

## **Dartmoor National Park Authority**

### **Development Management Committee**

#### **Public Minutes of Friday 9 May 2025**

**Present:** Will Dracup, Gay Hill, James McKinnes, Sally Morgan, Caroline Mott, John Nutley, Mark Owen, Guy Pannell, Mark Renders, Philip Sanders (Chair), Peter Smerdon, Dan Thomas, Mark Williams, Pamela Woods

**Apologies:** Peter Harper, Mike Jeffery, Lois Samuel, Mary Seddon

**Non-Attendance:** Jerry Brook

**Officers in attendance:** Dean Kinsella (Director of Spatial Planning), Sassie Williams (Planning Officer), Penny Bailey (Minute Taker)

The Chair welcomed Catherine Shewan (Independent Person) and Alison Stephenson, Local Democratic Reporter, to the meeting. He also warmly welcomed back John Nutley who had recently been absent from meeting due to a period of ill health.

The Chair reminded Members on the use of microphones to ensure a clear recording for any members of the public listening to the broadcast and for those sitting in the public gallery.

He advised Members that legal support would be provided by Tozers who have been appointed as the Authority's legal representatives. He welcomed Hanna Virta who introduced herself to Members, advising that she is a partner in the Exeter Office and leads the Planning Team.

#### **1620 Declarations of Interest and Contact**

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

There were no other individual declarations of interest.

#### **1621 Minutes of the meeting held on 4 April 2025**

The public minutes of the meeting held on 4 April 2025, having been printed and circulated, were taken as read, confirmed and signed by the Chair as a correct record.

#### **1622 Items Requiring Urgent Attention**

None.

## 1623 Applications to be Determined by the Committee

**Considered:** The Report of the Director of Spatial Planning (NPA/DM/25/007).

**Item 1 – Removal of Condition 1 (limited five year permission) and variation of condition 8 (travel plan) of approved planning ref. 0213/20 ‘Variation of conditions 2 and 10 to planning permission granted under 0595/19 to amend the design of the pods’ to allow permanent use of the site as a school – Running Deer, Butterdon Wood, Moretonhampstead, Newton Abbot, TQ13 8PY.**

**Speaker:** Nick Hurst, Director of Education

The Case Officer reminded Members that Running Deer was a special educational needs forest school at Butterdon Wood, near Moretonhampstead. The application sought permission to remove condition one of planning permission 0595/19 to allow permanent use of the site as a forest school. It is viewed as a departure from the Local Plan which seeks to restrict development in the open countryside.

The school continues to operate within the agreed parameters of a maximum of 10 students enrolled at any one time. The pods have assimilated well into the landscape and no additional development of the site is proposed. An amended travel plan has been submitted.

The following changes to conditions were proposed:

- Condition 5 The school shall be limited to a maximum of 10 students **enrolled** at any one time. An up-to-date register of students shall be maintained and made available to the Local Planning Authority ***within fourteen days of any such request being received.***
- Condition 6 The school shall operate strictly in accordance with the Running Deer School Travel Plan received on the 19 March 2025 and an up-to-date register shall be maintained of all vehicle movements to the site (including visitors) which shall be made available to the Local Planning Authority ***within fourteen days of any such request being received. At the start of each academic year the travel plan shall be reviewed and any changes to the plan shall be confirmed to the Local Planning Authority in writing.***

### Public participation

Mr Hurst, Director of Education, stated that the application, provides a unique opportunity to maintain the positive work the school has on the young people enrolled.

In response to Member queries, Mr Hurst and the Case Officer answered as follows:

- The number of vehicles included in the revised travel plan has reduced due to some staff car sharing which has improved sustainability.
- The school has a higher than average number of staff who are trained in emergency first aid. Medical services are also available nearby.

- The application has been advertised as a departure from the Local Plan.
- The number of pupils (10) was the number applied for by the applicants; the Authority did not impose the limit. Should the school wish to increase pupil numbers, a new planning application would be required.
- With regard to the woodland in which the school sits, there is no condition required for its regeneration etc., due to the fact that the applicant is managing the woodland in a positive and sustainable way. In addition, safeguarding is already in place as the planning permission and its conditions relate to the applicant/operator i.e. Running Deer.

Mr Sanders proposed the recommendation, subject to the amendments to conditions 5 and 6 as detailed above, which was seconded by Mrs Mott.

A Member commented that any concerns regarding the impact of the site were completely outweighed by what the school is achieving. They, together with other Members, wholeheartedly advised that they were in support of the application.

**Resolved:** That, subject to the following conditions, including the amendments to conditions 5 and 6 as detailed above, permission be GRANTED.

1. The development hereby permitted shall be carried out strictly in accordance with the Location plan, un-numbered proposed floor plan drawing and un-numbered proposed elevations drawing valid 7 May 2020, the 'Block plan and site plan' numbered P131 3 PL01 Rev H valid 17 June 2020, and the 'Block Plan - Parking Area' drawing valid 20 December 2019.
2. The land edged red on the approved Location Plan shall only be used for educational purposes for Running Deer CIC School, operating Monday to Friday and during school academic terms 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.
3. Vehicle parking for the school shall only take place within the seven spaces designated on approved drawing number P131 3 PL01 Rev H. There shall be no parking associated with the development hereby approved on the highway verge.
4. The drop off point for taxis shown on the approved drawing 'Block Plan - Parking Area' drawing valid 20 December 2019 shall only be used for vehicle drop off and collection and shall not be used for the parking of vehicles.
5. The school shall be limited to a maximum student intake of 10 students enrolled at any one time. An up-to-date register of students shall be maintained and made available to the Local Planning Authority within fourteen days of any such request being received.
6. The school shall operate strictly in accordance with the Running Deer School Travel Plan received on the 19 March 2025 and an up-to-date register shall be maintained of all vehicle movements to the site (including visitors) which shall be made available to the Local Planning Authority within fourteen days of any such request being received. At the start of each academic year the travel plan shall be reviewed and any changes to the plan shall be confirmed to the Local Planning Authority in writing.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no new buildings, structures extensions, hard surfacing, means of enclosure or other boundary treatments shall be constructed without the prior written authorisation of the Local Planning Authority.
8. At no time shall any exterior lighting be installed within the development site
9. Notwithstanding the plans hereby approved, there shall be no new hard surfacing of the proposed parking, turning and access arrangements hereby approved unless otherwise previously agreed in writing by the Local Planning Authority.

**1624 Appeals Update for 21 December 2024 to 29 April 2025**

**Considered:** The report of the Director of Planning (NPA/DM/25/008).

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

**1625 Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers**

**Considered:** The report of the Director of Planning (NPA/DM/25/009).

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

**1626 Appointment of Site Inspection Panel and Arrangements for Site Visits**

None required.

There being no other business, the meeting closed at 11.00am.