

DARTMOOR NATIONAL PARK AUTHORITY

DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 June 2014

Present: K Ball, P Harper, P Hitchins, M Jeffery, J Kidner, J McInnes (Chairman),
Dr I Mortimer, D Moyse, J Nutley, N Oakley, M Retallick, P Sanders, P Vogel,
D Webber, J Shears, S Barker

Apologies: G Gribble, D Lloyd, J Hockridge

1479 Minutes of the meeting held on 2 May 2014

The Minutes of the meeting held on Friday 2 May 2014 were signed as a correct record.

1480 Declarations of Interest & Contact

The Chairman noted that Members had received communication in connection with Items 0012/14 (planning permission) - to provide access to disused Trendlebere Reservoir, Lower Manaton Road, Bovey Tracey, 16 parking spaces and associated works.

Mr Shears declared a prejudicial interest, by reason of personal connection in Item 0120/14 (planning permission) – Timber stables and concrete hardstanding (retrospective) Langanford, North Bovey.

Ms Oakley declared a pecuniary interest, by reason of employment in Item 0012/14 (planning permission) – to provide access to disused Trendlebere Reservoir, Lower Manaton Road, Bovey Tracey, 16 parking spaces and associated works.

Mr Kidner declared a personal interest by reason of contact, in Items 0120/14 (planning permission) – Timber stables and concrete hardstanding (retrospective) Langanford, North Bovey and 0012/14 (planning permission) – to provide access to disused Trendlebere Reservoir, Lower Manaton Road, Bovey Tracey, 16 parking spaces and associated works.

Mr Nutley declared personal interest by reason of contact, in Items 0225/14 (planning permission) – 29 Balland Park and Item 0287/12 (planning permission) – permanent access road, Dolbeare Business Park, Ashburton.

1481 Items Requiring Urgent Attention

The Chairman reminded Members that Register of Interest forms are to be completed and returned to Legal department by the end of the day.

1482 Site Inspections

Speakers: Mr Phil Page, Objector
Mr Simon Lee, Applicant

Signed 

Date 47 - 14

Members received the report of the Director of Planning (NPA/DM/14/030).

The case officer advised Members that Trendlebere Reservoir is a National Nature Reserve on an open site on the outskirts of Bovey Tracey. The proposal is to provide public access to the disused Trendlebere Reservoir, incorporating parking facilities, a bird hide and accessible footpaths.

The Case Officer stated that Members will have received a copy of a letter from the applicant responding to the points raised at the site inspection meeting, setting out the justification for the proposed new car park and deficiencies with the existing public car park and levels of projected coach trips to the site.

The Case Officer advised Members that the Highway Officer has responded to the additional information about minibus turning facilities and the number of larger coach visits, stating that there are no objections on Highways safety grounds.

She advised that a further 5 letters of objection have been received from the local community reiterating the previous concerns made in relation to the scale and impact of the car park on traffic, tranquillity, local landscape character and wildlife.

The Officer recommendation remains one of approval for the reasons set out in the report with 2 additional conditions:

- *No development shall take place until a detailed method statement showing how the proposed new vehicular access track will be constructed without damaging the woodland either side of the access track shall be submitted to the Local Planning Authority for approval. The development shall be carried out strictly in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.*
- *There shall be no external lighting on the development hereby approved unless otherwise agreed in writing by the Local Planning Authority*

Mr Nutley, Mr Vogel and Mr Jeffrey declared a personal interest by reason of contact with Mr Page (speaker – objector).

Mr Page advised Members that objectors were surprised by the additional felling of the Scots Pine trees. He is concerned that there is no explanation of how Natural England will enforce the new arrangements nor was he consulted by them on the possible impact of closing the current car park. The current regulations are ignored and rarely enforced. He asked members to bear in mind that what is proposed is an extra car park when there is adequate provision already.

Mr Lee confirmed to Members that they should have all received a letter from him. He expanded on some additional points. The National Nature Reserve is a public body who will always look at the public benefit. He confirmed increased footfall is not the aim, but it is about the quality and adding value to those visits. Mr Lee confirmed that with the growing population they are trying to improve the infrastructure to cope with that demand. He told Members that a high degree of

Signed *James R. J. Turner*
Date 4.7.14

public consultation had been carried out to take account of local peoples' views. The majority are happy and very enthusiastic about the reservoir being opened. He confirmed the proposed car park will be situated in a more central position to access the reserve. Mr Lee confirmed that the project is more widely interrelated to other Moor than meets the Eye projects.

