

**DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE**

**1 August 2014**

Present: G Gribble, P Harper, J Hockridge, M Jeffery, J Kidner, D Lloyd, J McInnes (Chairman), Dr I Mortimer, D Moyse, J Nutley, M Retallick, P Sanders, P Vogel (Deputy Chairman), D Webber, J Shears

Apologies: K Ball, S Barker, P Hitchins, N Oakley

**1499 Minutes of the meeting held on Friday 4 July 2014**

The Minutes of the meeting held on Friday 4 July 2014 were signed as a correct record:

**1500 Declarations of Interest**

Mr Sanders declared a personal interest, by means of contact, in item 0276/14 - erection of 28 houses and 4 flats with associated estate roads, car parking and open space – Briar Tor, Yelverton.

Mr Nutley declared a personal interest, through contact with the applicant, in item 0312/14 - .continued use of temporary access road for a period of three years – Dolbeare Business Park, Eastern Road, Ashburton.

Mr Shears declared a personal and prejudicial interest in item 0328/14 – conversion of redundant store and workshop into a farm worker's dwelling – Middle Drewston Farm, Moretonhampstead. He advised that he would leave the meeting for this item.

Mr Jeffrey declared a personal interest, by means of contact, in item 0344/14 two-storey extension and alterations – Mardon View, North Bovey Road, Moretonhampstead.

Mr Vogel declared a personal interest, by means of email contact, in item 0064/14 – demolition of workshop/garages and erection of four dwellings – 24 Station Road, Horrabridge.

**1501 Applications for Determination by the Committee**

Members received the report of the Director of Planning (NPA/DM/14/044).

**Item 1 – 0276/14 – erection of 28 houses and 4 flats with associated estate roads, car parking and open space – Briar Tor, Yelverton**

Speakers: Mr E Persse, Applicant's Agent

Signature.....*P Vogel*.....  
Date.....*05 09 14*.....

The Planning Team Manager reported that the proposed site lies adjacent to the existing development at Briar Tor. The site consisted of 0.95ha of scrubland, bounded by mature trees; it was proposed that there be a single phase development of 32 residential units comprising 28 dwellings and 4 flats. 11 of the units were proposed to be affordable. A mix of detached, semi-detached, terraced houses and flats was proposed, using traditional and modern materials. Solar PV collectors would be installed on each property. The Parish Council had taken the view that perhaps the affordable housing units should be spread out around the site.

The site would have areas of soft landscaping; stone walling and close board fencing would be used to provide private space. The existing mature tree cover within and around the site would be maintained.

With regard to policy, the site was allocated for residential development in the Development Management and Delivery Plan Document (DMD) which was adopted in July 2013. Policy YEL1 states that the site is 'allocated for housing not less than 50% of which should be affordable housing to meet local needs'. The application did not reflect a 50% affordable housing allocation for the site. In March 2013 a housing needs survey was undertaken which identified a need for 18 affordable units within the parish over a five year period – the application before Members would provide 11 of that requirement. An independent assessment was also commissioned; the report, only received on Thursday 31 July 2014, suggested that there was potential for up to four additional affordable units on the site. Further study of the report was required.

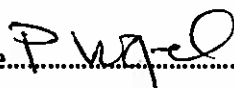
The Education Authority had requested the sum of £16,000 towards the transportation of children to the local secondary school; no contribution had been requested in respect of primary schools. A £5,000 contribution was requested for the creation of a small public open space. The Parish Council had also requested that the developer contribute £5,000 towards the provision of an improved footway for pedestrians, which the developer has agreed to.

Having been consulted regarding the affordable and marketable mix proposed, the housing officer for West Devon Borough Council advised that they were happy that the application met the Council's requirements with regard to tenure proposed.

In response to concerns expressed by the Parish Council, it was intended, upon completion of the site, that the affordable housing units would be passed to a registered provider to manage. It would therefore be easier if the units were in one area of the site, rather than spread out. Access to the site has been acknowledged by Highways as acceptable, contrary to the belief of the Parish Council.

In summary, the Planning Team Manager advised Members that, whilst the anticipated threshold for affording was less than expected by policy, having assessed the viability of the scheme, it was concluded that in order to deliver the scheme a lower proportion would be necessary. The development would still make a significant contribution to the housing needs in the area.

With regard to the proposed conditions, the following amendments were recommended:

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Date.....05.09.14.....

- Condition 6 – positioning of meter boxes to be added
- Condition 11 – to be deleted

It was also recommended that authority be delegated to the Director of Planning to negotiate an appropriate level of affordable housing as part of the S.106 agreement, and for the application to be brought back before Members if agreement could not be reached.

