a Member question, it was confirmed that no additional highway access is proposed.

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

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

Item 3 – 0407/17 – Construction of a cycleway/community trail, Land between Kirkella Road, Yelverton and Lake Lane, Dousland (Full Planning Permission)

Speaker – Mr R Cheadle – Objector
Mr G Cornish - Applicant

The Case Officer informed Members that Devon County Council is developing a county wide network of cycle routes. This application is to link Yelverton to Dousland. Most of the route has been in place for some years, and the bridge over the Princetown Road was replaced under the Granite and Gears Programme, but between Dousland and Yelverton cyclists use the main road. This application is to provide an off road route as an alternative to the B3212 between Yelverton and Dousland as part of the wider scheme to create a route from Plymouth to Princetown.

Signed  James R. Jones

Date 1 - 12 - 17

The route will follow the abandoned railway and will run along the top of the embankment. The proposal is to have a shallow cutting with a low bund along the trail.

A new access is proposed on the junction between Southella and Kirkella Road. Screen planting is proposed to protect the privacy of the houses adjacent to the proposed cycle path. An agricultural crossing, constructed of concrete to match the rest of the path, is incorporated in to the plans to enable agricultural operations to continue. The path would exit at Lake Lane, with field gates set back from the road, to allow users of the pathway to be aware they are coming to a highway.

Concerns have been raised in regard to road safety on neighbouring roads, particularly Lake Lane and the blind crossing from Midella Road to Kirkella Road. There are also concerns about parking in the area around the Doctor's surgery and the shops in Yelverton. Devon County Council have advised that part of the wider scheme is to make improvements to the connecting road network. The Case Officer confirmed that this was not part of the consideration for the application.

No objections have been raised as regards the landscaping, and it will have minimal visual impact on the character of the local area. No lighting is proposed and the bund will assist in noise mitigation.

The scheme makes a positive reuse of the former railway and meets objectives in the Core Strategy and the DMDPD providing a new recreational facility and improving links between settlements.

The Case Officer informed Members that the approval of this section of the trail is subject to the conditions recommended in the report with the exception of Condition 3 – it has been concluded by the Authority's archaeologist that a watching brief is not required. Temporary fencing should be erected around the head wall for the former aqueduct/leat to protect it from construction works. Condition 6 would also be amended to omit the words 'unless otherwise agreed in writing by the Local Planning Authority' - if lighting is desired, a new planning application would be required.

Mr Cheadle, a Member on Buckland Monachorum Planning Committee, informed Members that in principle he supports the cycle path initiative, but on this part of the route more work is needed at the Yelverton end to improve road safety before the track is put in place. Cyclists will choose the shortest route if not directed, which leads them around by the Doctor's surgery including a blind corner, which is unacceptably dangerous. He requested that the application is deferred until the integration is decided. He raised concerns that the residents were not aware of the application due to Lake Lane being in Yelverton not Dousland.

In response to a question, Mr Cheadle stated that the Parish Council had given Devon County Council a preferred route for cyclists to follow to avoid the dangerous blind corner, but they had not received any feedback.

Mr Cornish relayed to Members that the route needs work to join it all together, but the Council require permission for this section before starting work on the adjoining sections. Devon County Council is not planning on building this section alone but it is an essential part of the complete trail. The route will help businesses in

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Date

1 - 12 - 17

Princetown and Yelverton and will become a family trail. The Council believe that there is enough parking in Yelverton to facilitate this route.

In reponse to Members questions, Mr Cornish stated that he was aware of the Parish Councils concerns as he had attended a Parish Council Meeting. He reiterated that the County Council would like this section of Planning Permission agreed but development will not proceed until the adjoining parts are confirmed. The trail will be a multi-use trail and horse riders will be allowed to use it. All the land needed for this section of the trail has been purchased.

Members raised concerns regarding the single section of trail being completed without the safety aspects at each end being addressed and proposed that a condition be set out to ensure the highways issues are address before route is open to the public. Mr Cornish stated that the wording would have to be confirmed but in principle would not have an issue with such a condition.

