

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 1 September 2023

- Present: A Cooper, W Dracup, P Harper, M Jeffery, G Hill, J McInnes,
S Morgan, C Mott, M Owen, G Pannell, L Samuel, P Smerdon,
D Thomas, M Williams, P Woods
- Officers: C Hart, Head of Development Management
L James/S Walford , Solicitors (acting on behalf of Devon County Council)(Via
Teams)
O Dorrell, Planning Officer
R Dugard, Planning Officer
- Apologies: G Gribble, J Nutley, M Renders, P Sanders

1534 Declarations of Interests and Contact

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

Mrs Hill declared a personal interest, in item 0291/23 - Change of use of land for the siting of two glamping pods - Teigncombe Farm, Chagford, as the applicant was previously a Parish Councillor. She advised that she would take part in the debate and vote.

Mr Williams declared a personal interest regarding item 6 - Tree Preservation Orders, Section 211 Notifications (Works to Trees In Conservation Areas) and Hedgerow Removal Notices Determined Under Delegated Powers as he had attended site visits on two of the trees mentioned in the report. He advised that he would take part in the noting of this item.

1535 Minutes of the meeting held on 30 June 2023

The minutes of the meeting held on 30 June 2023 were agreed and signed as a true record.

1536 Items requiring urgent attention

None.

1537 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/23/007).

Item 1 – 0291/23 - Change of use of land for the siting of two glamping pods - Teigncombe Farm, Chagford

The application was for the change of use of land at Teigncombe Farm from agriculture to the siting of two glamping pods. Teigncombe Farm was located approximately 2.5km to the east of Chagford in the hamlet of Teigncombe. The farm holding extended to approximately 150 acres. The proposed site formed part of a pastoral field to the south-west of the main farmstead.

The site plan was shown to Members, highlighting the proposed parking area, pod locations, klargester sewage treatment plant including drainage pipes connecting to the pods, in relation with the existing agricultural storage buildings.

The land holding for Teigncombe, which was a Duchy tenanted farm, was highlighted to the Committee. The holding extended to approximately 150 acres with the farmstead located roughly central to the holding. There were not known to be any other buildings on the holding.

Several representations had been received including from nearby residents; therefore, the wider area was described:

- Teigncombe Farmhouse – located across the public road to the north-east, was the applicant's home and a grade II listed building. The stone barns to the north-east of the farm house were part of the original historic farmstead and were still in active agricultural use.
- Teigncombe Manor was on the opposite side of the road to the east, a grade II listed building, and private house.
- Teigncombe Barn, was to the south-east, a private house.
- To the south of Teigncombe Barn was the site of the previous 2021 planning application referred to in the committee report.
- To the south of the application site was the property known as 'Mariners Way' which was across the public bridleway - also shown extending along the southern boundary of the field.

Mrs Samuel joined the meeting

The elevations and floorplans of the proposed pods were revised from the original submission to account for the slope within the field. The proposed pods had a barrel shaped roof with primary openings to the south and smaller windows to the north serving the bedrooms and bathrooms. A small decking area was proposed to the front with a partial roof overhang.

The pods would be of timber construction, internally each pod would have a bedroom, living/kitchen/dining area and bathroom. They would be heated by log burner served by a metal flue. The pods were to be serviced by mains electricity, details of trenching and connections had not yet been provided, and the water source was spring-fed.

A section drawing showing the pods siting showed there would be cut and fill to provide a level base. The boundary of the cabins would be native broadleaf trees fenced on both sides to protect from livestock.

There had been several public representations received in respect of the proposal, both in support and against the development. There had been a further four letters of support, and one general observation since the committee report was written.

The six comments of support summarised as follows:

- the proposal provided alternative form of tourist accommodation than that found elsewhere in Chagford
- it would not result in material change in traffic
- diversification was needed to maintain farming traditions and character
- the applicant had farmed at Teigncombe for generations
- the existing barns were in use and not redundant
- the tourists which would use the site would be respectful to the surroundings and residents

The 14 comments of objection summarised as follows:

- there would be a loss of privacy for nearby residents
- there may be a harmful impact on tranquillity
- the runoff from package treatment plant was not fully considered
- there was no provision for refuse/recycling
- the dilapidated buildings nearby posed a risk to children staying in the pods
- the proposed pods were permanent structures with sewage connection
- there was insufficient parking proposed
- the glamping pods were not of a high architectural standard
- priority should be given to converting existing buildings
- there was no reference to associated works (access track, parking area, sewage treatment plant) in the application
- the proposal lacked information on the impact on wildlife/biodiversity

The location for the pods was grouped with existing buildings and was an improvement to that presented through the 2021 application; however, it was still not considered sufficiently well related to the main farmstead and there remained concerns regarding the size and design of the pods and their impact on this part of the National Park.