A Member questioned how the public will access facilities from the reservoir car park. Mr Lee confirmed the proposed car park is very close, about 300 yards, so public will be able to access existing facilities and this would be suitable for coach loads of young people. The ease of access to the facilities for visitors with disabilities was questioned by Members.

A Member asked whether the reservoir can be opened without the new car park. Mr Lee confirmed it could, but the car park would be a more central location with greater capacity.

Discussions took place around the exact location of the car parks and Members confirmed that the existing car parks will remain open. There was also further discussion about the suitability of route for access to toilet facilities for people with disabilities.

Mr Sanders proposed to refuse the application for the reason stated below:

The proposed car park, by reason of its siting and scale, together with associated works, fails to conserve the character, appearance and tranquillity of this wooded moorland location contrary to policies COR1, COR3, COR4, COR11, DMD1b, DMD5 and DMD6 of the Dartmoor National Park Authority Development Plan, and to the advice contained in The English National Parks and The Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

This was seconded by Mr Harper.

RESOLVED:

That permission be REFUSED due to the reason set out above.

1483 Applications for Determination by the Committee

Members received the report of the Director of Planning (NPA/DM/14/031).

Item 1 - 0203/14 – Temporary agricultural worker's dwelling (mobile home) (Full Planning Permission), land at Goodstone, Bickington

The Chairman notified Members that this application has been withdrawn.

Item 2 – 0197/14 – Reconfiguration and remodelling of a detached chalet bungalow (Full Planning Permission- Householder), Hedgeways, South Zeal

Speaker: Mr Andrew Dawson, Agent

Signed 

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The Case Officer advised Members that the application is for reconfiguration and remodelling of a detached chalet bungalow located in open countryside between South Zeal and Throwleigh. It is very visible from the public right of way which runs adjacent to the eastern boundary of the plot and elevated open ground to the west.

The application proposes to remove a single storey extension, a conservatory and a section of pitched roof being replaced with a mono pitch contemporary metal roof.

The Case Officer confirmed the extension reduces the bulk of roof – existing 2.5m to eaves and 4.5m to ridge. The new stone wall will be between 3.5m and 4.75m high, but the bridlepath is 15m away from the side elevation, is sunken and is well screened by a hedge. The conservatory is to be removed and new windows put in.

The proposed roof is clean crisp metal roof, which is stated to be standing seam as seen on photos. To ensure this is metal the Case Officer confirmed that a requirement for metal grey coloured material needs to be added to condition 3.

The Parish Council have expanded on their objection in writing stating that their specific concerns were that the new stone wall was too high and would be overpowering and offensive. They also objected that the flat roof and glass would be out of place when viewed from the open moor. It should be noted that the nearest elevated open moor is 850m away, the triple stone row is 1.2km and Cosdon Trig is 2km away.

Mr Dawson, speaking as the architect for the planning application responded to the reasons given by the Parish Council confirming that the stone wall is 15m away from the lane and well screened by vegetation. He also corrected two things – i) the reference to galvanised steel should actually state standing seam zinc and ii) that there will be significantly less glazing with the removal of the conservatory.

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

Members requested that an amendment be made to condition 3 to state standing zinc as the material rather than metal grey coloured material.

RESOLVED:

That, subject to the conditions as set out in the report, with the amendment to condition 3 as set out above, permission be GRANTED.

Item 3 – 0225/14 – Two-storey rear extension (Full Planning Permission – Householder), 29 Balland Park, Ashburton

Speaker: Mr Christopher Woodhead, on behalf of the Applicant

The Case Officer confirmed that South West Water have no objections to the application.

The Case Officer advised Members that 29 Balland Park is a detached bungalow on the edge of Ashburton. It is proposed to erect a two-storey pitch roof extension to the rear of the bungalow.

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The Case Officer showed photos of the single storey extension approved at No.28 Balland Park in 2004 and a conservatory approved at No. 30 Balland Park in 1999. The plans for no. 29 show the proposed height of the extension above the road to be 6m to the ridge.

