

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 14 June 2019

Present: K Ball, S Barker, A Cooper, G Gribble, P Harper, J McInnes,
D Moyse, N Oakley, C Pannell, R Parkinson, P Sanders,
D Webber, P Woods

Apologies: None

1364 Minutes of the Meeting held on Friday 10 May 2019

The minutes of the meeting held Friday 10 May 2019 were agreed and signed as a correct record.

1365 Declarations of Interests and Contact

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

All Members received an email regarding 0612/18 Change of use and conversion of redundant agricultural barn with renovation to form multi use accommodation including three workshops, a studio, a three bed holiday let, a one bed holiday let, a four bed flat in association with the studio and one of the workshop, retaining existing south facing single storey barn E and demolish lean to barn C and shed F – Forder Barns, Forder, South Brent.

1366 Items requiring urgent attention

The Chairman informed Members that Jo Burgess, Planning Officer would be leaving the Authority in July. He expressed his thanks for her hard work over the years.

1367 Site Inspections

Members received the report of the Head of Development Management (NPA/DM/19/015).

Item 1 – 0612/18 – Change of use and conversion of redundant agricultural barn with renovation to form multi use accommodation including three workshops, a studio, a three bed holiday let, a one bed holiday let, a four bed flat in association with the studio and one of the workshop, retaining existing south facing single storey barn E and demolish lean to barn C and shed F – Forder Barns, Forder, South Brent

Speaker: Mr Gleed - Applicant

The Case Officer reminded Members that Forder Barns are in the open countryside. The application is for some of the barns to be demolished, while retaining some of

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the existing barns. Some of the existing/original openings would be kept as they are, maintaining the character of the barns. The barns would be split in to 2x holiday lets, workshops and a 4 bedroom flat for a family home.

The Parish Council have expressed their support for the scheme. The Authority's Building Conservation Officer has stated that the statement of significance lacked detail on how the scheme would conserve and enhance the buildings heritage.

Mr Gleed advised Members that the intention is for the buildings to become the family home and business. The plans to renovate the barns have been developed with careful consideration. The application has had a positive response from the Parish Council. Mr Gleed stated that at the pre-planning advice stage the proposals met with policy. He is happy to meet with any conditions set and has already supplied further information when requested. Some of the barns are in a good state where as others require substantial repairs. There has been no interest from any other parties to renovate the barns and therefore they will be left in a state of disrepair if this application is refused.

A Member asked if other uses had been explored, Mr Gleed stated that they wished to use the site as a whole so they can live and work together. In response to another Members question, Mr Gleed confirmed that the barns are a non-designated heritage asset.

In response to a Members question the Planning Officer stated that a site visit took place, but no formal pre-application advice was given. The policy issues have been discussed with the forward planning section and the application cannot be supported as it goes against policy.

The Head of Development Management confirmed that, the proposed uses constituted a "mixed use" of the property.

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

Members commented that the application is positive, but there are some issues that require further attention before it can be considered for approval. It was agreed by Members that the barns need renovating to protect them as they do enhance the National Park. Concerns about the mixed history of the buildings and how to retain their special features were expressed. Members also expressed their concerns about the proposed mixed use of the barns and how successful this may be in the future; the concern that it may become one large housing unit in the open countryside was discussed.

The Chairman highlighted that there is a clear policy issue with an open market dwelling in the open countryside.

RESOLVED: That permission be **REFUSED** for the reasons as stated in the report.

Item 2 – 0052/19 – Construction of veterinary centre, formation of access track/parking areas and landscaping works – Land south of B3372, South Brent

Speaker: Mr J Wells – Applicants agent.

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The Case Officer reminded Members that the site for the proposed veterinary facility is between Marley Head and South Brent. The existing access would be improved and hedges with native plant species would be planted to help with screening of the site. It is an isolated location in the open countryside. The Parish Council have not confirmed their response to the revised plans. Devon County Council (Flood Risk) stated that detailed concerns how the maintenance of water drainage system would be managed should be included in the conditions if permission is granted. The Case Officer stated that it is an unsuitable location for a new business and it would have a detrimental effect on the landscape.

Mr Wells stated that the site visit had proved helpful to answer Members questions about details of the application. He informed Members that the applicant would be happy to meet any conditions attached to the planning permission, should the Members be minded to grant permission.

A Member queried the site security, as veterinary practices have prescription drugs and expensive equipment. Mr Wells stated that there would be alarm systems on the property.


Mr McInnes stated that although he recognised the reasons for the recommendation for refusal, it is outweighed by having this type of business close to the A38 and South Brent and therefore he proposed that permission be GRANTED. Mr Sanders seconded the proposal, subject to the conditions, stating that nothing in the design is unacceptable; the shielding from the proposed hedge banks has been addressed and although the case officer has stated the location as "isolated", it has the A38 on one side and the old A38 on the other and it is in close proximity to South Brent and other equine activities.

The Head of Development Management reiterated that the recommendation for refusal is due to conflict with policy, in particular COR18 – a business should be in or adjoining a local centre. He highlighted a concern whether the proposal would 'conserve or enhance' as the proposed location is a green field site. There would be a visual impact and harm to the landscape character as it is in a peripheral location to the local centre.