Officers had been working with the applicants to try and find a form of farm diversification which would work for this site and had indicated support in principle for camping pods adjacent to the stone barns with the provision of a small ablution block appropriately sited somewhere nearby in the yard.

Mr Persse, speaking on behalf of the applicant, wanted to request that members carry out a site visit to fully appreciate the situation of the proposed site, that there were no available barns or building that could be converted to provide the holiday lets and the suggested siting close to the yard area was inappropriate for holiday use as the site was an active working farm.

The site was uniquely placed on both the Mariners' Way and the Two Moors Way which were popular with walkers. The site was adjacent to existing development and was generally very well screened from wider views.

The proposal was for a farm diversification scheme to support a long-established farm which had been farmed by the same family since 1862. The scheme was subordinate to the main Farm operation which extended to some 150 acres in total with a suckler herd and sheep.

It appeared that the main concern was the provision of the pods, but as there were no available buildings to convert the pods represented a suitable alternative. Mr Persse noted that the National Park had granted pods in the past. The officers had concerns that the pods were tantamount to new dwellings; however, the pods fell below the nationally described space standards and therefore could not be used as dwellings.

The proposed materials were natural and would result in a muted finish which would be unobtrusive in the wider landscape. Additionally, the proposal included planting a hedge along the boundary of the site which would have the dual benefit of biodiversity enhancements and landscape enhancement.

There were no Member questions for Mr Persse.

Following Member questions Officers clarified that the applicant's holding plan was shown to demonstrate the relationship of the proposal to the main farmstead, and to highlight that no other buildings were available for conversion to holiday accommodation.

Mr McInnes proposed that the application be deferred for a site inspection to be undertaken, which was seconded by Mrs Morgan.

RESOLVED: The application was DEFERRED in order that a Site Inspection may be undertaken.

Item 2 - 0347/23 - Replacement of second floor windows to southeast elevation - 16 West Street, Ashburton

This application was for replacement windows to the second floor of 16 West Street, Ashburton. The property was a terraced, three story with a rear walled garden, Grade II listed building within the Ashburton Conservation Area.

The application was brought before committee as the owner of the property was an employee of Dartmoor National Park Authority.

There had been unauthorised works previously undertaken by a prior owner of the property. Applications had since been submitted to rectify this and the property had been restored and renovated to a high standard. During recent works the second-floor windows were found to be in poor condition and in need of replacement.

No other works were proposed internally or externally to the property. The new windows were similar in design and Officers consider that they would not alter the appearance of the property or have a negative impact upon the listed building or surrounding Conservation Area. The proposed windows would be slim, double glazed units in hard wood frames, painted white.

The Conservation Officer had requested that the low-e coating/film be omitted from the proposal to reduce the reflectivity of the windows which was secured by condition.

The Conservation Officer was satisfied with the proposal, had no objections, and stated the replacement windows would have a low impact upon the listed building's significance and a negligible impact on the Conservation Area.

Since the writing of the report Ashburton Town Council had submitted their consultation response, they were in support of the application.

Following member questions Officers clarified that:

- there were many options available for listed buildings to improve their thermal efficiency, these may need listed building consent
- if the applicant had not been a member of staff this decision would have been made under delegated powers
- the gap in the double-glazing unit was narrower than a standard double-glazing unit to minimise the visual impact

Mr McInnes Proposed the recommendation, which was seconded by Mrs Morgan.

RESOLVED: That, subject to the conditions as set out in the report, permission be GRANTED

1538 Tree Preservation Orders, Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers

Members received the report of the Trees Officer (NPA/DM/23/008).

RESOLVED Members NOTED the content of the report.

1538 Appointment of Site Inspection Panel and Arrangements for Site Visit

Item 1 0291/23 - Change of use of land for the siting of two glamping pods - Teigncombe Farm, Chagford

The Site Inspection would be undertaken on Friday 15 September 2023; the following Members were appointed to the Site Inspection Panel: Mr Dracup, Mr Jeffrey, Mr McInnes, Mrs Mott, Mr Owen, Mr Pannel, Mrs Samuel, Mr Smerdon, Mr Thomas and Mr Williams.