

**DARTMOOR NATIONAL PARK AUTHORITY**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**Friday 5 April 2024**

Present: Mr A Cooper, Mr W Dracup, Mrs G Hill, Mr M Jeffery,  
Mr J McInnes, Mrs S Morgan, Mrs C Mott Mr M Owen,  
Mr G Pannell, Mr P Sanders, Mr M Renders, Mr P Smerdon,  
Ms P Woods, Mr J Nutley, Mr M Williams

Officers: Mr D Kinsella, Director of Spatial Planning

Apologies: Mr G Gribble, Mr P Harper, Mrs L Samuel, Mr D Thomas

The Chair welcomed Mrs Corinne Farrell, the Authority's Independent Person and Alison Stephens, representative of the Local Democracy of Reporters. The Chair advised the Meeting that Mr Gribble is currently on 3 months' authorised leave.

**1575 Declarations of Interest and Contact**

Nothing to declare.

The Chair advised the Meeting that the application to be discussed today has been submitted by a member of staff at DNPA, which is the reason for this application being brought to the Development Management Committee for discussion.

**1576 Minutes of the meeting held on 1 March 2024**

The Minutes of the meeting held on 1 March were AGREED and signed as a true record.

**1577 Items requiring urgent attention**

None.

**1578 Applications for determination by the Committee**

Item 1 – 0095/24 – 16 West Street, Ashburton, Newton Abbot  
(Householder Planning Permission)

Item 2 – 0096/24 - 16 West Street, Ashburton, Newton Abbot  
(Listed Building Consent)

Members were advised that Items 1 and 2 would be presented and it was proposed they should be considered together as one item.

It was advised that, should this arrangement not be appropriate, then each item would then be considered by Members as separate items.

Members received the report of the Senior Planning Officer (NP/DM/24/004).

It was reiterated that this application has been submitted by a member of DNPA staff. It was advised that the application concerns, in part, a retrospective planning permission regarding an opening in a boundary wall and the building of a low-level stone wall with removal of the gateway to be replaced with stone wall.

Photos of the walls and respective openings therein were shown.

Boundary Wall 1 collapsed in 2018 due to a fire (previous occupants). During the rebuilding of this wall a doorway was included therein.

Boundary Wall 2 is the low-level wall which has been built after a change to the domestic curtilage to increase the curtilage for 16 West Street (land previously owned by number 10). Current gateway to be removed due to change of ownership and use of land.

The Building Conservation Officer previously advised that there was insufficient information submitted within the application and was of the view that the opening in Boundary Wall 1 should be infilled in order to return the wall back to its original historic setting.

Officers have given careful consideration to these comments, and it is recognised that the current opening does create an adverse impact on the setting of the Listed Building. However, due to the previous fire damage, this wall has had to be completely rebuilt, and no longer was the original fabric. Although, the opening therefore represents some harm, this is not sufficient to warrant a refusal to this application.

Regarding Boundary Wall 2, the new wall which provides demarcation is of a low level and built using materials which blend in with the existing walls. It is felt that these facts mitigate the harm done by building the wall. It was advised that the historic boundaries remain largely in place.

It was proposed that the Board approve the recommendations, subject to consideration of the addition of Condition 2, which involved the omission of plans (which have been shown today).

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The Chair proposed the recommendation, subject to consideration of Condition 2 which has been amended to reference the drawings on p.16 and p.32. The Chair reminded Members that retrospective planning permission requests should be treated in the same way as new applications.

In response to the Chair querying previous advice from The Building Conservation Officer who suggested that the original features be restored, the Director of Spatial Planning advised that the validation process allows the authority to consider whether the information submitted is sufficient for the planning authority to consider the application. It was confirmed that officers considered there to be sufficient detail and a decision can be made.

The Director of Spatial Planning reminded Members that with regard to Boundary Wall 1, the historic features were damaged by fire previously, which resulted in the loss of the wall which was then completely rebuilt with new materials.

For Boundary Wall 2, it was advised that this was to demarcate the new curtilage within the site. The wall built is lower than the previously built historic walls and is constructed out of stone, this was considered to assist in understanding of the historic boundaries in the area. Photographs were again shown to demonstrate how the “new” wall matches with the other larger, older boundary walls. The full impact on the public was discussed and it was suggested that there is not an extensive level of harm. The removal of the gate and continuation of the wall shows a greater certainty of curtilage.

Members briefly questioned whether a gate would be placed in the opening in Boundary Wall 1, however the Chair advised this if this is required in future it would need additional consent.

In response to Members concerned about fire exits to the property, the map of the area was shown with clear exits marked.

The Meeting moved toward recommendation of both items together, subject to amendment to Condition 2 on both with the drawings to be included in the Condition.

It was recommended that both items be voted together.

Mr Sanders proposed and Mr McInnes seconded.

There was no debate.

All in favour.

**RESOLVED:** Permission granted.

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**1579 Tree Preservation Orders, Section 211 Notifications (Works to Trees in Conservation Areas) and Hedgerow Removal Notices Determined Under Delegated Powers)**

Members noted the contents of the Report.

**1580 Appointment of Site Inspection Panel and Arrangements for Site Visits**

No site inspection required.

There being no other business the meeting closed.

DRAFT