The Chairman confirmed to Members, that although the highways issues are not the responsibility of Dartmoor National Park Authority, Devon County Council have stated that they will not construct the proposed section of the route until the adjoining parts are confirmed.

Mr Gribble proposed the recommendation, with the alteration in Condition 3 and Condition 6. Officers were asked to attach a copy of the approved minutes to the Decision Notice to record the undertaking given by Mr Cornish on behalf of Devon County Council that construction of the route will not start until the highways issues have been resolved. This was seconded by Mr Harper.


RESOLVED: That subject to the conditions in the report, and with alteration in Condition 3 and Condition 6, permission be GRANTED.

Item 4 – 0412/17 – Erection of first floor extension over garage including ground floor extension to garage and porch, Oak Cottage, Peter Tavy (Full Planning Permission).

Mr Jon Woodhouse – Applicants Agent

The Case Officer informed Members that Oak Cottage is a modern property surrounded by varying styles, size and ages of properties in Peter Tavy. The Parish Council have raised concerns that the 1st floor extension over the garage and the small ground floor extension is not in keeping with the character of the village. The extension will look subservient to the main house and will not adversely affect the area. The floor space increase would be 28% which is in the upper limit of policy DMD24 for domestic extensions. The Case Officer concluded that the proposal is in accordance with the Development plan and design guide.

Mr Woodhouse stated to Members that the application for the extension had been withdrawn last year due to the bat survey having to be carried out during the summer months. The bat survey has been completed and there are no issues. The Parish Council have objected but the applicant believes that the extension will not have an adverse effect on the character of the village.

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Date.....1-12-17.....

In response to Members questions, Mr Woodhouse informed Members that the property is currently a two bedroom house, but the plot is big enough to accommodate a 3 bedroom family house. The extension would include a Master bedroom and bathroom. A flood risk assessment has been carried out, there is some resilience on the boundary of the property, but further improvements would be made in the construction of the extension.

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

One Member expressed his concerns regarding increasing house sizes and affordability. Members agreed that the Local Plan Review should look at policy regarding % increase in property volume.

RESOLVED:

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

Item 5 - 0402/17 – Demolition of store and erection of new trimming building, Devonia Sheekskins & Tannery Ltd, Mardle Way, Buckfastleigh

The Case Officer stated to Members that Devonia Sheepskin and Tannery operate from a site in the centre of Buckfastleigh. The application is to demolish the existing skins building and erect a trimming building to the north east of the site. The Town Council have expressed concerns regarding the policy implications surrounding the masterplanning of the site. The current building is in the centre of the site identified in the development plan policy BCK3 – recognising the potential for mixed uses to benefit both the economic vitality and environment of the town.

The proposed building would be goosewing grey and blue coat sheeting with goosewing great metal sheeting roof, and powder coated aluminium windows.

The Officer stated to Members that the concerns of the Town Council are recognised but there is a need to react to the immediate needs of the business that currently uses the site. The proposed building is well located to the function of the site and the removal of the current building will enhance the overall workings of the site.

Members questioned the Town Councils concerns. The Acting Head of Planning informed Members that the Town Council want to see redevelopment of the whole site, but it is essential to address immediate business needs in order to keep employment within the town and the tannery running even if it results in a piecemeal development.

Mr Ball proposed the recommendation, which was seconded by Mr Retallick.

RESOLVED:

That, subject to the conditions set out in the report, permission be GRANTED

Mr Hill left the room

Item 6 - 0445/17 – Installation of 12 solar panels and relocation of existing solar tubes, Howton Farm, Moretonhampstead (Listed Building Consent)

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Speaker – Mr Wimberley - Applicant

The Case Officer informed Members that an email was received from the applicant, which reiterated some of the key points in the application documents; the installation of the solar panels would not be prominent, the roof of the agricultural building on site is not strong enough to have the solar panels and the panels would not be visible from Great Howton Farm.

Howton Farm is a stone barn which was converted in 2000. It was formerly in the curtilage of Great Howton Farm which is Grade II listed. Although Howton Farm has its own separate access it remains curtilage listed due to its association with the original farmhouse. It is therefore offered the same protection as the listed building.