Mr Persse advised Members that the site had been the subject of much discussion and pre-application meetings with planning officers. With regard to the independent assessor's report, he advised that neither he, nor his clients, had had the opportunity to study this as yet but urged Members to support the application, with a minimum of 11 affordable housing units. He added that he would be happy to negotiate further with officers, and the provision of off-site play equipment would be considered also. The affordable housing units would be first to be built as they would be situated towards the back of the site. The developers had no issues regarding the access route onto the site for construction traffic.

In response to Member queries, Mr Persse confirmed that, with the exception of one dead tree to be removed, all others would be retained; he added that there were employment possibilities within the local area, albeit a limited number.

One Member expressed disappointment as the number of affordable housing units proposed was lower than he would like to see for the site and below that stipulated in policy. In addition, he had concerns regarding the proposed area of open, public space which would be situated next to the approach road, on the edge of the site. With regard to the proposed positioning of the access road into the development, it was felt that light from car headlights would be detrimental to the residents of the first four, right hand side, existing dwellings on the adjoining site, especially in the winter months.

Dr Mortimer commented that the Authority's policy states that the affordable housing ratio for a development should not be less than 50%. He would prefer to see more than 11 units on the site and, for this reason, proposed that permission be refused, which was seconded by Mr Sanders.

**RESOLVED:**

That, due to the ratio of affordable housing units proposed being less than the 50% required by adopted policy YEL1, without sufficient justification, permission be REFUSED.

**Item 2 – 0255/14 – erection of timber framed agricultural livestock building – land adjacent to Bonehill, Widcombe-in-the-Moor**

The Chairman advised Members that this application had been withdrawn.

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 Date.....*05.09.14*.....

**Item 3 – 0287/14 – erection of general purpose agricultural building (169sqm) plus creation of access track – Northmoor Farm, Moretonhampstead**

The Case Officer reported that the site was a long meadow, bounded by mature trees and hedgerows; various agricultural machines were stored in the field. The site is visible from Mardon Down which is a very popular area with walkers. The proposed building would measure 18.2m x 9.1m with an overall height of 5.85m.

The site lies within an historic field system from the mid to late medieval period. It was felt that the proposed building would be unsympathetic to its location and would be harmful to the wider landscape. Northmoor is an historic farmstead and is considered to be a local heritage asset. The proposal would cause harm to the setting of the asset when viewed from an area of height.

No pre-application advice had been sought by the applicant. The proposed siting of the building was at a higher level than the other farm buildings which were nestled into the countryside and, therefore, considered to be a departure from policy as it would be isolated rather than clustered with the other buildings.

Mr Jeffery proposed the recommendation, which was seconded by Dr Mortimer.

**RESOLVED:**

That permission be REFUSED due to the reasons set out within the report.

**Item 4 – 0312/14 – continued use of temporary access road for a period of three years – Dolbeare Business Park, Eastern Road, Ashburton**

The Case Officer reported that the site was partially developed following outline planning permission in 2003, and permission granted in 2009 for the erection of seven business units for office and light industrial use. At present the police station is the only building on the site, due to the development company having gone into receivership. The proposed roundabout access to the site remains incomplete. The temporary permission, granted in 2011, for the regularisation of the unauthorised access road which had been constructed to service the building now occupied by the police, expired in December 2012. Members resolved to approve an application for a permanent road to serve the entire site 2012. However, the applicant failed to complete the legal agreement and in 2013 the resolution to grant permission was reversed and permission was refused.

Mr Nutley felt that there was a Highways issue to be solved due to vehicles having to use the wrong side of the road; he advised that he had met with Devon County Council (DCC) and Teignbridge District Council and the grass verge area of the site had been tidied as a result. Meetings with DCC were ongoing in an attempt to finish the roundabout and make the verge area safe. He proposed the recommendation, with a reduced time period of one year, which was seconded by Miss Moyse.

The Director of Planning thanked Mr Nutley for his comments. He clarified that condition 1 would be retained and that another condition be added, detailing a one year approval, with the removal of the temporary access upon expiry.

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Date.....*05.09.14*.....

In response to Member queries, the Head of Legal and Democratic Services outlined the powers available to seek a long-term resolution of the current unsatisfactory situation.

**RESOLVED:**

That, subject to the conditions as set out in the report, and the inclusion of a new condition detailing that the temporary road be removed upon the expiry of a period of 12 months and the land restored to its former condition, permission be GRANTED.

**Item 5 – 0253/14 – single storey conservatory extension to rear of dwelling – The Old Vicarage, Sheepstor, Yelverton (Listed Building Consent)**

Speaker: Mr Jon Woodhouse, Applicant's Agent

The Case Officer reported that The Old Vicarage was a Grade II listed property adjacent to Sheepstor Church. The application sought consent for a conservatory extension to the rear of the property, behind the garage and would fill the gap between the 2012 single storey gable extension and the side wall of the garage. An application to fill part of the gap with a covered walkway/access was granted in 2012.