The Case Officer concluded that the design – being a two storey extension to a bungalow and the raised eaves making the extension dominate rather than be subservient - will have an unacceptable impact on the character of the wider area, making it contrary to the Design Guide and policy.

In addition the percentage increase in floor area is 45% in excess of the maximum increase of 30% allowed for by policy.

A Member stated that he felt the 30% rule should bear in mind that the property includes an integral garage. The street already has properties with conservatories and large extensions.

Mr Nutley proposed that permission be granted, seconded by Mr Barker.

The Director of Planning stated that reasons for refusal encourage good design in line with the Design Guide adopted by Members. Any other development quoted is immaterial and each application should be based on its own merits.

Mr Sanders proposed to move for refusal as set out, seconded by Mr Harper.

The Director of Planning re-iterated the Officer recommendation, believing the proposal to be poor design and he questioned the suggestion that there would be no visual impact.

The proposal to grant permission was NOT CARRIED.


RESOLVED:

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

Item 4 – 0220/14 – Walls and roof added to existing dwarf wall to extend kitchen (Full Planning Permission – Householder), Long Barn, 4 Quarry Farm, South Tawton

Speaker: Mr Ben More, Applicant

The Case Officer reported that the application is an historic farmstead located north of South Tawton and immediately south of the A30. Long Barn is one of the barns converted following the permission given in 2003. It is proposed to build off the dwarf wall which was rebuilt and faced with stone at the time of the original conversion. The wall itself is not historic however, Long Barn forms part of an historic farmstead which appears on the Historic Environment Record and is considered to be a local heritage asset. The barn is separated from the barn

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conversions to the north by a substantial retaining wall so the character and significance of the farmstead has been compromised to a degree already.

The proposed floor plan shows a 2.25m extension, with a pitched roof set into the eaves and substantial glazing along the front elevation. The Case Officer advised Members that this is an unacceptable extension due to the projection in front of the main front elevation, the uncomfortable relationship between the eaves of the new structure and the existing building and the way in which the glazing dominates the extension. The Dartmoor design guide advocates a dominance of solid over void especially on barn conversions.

The Case Officer confirmed that in terms of the status of the building as a non-designated heritage asset, policy DMD8 and the NPPF requires a balanced judgement to be made having regard to the scale of the harm or loss and the significance of the heritage asset.

The Historic Buildings Officer has raised concerns and although it is considered that the form and position of the extension in relation to the rest of the building is unacceptable, the historic farmstead has limited significance and it is therefore considered that the scale of the harm is limited.

This being the case, the Case Officer proposed to amend the reason for refusal to read: –

The proposed extension to this building, by reason of its form, location, design and detailing would have an unacceptable impact on the character and appearance of this building and the character and appearance of this part of Dartmoor National Park contrary to the Dartmoor National Park Core strategy Development Plan Document and in particular policies COR1, COR3, COR4 and COR5, policies DMD7, DMD8 and DMD24 of the Dartmoor National Park Development Management and Delivery Development Plan Document and to the advice contained in the Dartmoor National park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

Mr More addressed Members advising them that 4 properties make up the farmstead. There are no public rights of way and their property is not overlooked by the other properties. There is a 30ft retaining wall supporting the other properties above. He referred to discrepancies and inconsistencies regarding the reference to heritage asset and reference to the pig pen, which was not there in 1906.

Mr Harper proposed the recommendation with the amendment to reason for refusal as set out above, which was seconded by Mr Sanders.

RESOLVED:

That permission be REFUSED due to the reason set out above.

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Date 4-3-14

Item 5 – 0178/14 – Demolition of two dwellings and shed and erection of new single dwelling (Full Planning Permission), Oakdene Farm, Hennock

The Case Officer reported that the application seeks to demolish a former agricultural building that contains two separate dwellings and an area of domestic storage and replace it with a single dwelling house contained within the footprint of the existing barn. A previous application for the demolition of the two dwellings and storage area and its replacement with two new dwellings was refused in February 2012 on design grounds.

