

Dartmoor National Park Authority

Development Management Committee

Public Minutes of Friday 25 July 2025

Present: Will Dracup (Chair), Peter Harper, Gay Hill, Mike Jeffery, Jack Major, Sally Morgan, Caroline Mott, John Nutley, Mark Owen, Guy Pannell, Stuart Rogers, Mary Seddon, Peter Smerdon, Mark Williams, Pamela Woods, Corinne Farrell (Independent Person)

Apologies: Michael Fife Cook, Richard Keeling, Mark Renders, Dan Thomas,

Officers in attendance: Dean Kinsella (Director of Spatial Planning), Sassie Williams (Planning Officer), Su Layfield (Business Support - Minutes)

The Chair welcomed Catherine Shewan (Independent Person) and member of the Press to the meeting.

The Chair reminded Members about the use of microphones to ensure a clear recording for any members of the public listening to the broadcast and for those sitting in the public gallery.

1627 Declarations of Interest and Contact

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

Guy Pannell asked for a slight alteration to the matrix as he should be noted as a District Councillor for the parish of Buckfastleigh.

Sally Morgan declared that she had previously had a conversation with a member of the public regarding Item 1631, Burchetts Lodge.

There were no other individual declarations of interest.

1628 Minutes of the meeting held on 9 May 2025

The public minutes of the meeting held on 9 May 2025, having been printed and circulated, were taken as read, confirmed and signed by the Chair as a correct record.

1629 Items Requiring Urgent Attention

None.

1630 Applications to be Determined by the Committee

Considered: The Report of the Director of Spatial Planning (NPA/DM/25/010).

Item 1 - Application 1 – 0049-25 Crockernwell Methodist Chapel

Speaker: Sinjun Saunders

Recommendation: **That permission be APPROVED, subject to S106 legal agreement requiring affordable housing.**

The Case Officer detailed the application for the change of use from a place of worship to a residential dwelling to create an affordable dwelling together with the erection of single storey rear extension and front porch.

It was advised that this would be a departure from policy as according to the Strategic Policy 1.3 Spatial Strategy the site is not classified as a settlement and therefore must be classified as open countryside. However, it is not isolated; it sits within an existing built-up frontage comprised of residential dwellings in a similar context to that supported in principle within a settlement.

The proposal would meet the needs of residents by offering an intermediate affordable dwelling which is well within the maximum floor area given for affordable housing and a Section 106 would be signed to secure occupation of the affordable dwelling in perpetuity by a person who is a Local Person, is in housing need; and is unable to afford market house prices in the area. West Devon Borough Council Housing Team support the proposal and their comments highlight that there is a need for 2-bed affordable homes within the Parish.

It was pointed out that condition 2 has been updated since the publishing of the Committee Report, to incorporate an updated block plan for the site as shown on the slide.

In response to Member queries, the case officer and Director of Spatial Planning answered as follows:

- The S106 will secure a reduction from the open market value of the property in perpetuity, which could be anywhere between 20-40% discount from open market value as set out in the Housing SPD to ensure the price is within reach of a local person in affordable housing need.
- It is not believed that this will create a precedent for future developments in open countryside as this is so clearly a unique case; surrounded by other properties, alternative uses have been explored with nothing being suggested / required, affordable housing required in area, materials to be used conform to our design guide.
- The property would not reach the minimum size requirements set out in the technical housing standards without the addition of the extension.
- It was not thought that the Strategic Plan needs to be reviewed after this departure from policy due to the unique characteristics of this building

Public participation

Sinjun Saunders,

Mr Saunders explained that he has been resident in Devon for his whole life and was currently living part in a caravan on the site of the dwelling which he won in an auction and part at a friend's house. He wishes to live in the property with his partner. He is keen to improve the aesthetics of the building with hedges, trees and pollinators. He added that many neighbours were in full support of the application.

Mr Saunders confirmed that he was safe in his current residential set-up.

The Members voted unanimously in support of this application.

Resolved: That, subject to the following conditions, 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 drawing(s):
 - Location Plan - numbered CC AL (-) 10 received 30-05-2025
 - Block Plans - numbered CC AL (-) 03 Rev B received 30-05-2025
 - Proposed elevations and floor plan - numbered CC AL (-) 02 Rev C received 06-02-2025
3. The development hereby permitted shall be limited to the conversion of the existing building and shall not authorise any works amounting to the demolition or rebuilding of the existing building or any part of it.
4. Prior to the development hereby permitted being brought into use, the biodiversity enhancement measures described in the email from Sinjun Saunders dated 11 July 2025 shall be completed, such that they comply with Part 3 of Policy 2.3 of the Dartmoor Local Plan. Thereafter, the approved biodiversity enhancement measures shall be maintained in perpetuity.
5. Prior to the commencement of the development hereby approved, a detailed surface water drainage scheme for the extension hereby approved, to include percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the surface water drainage scheme shall be implemented strictly in accordance with the approved details.
6. All gutters and downpipes on the development hereby approved shall be of metal construction and shall be painted black not later than 30 days after the substantial completion of the development.
7. Notwithstanding the details hereby approved, prior to their installation, details of all proposed external facing and roofing materials shall be submitted to the Local Planning Authority for approval. Thereafter, only approved external facing and roofing materials shall be used in the development.
8. The front porch hereby approved shall be of oak construction and supported at the base of each post by granite quoins and shall thereafter be retained as an oak porch with granite quoins.
9. All external timber cladding on the extension hereby approved shall be left to weather naturally or shall be stained dark brown or black in colour. Prior to the application of any timber stain, a sample of the stained timber showing the

timber stain proposed to be used shall be submitted to the Local Planning Authority for approval; at all times thereafter only the approved timber stain shall be used on external timber on the building.

10. All external windows in the extension hereby permitted, shall be of timber construction and shall at all times thereafter be retained as timber framed windows. Prior to their installation, details of the windows to be installed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved windows shall be used in the extension hereby permitted.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the development hereby permitted.

1631 Applications to be Determined by the Committee

Considered: The Report of the Director of Spatial Planning (NPA/DM/25/011).

Item 2 – Monitoring and Enforcement - ENF-0003-23 Burchetts Lodge

It was explained that the property involved was now being occupied by a different set of people and that welfare measures needed to be taken. It was therefore decided to defer this case until the following Development Management Committee in September 2025.

Mr Jones, who had originally asked to speak, agreed to return in September when the case would be debated.

1632 Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers

Considered: The report of the Director of Planning (NPA/DM/25/012).

Resolved: Members NOTED the content of the report.

A question about ash die-back and how serious it was, was answered by Member, Peter Harper, who advised that approximately 60% of Ash trees are infected but it takes 5 years for them to die or become structurally unsound. He also added that tree surgeons were unwilling to deal with these trees.

1626 Appointment of Site Inspection Panel and Arrangements for Site Visits

The site visit dates have been sent out (along with the other meeting dates) to Members' calendars. The next site visit is planned for 15 August in preparation for the September Development Management Committee Meeting.

Sites visited will include (additional site may be added):

Teign Valley Golf Course
Barn Park, Buckfastleigh

There being no other business, the meeting closed at 10.40am.