This proposal is for 12 solar PV panels on the lower roof slope. The combined length of the panels would be 12m across the complete lower roof slope, which would be very prominent on the principal elevation of the dwelling. A number of the panels would be visible from the driveway to Great Howton Farm and over the wall from the road. The Case officer acknowledged that the proposed panels would have some benefit in the contribution to reducing the impact of climate change, but this does not outweigh the harm to the designated heritage asset.

Mr Wimberley informed Members that the panels would in fact be inlaid in to the roof not a layer on top of the roof. He questioned whether the building is listed, as previous planning applications had not required Listed Building Consent. The roof where the panels would be place is facing away from Great Howton Farm and therefore would have very little visual impact. There is not a suitable alternative and the Parish Council is in support of the proposal.

In response the Members questions Mr Wimberley reiterated that the solar panels would be place in the roof rather than on top of the roof.

Mr Gribble proposed a site inspection, which was seconded by Mr Sanders.

RESOLVED: That determination be DEFERRED for a site inspection to be undertaken

Item 7 – 0401/17 - Installation of 12 solar panels and relocation of existing solar tubes, Howton Farm, Moretonhampstead (Full Planning Permission)

RESOLVED: That determination be DEFERRED for a site inspection to be undertaken

Mr Hill rejoined the meeting

Item 8 – 0452/17 – Erection of general purpose livestock building (12m x 27m) (Full Planning Permission), Blindfield Meadow, Murchington, Chagford (Full Planning Permission)

Speaker – Mr Shears – Applicants Agent

The Case Officer informed Members that the proposed site is part of an agricultural holding. The building would measure 27m x 12m x 6m in height, which is considered to be proportionate to the size of holding but it would be isolated with a 150m track proposed across the adjacent field. The development would have a

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Date 1-12-17

negative visual impact, despite significant works to cut in to the ground and it would still be visible over the hedgerows. The proposed building would be a modern style with timber cladding and a concrete base. The Case Officer stated that the need for this proposed building does not outweigh the harm to the pastoral character of this part of the landscape.

Mr Shears stated that the family requesting the building are 4th generation farmers. The applicant sought further advice after the previous application being refused. This application minimises visual impact, the development would only be seen in passing glimpses. The farmers care for and respect Dartmoor, and would plant new Devon hedge banks for further screening.

In response to Members questions, Mr Shears informed Members that the building would be open on 3 sides, only the North elevation would be a solid structure. Mr Shears stated that the applicants had been compliant with the Officers advice.

The Acting Head of Planning responded to a Members question stating that it has been difficult to find an alternative site within the 38 acres. But this is a pristine part of Dartmoor and it would have a significant impact.

Mr Gribble propose a site inspection, which was seconded by Mr Retallick.

RESOLVED: That determination be DEFERRED for a site inspection to be undertaken

Item 9 – 0367/17 – Retrospective replacement extension and new two storey extension, Hecklake House, Sampford Spiney (Full Planning Permission)

The Case Officer stated to Members that the application is for a new two storey extension and a retrospective application for a replacement single storey extension, which replaced a lean-to. The single storey extension is the same size and design as the former lean-to but has different windows. The two storey extension would have slates hung on the upper floor and lower walls rendered to match the rest of the house. The extension is acceptable in its size, design and impact on the local area. The total % increase would be 14%. The Parish Council had raised an objection due to the overdevelopment of the site and a mobile home in situ. The Case Officer also indicated to Members that the mobile home on site is used for occasional accommodation and has the benefit of a Certificate of Lawfulness.

Members commented on the poor design of the house but the Case office clarified that the extension would be subservient to the main dwelling and it meets policy.

Mr Harper proposed the recommendation, which was seconded by Mr Ball.