Members expressed their concerns regarding the access to the site on to a fast road and also requested, that should planning permission be granted, non-reflective materials should be specified in the conditions for use in the construction of the building. The Case Officer stated that the Highways Authority were happy with the access as proposed in the application and signage for the turning would be for the Highways Authority to address. Signage for the building would have to meet the advertisement regulations and would have to be part of a separate application. The Case Officer also confirmed that the building would not be able to be used until the isolation unit and waste disposal were in place.

RESOLVED: Permission be **GRANTED** subject to the following conditions:

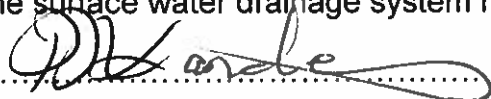
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out strictly in accordance with the site location plan, drawing numbers 1805 P.05, P.06, P.07, P.08, P.09 and

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P.12 received 31 January 2019, drawing number 1805 P.13 received 12 March 2019 and drawing numbers 1805 P03A and P04A received 24 May 2019.

3. The premises shall be used for a veterinary centre only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
4. The overnight staff amenity facility hereby permitted as part of the development shall not be used or occupied other than for the provision of accommodation to a person solely or mainly working for the business on the site, and shall not at any time be used, let, sold or otherwise occupied as a separate dwelling.
5. The premises should only be open to the public between the times of 8.30-18.00 hrs Monday to Friday and 09.00-13.00hrs on Saturdays, and not at any time on Sundays, Bank or Public Holidays other than in the case of an emergency.
6. Prior to the first use or occupation of any building to be constructed as part of the development hereby permitted, the visibility splays shown on the approved plans and details shall be constructed strictly in accordance with those plans and details; thereafter, the visibility splays shall be maintained without any obstruction and no structure, erection or other obstruction to vision (including trees or shrubs) shall be constructed, erected, sited, planted or allowed to grow thereon.
7. Prior to the erection of the building hereby approved, samples of all proposed surfacing, non-reflective external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
8. Prior to the building hereby permitted being occupied, full details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme in the first planting season following the commencement of development or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
9. At no time should external lighting be installed or used in association with the development unless otherwise agreed in writing by the Local Planning Authority.
10. No development shall take place until a revised and updated ecological appraisal and mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved mitigation plan.
11. No development shall take place until details of a permanent surface water drainage system with model outputs demonstrating that the system is designed to the 1 in 100 (+40% allowance for climate change) year rainfall event and maintenance of that system have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the surface water drainage system has been provided to the satisfaction of the

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- Local Planning Authority and the surface water drainage system should be maintained in accordance with the approved details thereafter.
12. The building hereby approved shall not be brought into use until details of the facilities for dung storage and disposal of the surgical effluent and maintenance of the facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the dung storage and effluent disposal facilities have been provided in accordance with the approved details and the facilities should be maintained in accordance with the approved details thereafter.
13. No part of the development hereby approved shall be brought into use until the access track, parking facilities, trailer turning area and access drainage have been constructed and finished strictly in accordance with the details submitted to and approved in writing by the Local Planning Authority. Thereafter access track, parking facilities and trailer turning area shall be made available for use and permanently retained and maintained for those uses alone.

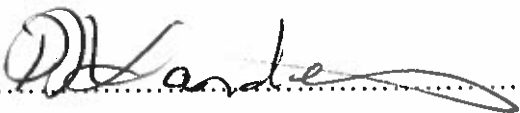
Item 3 – 0106/19 – Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage sheds (1 March to 31 October use only) – Field opposite Waye Down, Murchington

Speakers: Mr D Vincent – Applicant

The Case Officer reminded Members that the application is for change of use of the land to a campsite for use between March and October of any calendar year as part of a farm diversification scheme. Amended drawings were submitted since the previous committee which indicate 4 toilet cubicles and 2 shower cubicles. The 4 toilet cubicles, 6 pitches for pitch-your-own tents, 6 bell tents, 2 shower cubicles and a shed would be located along the northern boundary of the field and parking would be adjacent to each pitch. The bell tents would be permanently pitched between March and October. The key concern with the proposal is that the site is isolated from other development and the main farmstead and due to the location on rising ground, the proposal is considered to have a detrimental impact on the landscape character.

Mr Vincent informed Members that the farm diversification is needed to supplement the small dairy farm. He stated that the hedge line where the tents would be placed slopes slightly downhill and therefore is not visible from other view-points. Mr Vincent stated that the pop-up campsite they trialed for a 28 day period during August 2018 was very successful and it opened up Dartmoor for people of all ages and at a cheap rate. The people who used the campsite also used the local facilities. There had been support from the Parish Council, neighbouring properties and local businesses.

In response to a Members questions, Mr Vincent confirmed that the bell tents would be cream in colour. He stated that the showers would have a soak-away and the toilets would be compost toilets. The rubbish collection would be from the main farm. Other sites have been explored, but due to grazing sites and boggy/marshy land, this site is the best option.

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Mr McInnes proposed the recommendation, which was seconded by Mr Sanders. Mr Sanders stated that the reflection of the cars would be an eyesore from the opposite view-points.

