

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 7 February 2020

Present: K Ball, S Barker, A Cooper, G Gribble, P Harper, G Hill, J McInnes,
S Morgan, D Moyse, J Nutley, C Pannell, R Parkinson,
M Renders, P Sanders, P Smerdon, D Webber,

Apologies: P Vogel, N Oakley, P Woods

1397 Minutes of the Meeting held on Friday 10 January 2020

The minutes of the meeting held Friday 10 January 2020 were agreed and signed as a correct record.

1398 Declarations of Interest and Contact

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

Mr Gribble declared a personal interest in 0535/19 Pound Lane, Moretonhampstead, 0533/19 – Brookfield, Lustleigh, 0534/19 - Yeo Bridge, Lower Knowle Road, Lustleigh due to being a lead Member on the project for Devon County Council.

Miss Moyes declared a personal interest in 0459/19 – land at Meavy, Yelverton.

Mr Harper declared a personal interest in 0547/19 – Canonteign Manor, Christow due to knowing one of the objectors.

1399 Minute of the Site Inspection undertaken on 24 January 2020 in respect of Planning Application No. 0459/19 – land at Meavy, Yelverton

The minute of the Site Inspection held Friday 24 January 2020 was agreed and signed as a correct record.

1400 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/20/004).

Item 1 – 0459/19 – Erection of an agricultural building and associated access track - land at Meavy, Yelverton.

Speakers: Mr B Wills, Burrator Parish Council
Mrs J Vanstone, Applicant

The Case Officer advised Members that the applicant has had pre-application advice from the Authority's planning officers and the Trees and Landscape Officer. The conclusion from the pre-application advice was that the location outlined on the site plan is the best site available, but due to it being on the top of a ridge and within a virtually complete historic field system which is largely undisturbed, the visual impact due to the isolated position and the impact on the landscape character is contrary to DMD5 and therefore the recommendation is for refusal.

The Case Officer reminded Members that the application is for an agricultural building, 26.5m long, 12m wide and 5.6m to the ridge height. The formation of an access track to run parallel with the existing hedgebank to the south of the site is also sought. The line of trees on the northern boundary of the site includes Ash; most are deciduous and, therefore, any building would be more visible during the winter months.

The Case Officer pointed Members' to a similar application, at Blindfield Meadow, which has been refused by the Authority, and was later dismissed at appeal. In this case, whilst the Inspector acknowledged the need for an agricultural building, and that from further afield it would not appear incongruous, the building would fail to preserve the landscape or scenic beauty of the site and its more immediate landscape.

Mr Wills informed Members that Burrator Parish Council had voted unanimously to support the application as the proposed building would have very little impact on the area. It is 150 yards from a similar building. He stated at present the farm has no housing for cattle and this building would provide essential facilities. The hard standing is required and is needed for the red tractor certificate, which would be invaluable for the farm business. The area has seen very little change in the last 100 years, and the family business is trying to farm and preserve the cultural heritage of the moor while keeping with modern standards.

Mrs Vanstone thanked the Members for the site inspection. She stated that they have taken on board all the advice given and made the application as good as possible. The site is shielded by trees. Hill farming is an important feature on Dartmoor and the agricultural building will help to enhance and conserve this aspect of the cultural heritage. She stated that in her opinion the Blindfield Meadow application the Planning Officer referred to was not a good comparison as that application had few benefits for that farm. Mrs Vanstone stated that benefits to local employment and traditional skills used with a low carbon footprint meets with DNP policies. Without the building, the farming cannot continue. The applicant is happy to comply with any conditions. The proposed hedge will screen the hardstanding and track.

In response to a Members question, Mrs Vanstone stated that the granite gate post will be kept but the gateway will be widened.

In response to further questions from the Members, the Case Officer stated that the mix of plants used in the screening is yet to be decided but the

specifications will be outlined in the conditions. It could also be specified in the conditions that hedging is planted around the entirety of the building and hardstanding.

The Head of Planning highlighted the specifics of policies DMD34 (agricultural justification) and DMD5 (landscape character).

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

Members agreed that Dartmoor is a living landscape and the farm building is needed. The applicants have done everything asked of them and Members commended the hard work they have put in to the application. A Member stated that the biggest reason for refusal is the visual impact – from seeing the site from multiple angles on the site inspection, they were not convinced the reason is valid. There are many other buildings on the skyline and with the proposed hedging to shield this Members could not see that the building would pose a problem to the landscape character.

Members voted on the proposal for the recommendation for refusal. It was **NOT CARRIED**.

Mrs Morgan proposed that permission be **GRANTED**. The reasons for the proposal were:

- 1) The demonstrable farming need and animal welfare overrides the landscape concerns
- 2) Members do not consider the proposed building will cause any detrimental effect on the landscape.

Mr Rinders seconded the proposal.

The Head of Planning outlined the conditions:

- Development is started within 3 years of the permission
- Development is in accordance with the approved drawings
- The building is used for agricultural purposes only and removed if redundant
- The materials and finish
 - Anthracite grey roofing sheet
 - Timber clad walls
 - Prior approval of track/hardstanding surface materials

- No external lighting
- Landscaping is to be carried out within 12 months of development including additional hedge planting around the proposed hardstanding to the south of the field boundary and link to existing hedge adjacent to the gateway.
- The granite gate posts shall be retained
- Surface water drainage system details need to be submitted

RESOLVED: That, subject to the conditions set out 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 strictly in accordance with the approved location plan and drawings numbered 2048 (PL-) 01 D valid 2nd October 2019.
3. The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon it becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
4. Prior to the commencement of the development hereby approved, external facing and roofing materials, including anthracite grey roofing, timber clad walls, and track surfacing, 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.
5. Prior to the commencement of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. Details shall include additional hedge planting around the hardstanding on the southern side of the field boundary, and the link from the new hedgerow to the adjacent gateway, and include retention of the granite posts. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period not less than 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.
6. At no times shall any external lighting be installed or used in association with the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.
7. Full details of the means of disposal of all surface water drainage shall be submitted to the Local Planning Authority for approval in writing prior to erection of the proposed building. The approved surface water drainage details shall be in place prior to the occupation of the building.