Officers felt that the proposed conservatory was an 'off the shelf' solution which did not respect the form and proportions of the existing property; they had particular concerns regarding the roof. It was also noted that the windows throughout the property were of poor design.

Mr Woodhouse advised Members that the windows of the property had been replaced 'like for like' and not as original. The applicants were keen to have some internal/external space that they could enjoy. He added that the application was supported by the Parish Council; the conservatory would not be visible to the public.

In response to Member queries Mr Woodhouse advised that there was no specific reason why his clients had not sought pre-application advice. There was already planning permission for a structure; his clients have simply changed their minds on what they wanted to build.

The Director of Planning reminded Members that the conservation of the listed building and its setting should be paramount.

Dr Mortimer proposed the recommendation, which was seconded by Miss Moyse.

**RESOLVED:**

That consent be REFUSED due to the reasons set out within the report.

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Date.....*05.09.14*.....

**Item 6 – 0252/14 - single storey conservatory extension to rear of dwelling – The Old Vicarage, Sheepstor, Yelverton (Planning Permission)**

The Case Officer advised Members that he had nothing more to add. The recommendation was that planning permission be refused.

Mr Harper proposed the recommendation, which was seconded by Dr Mortimer.

That permission be REFUSED due to the reasons set out within the report.

**Item 7 – 0215/14 – creation of new farm track (215m) between field and barns – Challacombe Farm, Postbridge (Prior Approval)**

The Case Officer provided an update with regard to the application. It was proposed to amend Condition 2 to read 'western edge of track' not 'eastern edge' for the proposed new planting. Manaton Parish Council had no comment to make and Natural England had confirmed that the proposal was not likely to have a significant effect on the interest features of the Dartmoor Special Area of Conservation. No objections had been raised to this proposal.

The proposal was for a 2.4m wide cattle track, to be aligned closely with the hedgebank in the southern field. The applicant had stated that the justification for the track was in the interests of soil erosion and landscape degradation, water pollution and for improving animal welfare.

Dr Mortimer proposed the recommendation, which was seconded by Mr Shears.

**RESOLVED:**

That NO OBJECTION be raised.

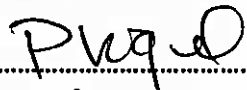
**Item 8 – 0344/14 – two storey extension and alterations – Mardon View, North Bovey Road, Moretonhampstead**

Speaker: Mr Lee Solly, Applicant

The property is a detached 1960s former police house, set on elevated ground, and is accessed by a shared driveway. The application proposes a two-storey and first floor extensions to provide an enlarged bedroom, an additional bedroom with en-suite, study, family room, children's room and porch extension.

The Case Officer provided Members with an update. The Authority's Ecologist has advised that works should stop and advice be sought in the event of a bat being discovered. In addition, if nesting birds were discovered work should cease until the breeding season had finished. South West Water had no objections to the application. The Environmental Health Officer had recommended a condition to cover unsuspected contamination be added should permission be granted.

Three letters of support had been received, along with one letter of objection, which stated that the proposal exceeded the permitted 30% increase in floor space.

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Officers had worked with the applicants on a smaller extension which would have been within the allowed limits, was more neighbourly and better in design terms.. However, the applicant had withdrawn the application in preference for the current proposal which represents a 57% increase in space.

Mr Solly advised Members that his is the only original building that has not yet been extended. He added that, due to construction methods, the house is very hard to heat; one of the bedrooms is dark and is not large enough to fit a full size bed. The concrete pillar design had been proposed in order to minimise the neighbour's loss of light.

The Case Officer clarified that other residents in the area who had been permitted large extensions had applied for planning permission prior to the introduction of the Authority's DMD policies.

Some Members commented that the house was dominated by other properties; it had lost its view; the insulation faults needed to be addressed. Others commented that they were struggling with the application due to the proposed increase in size.

Mr Sanders proposed a Site Inspection, requesting that the actual volume increase be provided to Members, which was seconded by Dr Mortimer.

**RESOLVED:**

That determination be deferred for a SITE INSPECTION to be undertaken.

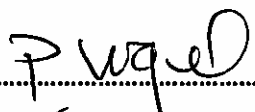
Mr Shears left the meeting room.

