

**DARTMOOR NATIONAL PARK AUTHORITY**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**7 July 2017**

Present: K Ball, W Cann, A Cooper, G Gribble, P Hitchins, M Jeffery, J McInnes,  
D Moyse, N Oakley, M Retallick, P Sanders, D Webber, P Woods

Apologies: S Barker, J Christophers, S Hill, C Pannell

The Chairman advised Members that the Authority had won the 'Excellence in Planning Delivery' category in 2017 RTPI South West Awards for Planning Excellence. Members congratulated everyone involved in the Stafford Close Housing development in Christow.

Appeal: APP/J9497/D/16/3155346 – Decision Letter dated 24 November 2016

The Chairman reminded Members that, following the Development Management meeting held on 6 January 2017, when this appeal decision was reported, Members requested that the Head of Legal and Democratic Services write to the Planning Inspectorate on their behalf to express their concerns over this decision and to make a formal complaint. A response has now been received and he invited the Head of Legal and Democratic Services to appraise Members.

Members were advised that *"it is accepted that the Inspector should have set out the implications of the previous appeals ... more clearly within her decision letter. As a result of my investigations, I confirm, that your complaint has been upheld. It is considered the Inspector provided insufficient reasoning within the decision to support her conclusions reached." ... "My findings have been brought to the attention of the relevant Inspector and her professional Manager as part of our commitment to lessons learned."*

**1230 Minutes of the meeting held on Friday 26 May 2017**

The minutes of the meeting held on 26 May 2017 were agreed and signed as a correct record.

**1231 Declarations of Interest and Contact**

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

All Members declared a personal interest, having received email communication, in respect of Item 0176/17 – Lavender House Hotel, Knowle Hill, Ashburton.

**1232 Items requiring urgent attention**

None

**1233 Applications for Determination by the Committee**

Members received the report of the Acting Head of Planning (NPA/DM/017/024).

Signed James McInnes

Date 28-07-17

The Chairman advised Members that Item 0211/17 – Construction of an agricultural shed and stable building with surrounding planted earth bank screen – field east of Iron Mine Lane, Dousland, had been WITHDRAWN.

**Item 1 – 0176/17 – Erection of two bedroom chalet and decking area (retrospective) for short-term holiday use and ancillary guest accommodation – Lavender House Hotel, Knowle Hill, Ashburton**

The Case Officer advised Members that Lavender House Hotel is located on the outskirts of Ashburton. The application before Members is for the retention of a timber clad chalet which stands in the south-east corner of the grounds, adjacent to the car park. Policy DMD44 supports small-scale sympathetic extensions and alterations to hotels and guest houses. However, with regard to this building, its design and the materials used are in stark contrast to the main hotel buildings and the building does not relate positively to the existing main hotel building.

Mrs Oakley acknowledged the very sad circumstances surrounding the previous use of the building. However, personal circumstances cannot be taken into account. She proposed the recommendation, which was seconded by Mr Hitchins.

A Member advised that he would be supporting the recommendation but requested that it be recorded that, in his view, the Authority had been very good in showing compassion and deferring action to remove the building. Another Member added that there is no objection in principle to an extension; however, the current building was simply not appropriate.

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

**Item 2 – 0205/17 – Creation of manège (60m x 20m) and associated ground works (retrospective) – Linscott Farm, Moretonhampstead**

The Case Officer advised Members that the application was for retrospective planning permission for a manège (60m x 20m) at Linscott Farm which is situated some 2km north west of Moretonhampstead. The applicant was advised at the pre-application stage that planning permission would be required and that careful consideration of the site would have to be considered. The location of the manège required significant cut and fill and is situated in an area which was previously a raised paddock, possibly part of a mediaeval field system. It is not grouped with the rest of the farm buildings and does not reflect the overall character of the farmstead, nor does it serve to conserve or enhance this area of the National Park.

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

In response to Member queries, the Case Officer advised that the manège is significantly larger than that which would normally be considered appropriate, ie., 40m x 20m. The nearest farm building is some 15m distant. The manège cannot be seen from the public highway.

Signed James P. C. Jones

Date 28-07-2017

Pre-application advice was sought in April 2016 when the applicant was advised on location (where major engineering would not be required), private use of the facility and suggested size. Works were completed in December 2016.

The Acting Head of Planning reminded Members that landscape character does not focus purely on visibility. The manège is essentially an alien structure, resulting from a significant engineering project, in a pastoral landscape.

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

**1234 Appeals**

Members received the report of the Acting Head of Planning (NPA/DM/17/025).

**RESOLVED:**

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

Signed James R. Heston

Date 28-07-17