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

RESOLVED:

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

Item 6 – 0120/14 – Timber stables and concrete hardstanding (retrospective) (Full Planning Permission), Langaford, North Bovey

The Case Officer advised Members that the application is retrospective and has been submitted as a result of an enforcement investigation. The application seeks permission to retain an area of concrete hardstanding upon which is sited a 3 bay stable building 39m², 2.4m in height. The site is separated from the residential curtilage by an existing hedgerow which when viewed from outside the site is a discrete feature within the landscape. The stable block is visible from the public highway to the North but it is felt this visual impact could be mitigated if the hedge were reinstated along the northern boundary.

The development is considered to be compliant with policy DMD33 relating to horse related development, as it is well related to existing buildings. Provided that screening is provided to the north, it will have a minimal impact on landscape character.

The Case Officer recommended an amendment to Condition 2 to read:

2. Within one month of the date of this permission, details of the boundary screening to be planted along the northern boundary of the application site shall be submitted to the Local Planning Authority for approval. The boundary screening shall be constructed/planted in accordance with the approved details within twelve months of the planting scheme having been agreed, or such longer period as the Local Planning Authority shall specify in writing. The boundary screening shall be maintained for a period of five years from the completion of the planting, such maintenance to include the replacement of any trees or shrubs that die or are removed.

Mr Hitchins proposed the recommendation with amendment as set out above, which was seconded by Mr Webber.

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Date

Jonathan M. Jones
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RESOLVED:

That, subject to the conditions as set out in the report, with the amendment to Condition 2 as set out above, permission be GRANTED.

Item 7 – 0219/14 – Erection of building for agricultural use and the stabling of horses (Full Planning Permission), Great Down, South Zeal

Speaker: Mrs Melanie Lawrence, Applicant

The Case Officer proposed to Members to omit Condition 5 as the applicant has clarified that these buildings are still required as livestock shelters. The Case Officer recommended an additional condition to state that 'There shall be no commercial equestrian use of the building hereby approved'.

The application is for a mixed equestrian and agricultural building on the outskirts of South Zeal, accessed through the domestic curtilage of the applicant's residence.

The Parish Council is concerned about the development being in a residential area and close to the main highway. No objections have been received from neighbouring residents and given the existing activities which take place on the site, the intended use and position set behind existing stabling, it is considered that the proposal will not harm residential amenity. A condition is proposed to prevent any commercial equestrian use.

The Case Officer confirmed the Parish Council is also concerned that it is near the highway. It will be difficult to see from the main road due to tree coverage along the base of the field. The proposed building will be of similar scale to existing timber building to RHS and a landscaping scheme is proposed to soften the edge of the development area.

Mrs Lawrence addressed the concerns of the Parish stating that the dwelling cannot be seen from the main road only from the bridlepath. The main point of the application is to improve visual appearance of the site, to house a trailer and hay bales in wooden building and stable a small number of animals. Mrs Lawrence stated that she currently owns 20 sheep and 4 horses (1 on permanent loan) and she currently rents 3 other fields for this and would like the option to house one at home.

Members discussed the issue of dung management and asked Officers to impose an additional condition to control dung management.

Mr Barker proposed the recommendation, which was seconded by Ms Moyse.

RESOLVED:

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

Signed 

Date 4-7-14

Item 8 – 0193/14 – Change of use of land from agricultural to site observatory and storage shed (Full Planning Permission), land adjacent to Greenbank, The Village, North Bovey

Speaker: Mr Laurence Shorthouse, Applicant

The Case Officer advised Members that the application seeks permission to erect an observatory and storage shed on land to the rear of Greenbank, North Bovey.

The proposal is for a circular building measuring 2.6m in diameter with a domed roof at 2.7m high. The observatory would be to accommodate a telescope for the applicant's personal use. A further building consisting of timber shed is proposed immediately to the south-west of the observatory which would house additional equipment relating to astronomical use. Both buildings would be enclosed by mixed species hedge.

This is a re-submission of 0071/14 which was withdrawn on the advice of Officers following concern over visual and landscape impact.

Mr Shorthouse informed Members that the skies in North Bovey have very little light pollution. He expressed how keen he is to encourage astronomy and believes this can be a pursuit on Dartmoor that could be made accessible to children and members of the public and whilst he is privately funded, he could make it available on a non-profit making basis. Mr Shorthouse confirmed the field centre location is necessary due to there being too many trees at the boundaries.