**Item 9 – 0328/14 – conversion of redundant store and workshop into a farm worker's dwelling – Middle Drewston Farm, Moretonhampstead**

Speakers: Mrs Helen Burke, Objector  
Mr Martin Perriman, Applicant

The Case Officer reported that the application was for a second farm worker's dwelling at Middle Drewston. The main consideration was whether there was a proven functional need for two full time workers on the farm at all times. An assessment carried out by an independent land agent explicitly stated that the test is not satisfied and that there was no justification for a second farm worker's dwelling on the farm.

Mrs Burke advised Members that her property would be the only one in Drewston that would be overlooked should permission be granted. She added that, in her opinion, it was hard to see why another dwelling was needed – there were three other buildings on the site which were used for various activities e.g., holiday cottage, a barn used for parties. She felt that the conversion would not be an enhancement, rather it would have a detrimental effect on her amenity and on the wildlife of the area.

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Mr Perriman stated that he had been working Middle Drewston Farm for many generations. The farm had, since the mid-1960s, made great demands on his time and he now felt that he needed to step back from working full time on the farm. The conversion of the workshop would allow a transition period to employ a livestock manager.

While some Members sympathised with the applicant, the assessor's report had stated that there was no proven need. Dr Mortimer proposed the recommendation, which was seconded by Mr Sanders.

## **RESOLVED**

That permission be **REFUSED** due to the reasons set out within the report.

Mr Shears returned to the meeting. Mr Vogel left the room.

### **Item 10 – 0064/14 – demolition of workshop/garages and erection of four dwellings – 24 Station Road, Horrabridge**

Speaker: Mr Jon Woodhouse, Applicant's Agent

The Case Officer reported that the site was adjacent to and partly within the Conservation Area. The design and layout of the scheme was considered to be inappropriate in this location. The previous planning permission in 2012 pre-dated the design guide. It was felt that the site should accommodate something better; the design before Members was not good enough for the area. It would result in a building that was bland and boxy.

A viability assessment has been undertaken. It concluded that it was not possible to make a requirement for affordable housing. However, a high quality scheme would be required to ensure that the maximum public environmental improvement, as per policy DMD21.

Discussions have taken place in order to seek a better solution regarding layout and design. A new application would be required.

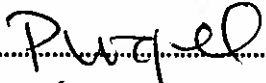
Mr Vogel returned to the meeting room.

Mr Woodhouse advised that the site was a difficult one, being surrounded by houses. The proposal before Members, and the orientation of the proposed dwellings, take into account the privacy of neighbours.

In response to Member queries, the Case Officer confirmed that the site was not viable for affordable housing and had been advertised as a departure from policy accordingly.

Some Members stated that the development would have to be of exceptional quality in order to justify the lack of affordable housing on the site.

Mr Kidner proposed the recommendation, which was seconded by Dr Mortimer.

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Date.....05.09.14.....



**RESOLVED:**

That permission be REFUSED due to the reasons set out within the report.

**1502 Consultations by Neighbouring Local Authorities**

Members received the report of the Director of Planning (NPA/DM/14/040).

**RESOLVED:**

Members noted the content of the report.

**1503 Appeals**

Members received the report of the Director of Planning (NPA/DM/14/041).

**Item 2 – C/13/2200153 – without permission, operational development consisting of the erection of a dwelling on the land - 1000ft Peek Hill, Walkhampton**

The Head of Legal and Democratic Services reported that this appeal had been allowed and the notice quashed. The Inspector had determined that the original building had not ceased to exist and therefore what had been constructed 'falls squarely within enlargements, improvements and alterations'. It was therefore proposed to close the enforcement case as officers believe that there would be little prospect of success for any further enforcement action.

The Director of Planning advised Members that there would be no Permitted Development Rights for any future extensions to the north or south of the building; there was no room at the rear of the property for any further building works. He added that it was his intention to write to the landowners to advise them of this.

**RESOLVED:**

Members noted the content of the report.

**1504 Applications Determined Under Delegated Powers and Applications Withdrawn**

Members received the report of the Director of Planning (NPA/DM/14/042).

**RESOLVED:**

Members noted the content of the report.

**1505 Enforcement Action Taken Under Delegated Powers**

Members received the report of the Director of Planning (NPA/DM/14/043).

Signature.....*PWQ*.....  
Date.....*05.09.14*.....

**RESOLVED:**

Members noted the content of the report.

**1506 Appointment of Site Inspection Panel and Arrangements for Site Visit**

0344/14 – two-storey extension and alterations – Mardon View, North Bovey Road, Moretonhampstead.

Site Inspection to take place on Friday 15 August 2014 at 2.00pm.

Site Inspection Panel : Miss Moyse, Mr Shears, Mr Gribble, Mr Jeffery, Mr Webber, Mr Retallick, Mr Vogel

Signature.....*P. W. G. D.*.....  
Date.....*05.08.14*.....