

# **Dartmoor National Park Authority**

## **Development Management Committee**

### **Public Minutes of Friday 26 July 2024**

**Present:** Will Dracup, Peter Harper, Gay Hill, Mike Jeffery, James McInnes, Sally Morgan, John Nutley, Mark Owen, Guy Pannell, Lois Samuel, Philip Sanders, Mary Seddon, Peter Smerdon, Mark Williams, Pamela Woods, Catherine Shewan (independent person)

**Apologies:** Jerry Brook, Caroline Mott, Mark Renders, Dan Thomas

**Officers in attendance:** Dean Kinsella (Director of Spatial Planning), Nicky Hand (Planning Officer), Stuart Baker (Trees Officer), Phil Townsend (Devon County Council Highways)

IT WAS NOT POSSIBLE TO RECORD OR LIVE STREAM THIS MEETING DUE TO A TECHNICAL FAULT.

The Chair welcomed new Members Mary Seddon and Jerry Brook (apologies given), Stuart Baker (Trees Officer) and Catherine Shewan (Independent Person) to the meeting.

#### **1581 Declarations of Interest and Contact**

Mark Owen declared a personal interest, due to his friendship with Mr and Mrs Shadrack; he advised that he would remain in the room, but would not take part in the determination of items: TPO 221 and TPO 98 – The Old Station, Horrabridge.

#### **1582 Minutes of the meeting held on 5 April 2024**

The public minutes of the meeting held on 5 April 2024, having been printed and circulated, were taken as read, confirmed and signed by the Chair as a correct record.

#### **1583 Items Requiring Urgent Attention**

None.

#### **1584 Applications to be Determined by the Committee**

**Item 1 – 0141/24 – Corner of field to the south of East Rook Gate, Cornwood**

Considered:

The Report of the Director of Spatial Planning / Planning Officer (NPA/DM/24/006).

Recommendation:

Planning Permission be GRANTED subject to the following conditions:

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 site location plan 24/23/01, block plan 24/23/02 and drawing numbered 24/23/04, valid on 5 April 2024.
3. No external lighting shall be installed or used in association with the development hereby approved.
4. The new hedge banks, hereby approved, shall be formed in accordance with the approved details within 12 months of the commencement of the development. The hedge banks shall be maintained for a period of not less than five years from the date of the commencement of the development.
5. Prior to the installation of any drainage in the site, full details of the drainage strategy will be submitted to and approved in writing by the local planning authority. Details shall include mitigation which prevents contaminants from entering the nearby watercourse. Once approved these details shall be implemented only in strict accordance with the approved plans.

The Planning Officer stated the following correction to the printed report:

The first paragraph on page 8 of the report should read, “The eastern route, on the other hand,....” and not “The western route, on the other hand,....”. It was also noted that previous mention of the western access route was correct.

Mr Townsend, Devon County Council Highways, spoke briefly in support of the recommendation and confirmed that although the roads are narrow in the area, in his opinion, the traffic associated with the development would cause a significant highway impact and there are other car parks on the moor which are very similar, and which have caused no issues. He would anticipate no issues with the creation of the car park and had no objections. There were no further questions for Mr Townsend from Members.

Members raised the potential issue of the public parking across and blocking the two access gates leading from the car park. However, it was reiterated that the stipulation was that no signage would be used in the car park. It was confirmed that the car park is on privately owned land, which will be retained as private land, but will be added to the asset management list of DNPA. Should the landowner require to put up signage subsequently, he would not be able to do that without first seeking permission although it was unlikely that he would need to return to a full committee for this.

Members raised concerns about advertising the car park and raising public awareness. It was considered that word of mouth and social media would inform people of the car park and it was agreed there was a high demand for a car park in that area. It was agreed that the route to get to the car park needed to be highlighted to users and it was suggested that this should be put in the parish magazine.

The Chair proposed that two further conditions should be added to the original five proposed:

6. Should the landowner wish to erect a sign after development, he will need to apply for permission from the Development Management Committee.
7. The style of fencing should be kept simple and prior to the opening of the car park, should be submitted for approval to the planning authority.