Members expressed their support for farm diversification but stated that the visual impact would be too great as this site can be seen for miles. Members suggested the application looks at alternative, more secluded locations.

RESOLVED: That permission be **REFUSED** for reasons stated within the report.

1368 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/19/016).

The Chairman advised Members that Item 2 –0141/19 – Creation of outdoor manege (Full Planning Permission), Land at Ausewell, Ashburton, had been withdrawn.

Item 1 – 0072/19 – Removal of condition number 5 of approved planning permission 0149/13 to allow the use of lights during the period 1 October 1 April (Full Planning Permission), land at Woodmans Corner, Walkhampton

Speaker: Mr J Hess –on behalf of the Applicant

The Case Officer stated to Members that this is a planning application to remove a condition which stated that at no time should any external lighting be installed or used in association with the development. Following enforcement investigations in November 2018 for lighting was found to be installed at the horse exercise arena. The application was deferred from the May Development Management meeting due to the receipt of a letter from the solicitors acting for the applicant. The applicant is applying to be able to retain and use the lights between 1 October and 1 April.


Mr Hess informed the Members that the applicant had not understood that she was in breach of a planning condition. The exercise area is modest and used to train her dressage horses. There is a natural screen around the boundary that stops light spillage. The applicant needs to be able to exercise the horses in winter evenings and has observed nearby horse facilities have flood lighting. There are settlements close by and therefore it would not cause any excess light pollution. Support from the Parish Council has been expressed.

In response a Member question, Mr Hess stated that the applicant would not object to putting the lights on shorter poles.

The Case Officer stated that it is the lighting in an intrinsically dark environment in principle that is the problem. The lighting would disturb the tranquillity of the National Park.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders. Mr Sanders stated that we should not introduce lighting in to a dark sky area and breach policy to enable an individual to pursue a hobby.

RESOLVED: That permission be **REFUSED** for reasons stated within the report.

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Item 3 – 0046/19 – Change of use and conversion of B1 (a) office building to three dwellings (two affordable) with parking facilities (Full Planning Permission), Mill House, Manor Mill, Exeter Road, South Brent

Mr Barker declared a prejudicial interest and left the meeting.

The Case Officer informed Members of an error on Page 56 of the report, under proposal it should state “This application proposed the change of use of Mill House to one open market dwelling and two affordable dwellings”.

The Case Officer stated to Members that the conversion of this non-designated heritage asset will also include 6 parking spaces, a bin store and bike storage. Each dwelling would have their own amenity/garden space. The character of the building would be retained, window and doors would have timber frames. The affordable units would be retained by the owner as rented properties. This meets the affordable housing policy. No objection has been received from the Building Conservation Officer. The Parish Council raised objection due to the vehicle access and lack of suitable footway to the village centre.

In response to a members question the Case Officer stated that subject to the completion of the legal agreement, the proposal meets the policy requirement of the Development Plan. The eligibility for the affordable housing would have the usual restrictions stating that the tenants would have to be from the parish or the adjoining parishes.

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

Members agreed that it would be a positive use for the buildings and a sensible location for affordable housing units.

RESOLVED: That, subject to the completion of a Section 106 legal agreement in respect of affordable housing, together with the conditions as stated below, 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 in accordance with the following approved drawings: 1738.6G received 28 February 2019, Site Location Plan, and 1738.7A valid 29 January 2019.
3. A detailed schedule of all new timber windows and exterior doors shall be submitted by the Local Planning Authority for approval in writing prior to their installation. At all times thereafter only the approved windows and doors shall be used in the building.
4. Unless otherwise agreed by the Local Planning Authority there shall be no external lighting attached to the exterior of within the curtilage of the building.
5. Unless otherwise agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings and all new joinery shall receive an oiled or dark stained finish prior to the first occupation.
6. All new power and/or telephone cables serving the property shall be placed underground.

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7. 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.
8. Notwithstanding the approved drawings, prior to installation, full details of any works to upgrade the access driveway and parking areas including any new surface materials, landscaping and drainage culverts shall be submitted to and approved in writing by the Local Planning Authority prior to these works taking place. Any works that are required shall be undertaken prior to the first occupation of the dwelling.
9. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
10. 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 dwellings hereby permitted and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
11. All works shall proceed in strict accordance with the recommendations in the bat and nesting bird survey report (Butler Ecology, dated 29 January 2019).
12. All new stonework shall be laid and pointed using traditional techniques and materials so as to match the stonework on the existing building.
13. All gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section and, unless otherwise agreed by the Local Planning Authority in writing, shall be painted black not later than 30 days after the substantial completion of the development.
14. No part of the development shall be occupied until such time as a Management Scheme for the ownership and future management of the leat has been submitted to, and approved in writing by, the Local Planning Authority. This scheme should include an agreement that the ownership of the leat will remain within the ownership for all the residential units i.e. one single land owner or management company if the units have different owners.

1369 Appeals

Members received the report of the Head of Development Management (NPA/DM/19/017). The Head of Development Management reported that all determined Appeals had been dismissed.

RESOLVED: Members NOTED the content of the report.

Signed  Date 26/7/19