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

Item 10 – 0459/17 – Erection of sheep shed (9.3m x 4.8m), land adjacent to Harragrove Farm, Peter Tavy (Full Planning Permission)

The Case Officer informed Members that the applicants already have an existing building in Sowtontown, used for housing sheep. The Applicants have a small herd

Signed James D. H. Jones

Date 1-12-17

of goats and 13 Icelandic sheep. The barn is required for the sheep after their October shearing to shelter from the rain. This proposed structure, measuring 9.3m x4.8m, would be located away from the other farm buildings to the north. There are potential drainage issues in the lane, and therefore a drainage solution would need to be put in place before construction of the barn. The access track would have to be constructed of permeable materials to aid drainage. The Parish Council are in support of the application if drainage issues are addressed.

A letter of support was received indicating smallholders need the support to continue. The Case Officer stated to Members that the role of smallholders in general is recognised, in this case a new permanent building is not required as there is already buildings to serve the same purpose. The buildings size and associated works and the isolated location would not enhance the landscape character and is not compatible with the pursuit of National Park purposes.

Members discussed the need for the proposed building and agreed that the smallholding had sufficient buildings and the size of the proposed building unjustified.

Mr Harper proposed the recommendation, which was seconded by Mr Ball.

RESOLVED: That, subject to the reasons in the report, permission be REFUSED

Mr Harper left the meeting

Item 11 – 0379/17 – Erection of two storey extension, replacement windows/doors and rebuild garage with adjacent parking (amended design), St Petroc, North Road, Yelverton

Speaker – Mr Harvey – Objector
Mr Kelly - Supporter

The Case Officer informed Members that the application is a resubmission of a previously approved scheme. The proposed changes are set out in the report. The changes have been carefully considered in terms of the visual impact and impact on the neighbours. A key issue included a window in the extension that over looked the neighbours garden. A proposal for screening, rather than obscure glazing has been put forward as the permission granted in 2016 had a condition for obscure glazing which the applicant have now found is impractical. The screening louvre would let light in but prevent views to the neighbours garden. The garage is slightly larger than the initial planning permission, the flat roof is slightly higher than the neighbours garage, but there are already clear variations between the roofs of the outbuildings along North Road.

Mr Harvey stated to Members that local residents object to the variations from the initial planning permission. There hasn't been any opportunity to comment on the works. The garage is considered excessive and residents have concerns that it will be used for other purposes than vehicle storage. He stated that the construction of the garage is not in proportion and it is quite domineering. The conditions of the original planning permission have not been met. The screening on the window could easily be removed in the future.

Signed James P. Sturges

Date 1-12-17

Mr Kelly spoke on behalf of the applicant. He stated that the applicant has made every effort to make the changes with advice from the planning officers. The applicants only made changes as problems arose during the building works. The garage roof was raised because the height of the floor needed to be raised due to potential flooding.

Mr Walledge confirmed to Members that a condition can be put on the planning permission to ensure the garage is only used for parking a private motor vehicle or domestic storage.

The Case Officer confirmed to Members that obscured glazing made the bedroom very dark, therefore the louvered screening is a better option. Members suggested a condition be put on the planning permission regarding the retention of the screening.

Mr Gribble proposed the recommendation with conditions regarding the garage use and the louvered window screening, which was seconded by Mr Simpson.

RESOLVED: That, subject to the conditions, as set out in the report, together with additional conditions regarding the garage usage and the retention of the louvered window screening, permission be GRANTED.

1257 Appeals

Members received the report of the Acting Head of Planning (NPA/DM/17/036).

RESOLVED:

Members NOTED the content of the report.

1258 Enforcement Action Taken Under Delegated Powers

Members received the report of the Acting Head of Planning (NPA/DM/17/037).

RESOLVED: Members NOTED the content of the report.

1259 Appointment of Site Inspection Panel and Arrangements for Site Visits

A site inspection will be held on 17 November 2017 regarding:

0445/17 Howton Farm, Moretonhampstead (Listed Building Consent)
0401/17 Howton Farm, Moretonhampstead
0452/17 Blindfield Meadow, Muchington, Chagford

The following Members were appointed to the site inspection panel:
Ms Moyse, Mr Sanders, Mr Retallick, Mr Hitchins, Ms Woods, Mr Gribble, Mr Webber and Mr McInnes. Mr Hill will attend 0452/17 Blindfield Meadow, Muchington, Chagford only.

Signed.....

Date.....1-12-17.....