A Member asked Mr Shorthouse why he had chosen to resubmit the application if the original application was withdrawn. Mr Shorthouse said he was led to believe that the north west of the field would be more suitable, but having looked into it the height of the trees would prove to be a problem, so he has returned to his original application.

Some discussion took place about the design of the building, its location and whether it should be treated as a recreational pursuit.

The Director of Planning advised Members that whilst he is sympathetic to the idea of community involvement, the site is in an open field and the development will not conserve the landscape of the National Park. Personal Permissions should not be granted for a permanent building. The idea of a Community Observatory could be explored with the Parish Council as a separate issue. If Members are minded to approve, they will need to state both their reasons and conditions.

Dr Mortimer proposed the recommendation to GRANT, which was seconded by Mr Kidner. The proposal was NOT CARRIED.

Mr McInnes proposed a SITE INSPECTION, which was seconded by Mr Vogel.

RESOLVED:

That the application be deferred for a SITE INSPECTION to be undertaken.

Signed 

Date

Item 9 – 0243/14 – Erect wooden interpretation board (Full Planning Permission), Harford Moor Gate Car Park, Ivybridge

Speaker: Mr Robert Steemson, for the Applicant.

The Case Officer advised Members that the application seeks full planning permission for the erection of an interpretation board at the car park at Harford Moor Gate, near Ivybridge.

Mr Steemson confirmed to Members that this application has been firmly driven by the local community. Harford Moor Gate was previously known by only keen Dartmoor users, but is now used extensively by visitors and residents of Ivybridge. Mr Steemson highlighted the agreement of the Parish Council.

A Member commented that the board should be sited back against the wall due to concerns of livestock rubbing against it.

Some discussion took place about the information that will be displayed on the board but the Head of Legal Services reminded Members that the application is to erect a board, not for approval of its content.

The Director of Planning apologised if the siting was not as clear as it could be from the Officer presentation and the submitted application drawings, but stated that a condition could be imposed requiring prior approval of details of the siting.

Mr Retaillick proposed the recommendation, which was seconded by Mr Barker, taking into account drainage, location and the additional condition proposed by the Director of Planning.

RESOLVED:

That, subject to the conditions as stated in the report, with the additional condition set out above, permission be GRANTED.

Item 10 – 0287/12 – Permanent access road (Full Planning Permission), Dolbeare Business Park, Eastern Road, Ashburton

The Case Officer advised Members that the application related to a permanent access road to replace the temporary planning permission granted in early 2012 which has now expired. He reminded Members that they were minded to approve this application in December 2012 subject to the completion of a signed 278 legal agreement. The Authority is no nearer to resolving this matter as the landowner is unable to sign the agreement which would release the planning permission. It leaves Officers with no option but to refer this matter back to Members with a recommendation to refuse planning permission.

Mr Harper agreed that, looking back, the main concerns were highway safety and he proposed the recommendation, which was seconded by Mr Barker.

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Date


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RESOLVED:

That permission be REFUSED due to the reasons set out within the report.

1484 Request for approval of Non- Material Amendments

Members received the report of the Director of Planning (NPA/DM/14/032).

Mr Retaillick proposed the recommendation, which was seconded by Mr Barker.

RESOLVED:

That the non-material amendment be approved.

1485 Consultations by Neighbouring Local Authorities

Members received the report of the Director of Planning (NPA/DM/14/033).

RESOLVED:

Members noted the content of the report.

1486 Appeals

Members received the report of the Director of Planning (NPA/DM/14/034).

RESOLVED:

Members noted the content of the report.

1487 Applications Determined Under Delegated Powers and Applications Withdrawn

Members received the report of the Director of Planning (NPA/DM/14/035).

RESOLVED:

Members noted the content of the report.

1488 Enforcement Action Taken Under Delegated Powers

Members received the report of the Director of Planning (NPA/DM/14/036).

RESOLVED:

Members noted the content of the report.

Signed



Date


4-7-14

1489 Appointment of Site Inspection Panel and Arrangements for Site Visits

A site inspection is to be added to the list with a visit to Yennadon Quarry as well as a visit for Application 0193/14 land adjacent to Greenbank, The Village, North Bovey on 20th June.

RESOLVED:

Members noted the date of the site visit.

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Date 4-7-14