Mr Nutley left the meeting.

Item 2 – 0547/19 Change of use from C3 (residential dwelling) to Sui Generis (holiday let), Canonteign Manor, Christow

Speaker: Ms Metcalfe – Applicant's agent

The Deputy Head of Development Management informed Members that the 16th Century property is located in the open countryside, 2km south of

Christow. There is a swimming pool and hot tub within the grounds of the property, 10m away from the row of cottages adjacent to the boundary. The application is to change the property from a C3 residential dwelling to a holiday let with full access to the swimming pool and hot tub. There have been 10 letters of objection due to the impact the noise will have on the neighbours. The applicant has taken on board the objections and has offered to make the swimming pool area redundant and apply "house rules" including the appropriate hours of garden use and regarding levels of noise outside. Due to this offer of a unilateral undertaking, the Chairman suggested to Members a site inspection would be appropriate to see the garden area and its proximity to the neighbours and give officers time to discuss the options available. The Deputy Head of Planning explained to Members that a unilateral undertaking would not be part of the planning application, but obligations are enforceable.

Ms Metcalfe informed Members that the applicant had taken in to account the objections from the neighbours hence the proposed amendments. The applicant is willing to empty and cover the pool and fence off the southern section of the garden, which should mitigate the concerns of the neighbours. The applicant would welcome a site visit and have the opportunity to formalise the amendments.

Mr Sanders proposed the application to be **DEFERRED** in order for a site inspection to be carried out, which was seconded by Mr McInnes.

RESOLVED: That the application be **DEFERRED** in order for a site inspection to be undertaken in order to understand the proximity of the neighbouring properties and the area that would be fenced off to mitigate the concerns of the objectors.

The Chairman stated that enquiries would be made with the owners of Exmouth Cottages to try and view the garden area of Canonteign Manor from the objector's properties.

Item 3 – 0535/19 Information board (Wray Valley Trail) (Advertisement Consent), Pound Lane, Moretonhampstead

The Case Officer informed Members of the location of the sign board, approximately 300m to the south of Moretonhampstead. The sign board will be a simple free standing aluminium board measuring 600mm wide x 650mm tall erected on two 1.5m oak poles. The design is following the DNPA design guide, displaying information about the Wray Valley Trail promoting the understanding and enjoyment of the special qualities of the National Park in line with National Park purposes and DMD1b. The board is not considered to pose any harm to the character and distinctiveness of the landscape in line with policies COR1, DMD5 and DMD36 part (iv). The Case Officer stated that the conditions applied are mandatory.

Members agreed that the boards look interesting and well designed.

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

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

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to : (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and un-numbered drawing valid 19 November 2019.

Item 4 – 0533/19 Information board (Wray Valley Trail) (Advertisement Consent), Brookfield, Lustleigh

The Case Officer stated to Members that the sign board would be located adjacent to Brookfield Road, backing onto the embankment and parallel to the path. The sign board will be a simple free standing aluminium board measuring 600mm wide x 650mm tall erected on two 1.5m oak poles. The size and simple functional design and natural colour palette complies with the design policies and advice in the design guide. The board will display information about the Wray Valley Trail in the form of text, images and maps promoting the understanding and enjoyment of the special qualities of the National Park in line with National Park purposes and policy DMD1b. The proposed information board is not considered to pose any harm to the character and distinctiveness of the locality in line with policies COR1, DMD5 and DMD36 part (iv).

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

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

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and un-numbered drawing valid 19 November 2019.

Item 5 – 0534/19 Information board (Wray Valley Trail) (Advertisement Consent), Yeo Bridge, Lower Knowle Road, Lustleigh

The Case Officer informed Members that the site for this sign board would be located 1 mile south-east of Lustleigh, adjacent to Lower Knowle Road. The board will be positioned near the entrance to the track, backing on to a steep vegetated bank and parallel to the path. The information board would measure 600mm wide x 420mm tall erected on two 1.35m oak poles. The size and simple, functional design and natural colour palette complies with design policies and the DNPA design guide. The board will display information about the Wray Valley Trail promoting the understanding and enjoyment of the special qualities of the National park in line with National Park Purposes and DMD1b. The board is not considered to pose any harm to the character of the locality in line with policies COR1, DMD5 and DMD36 part (iv).

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

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

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation

- of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 4. Any structure or hording erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
 6. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and un-numbered drawing valid 19 November 2019.

1401 Appeals

Members received the report of the Head of Development Management (NPA/DM/20/005).

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

1402 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/20/003).

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

1403 Appointment of Site Inspection Panel and Arrangements for Site Visit

Application 0547/19 - Change of use from C3 (residential dwelling) to Sui Generis (holiday let), Canonteign Manor, Christow.

Site Inspection to be undertaken on 21 February 2020.

Members appointed to the Site Inspection Panel: Mr Nutley, Miss Moyse, Mrs Morgan, Mrs Hill, Mr Renders, Mr Cooper and Mr Sanders.