Members agreed with the need for a car park in this area, due to previous closures of two car parks nearby. They are pleased that the farmer has come up with the solution and are happy with the look and feel of the natural car park. Members believe the car park will be very popular.

**RESOLVED:** That permission be GRANTED, subject to the following conditions:

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 drawing(s):

Site location plan – numbered 24/23/01 received 12 June 2024.

Block plan – numbered 24/23/02 received 12 June 2024.

Proposed car parking plan and sections – numbered 24/23/04 received 12 June 2024.

3. Prior to the installation of any drainage in the site, full details of the drainage strategy will be submitted to and approved in writing by the local planning authority. Details shall include mitigation which prevents contaminants from entering the nearby watercourse. Once approved these details shall be implemented only in strict accordance with the approved plans.
4. Prior to the use of the car park hereby approved, details of any fencing shall be submitted to and approved in writing by the local planning authority.
5. The new hedge banks, hereby approved, shall be formed in accordance with the approved details within 12 months of the commencement of the development. The hedge banks shall be maintained for a period of not less than five years from the date of the commencement of the development.
6. No advertisement or signage shall be erected within the application site at any time.
7. No external lighting shall be installed or used in association with the development hereby approved.

## **Item 2 – TPO 221 – The Old Station, Horrabridge**

Considered: The Report of the Trees Officer.

Recommendation: that the Tree Preservation Order at: Land at and adjacent to the Old Station, Horrabridge, be confirmed without modification.

### **Item 3 – TPO 97 – The Old Station, Horrabridge**

Considered: The Report of the Trees Officer.

Recommendation: that the Tree Preservation Order at: Land at and adjacent to the Old Station, Horrabridge, be revoked.

#### **Speaker – Mrs Shadrick**

Mrs Shadrick asked for the decisions on both items to be deferred until more information had been made available to the Members. She was concerned that the proposed TPOs did not consider their rights as Landowners or as owners of a forestry enterprise on the land.

The area has only been covered by a Tree Evaluation Method for Preservation Orders (TEMPO) (which Mrs Shadrick did not consider to be an adequate or correct assessment of the trees) by DNPA Trees Officer and not a full arboricultural report detailing the condition of all the trees on site, their nature and value. This report had been carried out and Mrs Shadrick would like to make this available to the Members.

An area of land which does not have any trees on it was currently included in the TPO Red Line area. Mr Shadrick asked that this plan be amended as he would like to build a shed on this land.

In their opinion, before an extension to a TPO was granted, based on the TEMPO which stated that there was a threat to a tree within the area from clearance works carried out, the full report should be considered and a professional arboriculturist consulted.

Further, it was requested that decisions following the above consultation were made after the planning request for a parking area and welfare unit (shed) for forestry purposes have been considered.

There were no questions from the Members for the speaker.

Members were reminded that it was their duty to deal with the new TPO and the revocation of the old TPO only. Other planning permission requests currently ongoing for this site should not be considered.

It was confirmed that a TPO would include the management of the middle tier and would prevent the uprooting or moving of trees. It would also cover a felling licence for the whole area of the block. It was agreed that the report advised a thinning of the woodland by 30% which was standard practice.

Although an area with no trees would not normally be affected by a TPO, in this instance it would be included as the TPO included a woodland designation for the whole area.

**RESOLVED:** Members AGREED that:

1. the Tree Preservation Order (TPO 221) Land at and adjacent to the Old Station, Horrabridge, be CONFIRMED without modification; and
2. the Tree Preservation Order (TPO 97) Land at and adjacent to the Old Station, Horrabridge, be REVOKED.

**1585 Tree Preservation Orders, Section 211 Notifications (Works to Trees in Conservation Areas) and Hedgerow Removal Notices Determined Under Delegated Powers**

Considered:

The report of the Trees Officer (NPA/DM/24/007).

**RESOLVED:** Members NOTED the content of the report.

**1586 Appointment of Site Inspection Panel and Arrangements for Site Visits**

No Site Visit required.