

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 7 September 2018

Present: K Ball, S Barker, W Cann, J Christophers, A Cooper, G Gribble,
P Hitchins, D Moyse, N Oakley, C Pannell, M Retallick, P Sanders, D Webber,
P Woods

Apologies: S Hill, P Harper, J McInnes, M Jeffery

1311 Minutes of the Meeting Held on Friday 27 July 2018

The minutes of the meeting held on Friday 27 July 2018 were agreed and signed as a correct record.

1312 Declarations of Interests and Contact

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

Mr Barker declared a personal interest in 0253/18 Glebelands, Buckfastleigh due to meeting with residents.

Mr Ball declared a personal interest in 0035/18 due to contact with the applicant for 0035/18 Brewery Meadow, Stonepark, Ashburton.

Mr Cann declared a personal interest in 0331/18 Hedgeways, Galls Lane, South Zeal due to knowing the applicant.

Mrs Pannell declared a personal interest in 0035/18 Brewery Meadow, Stonepark, Ashburton. She advised that she would not be taking part in any discussions and would leave the Meeting Room for the item.

1313 Items Requiring Urgent Attention

The Chairman reminded Members that he would move the recommendation after the Officers report and speakers, which would be seconded by Mr Retallick, unless another Member is minded to suggest an alternative proposal.

The applicants for the application 0058/18 Yeo Farm, Bickington are still in discussions with the Planning Officer. The application will be brought to Development Management Committee when negotiations are complete.

Signed  Date 5/10/18

1314 Site Inspections

Members received the report of the Head of Development Management (NPA/DM/18/029).

Item 1 – 0253/18 – Demolition of garages and erection of three dwellings and parking together with additional replacement parking on separate land parcel – Land at Glebelands, Buckfastleigh

The Deputy Head of Development Management reminded Members that the application is for three new dwellings and 5 parking spaces. The application is split between two sites, with the redevelopment of garage/parking area and a green space. Two of the dwellings would be affordable housing.

The Site Inspection Panel acknowledged the needs for affordable housing within Buckfastleigh, but concerns were raised about access during the construction phase. Alternative car parking solutions should be laid out before construction starts as the development would see the loss of current parking spaces, this would be detailed in the Construction Method Statement.

A Member stated that the changes in conditions were positive but residents still had concerns regarding access and parking during construction. The boundaries are currently poorly kept hedgerows which encroach on to the road, close boarded fencing would be preferable. Fencing around the construction site should be kept within the boundary and not on the highway.

Mr Sanders proposed the Recommendation, which was seconded by Mr Retallick.

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


1315 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/18/030).

Mrs Pannell left the meeting

Item 1 – 0035/18 – New residential development of 23 units including flood relief works, highways, engineering, drainage works and associated landscaping (Full Planning Permission) – Brewery Meadow, Stonepark, Ashburton

Speakers: Cllr Philip Vogel, on behalf on Ashburton Town Council
Mr Nigel Holt, Agent for the Applicant

Signed  Date 5/10/18

The Head of Development Management informed Members that this proposal is for 32 residential units, as well as flood defence works. The proposal is considered a Major Development. Site is currently used by Edwin Tuckers & Sons. The business is in the process of moving to an alternative site within Ashburton. The site is part of the Ashburton (ASH2) allocation within the Development Plan and earmarked as a development site.

There are currently 2 access points; one for the large vehicles and another for the public vehicles coming through Stonepark. The lorry access is across private land and will not be used once the development is completed. A pedestrian access will be maintained in this location.

The river has caused flooding issues in the past and flows through a tight channel. Part of the proposal is to widen and construct a meandering river bed to assist the flow and help with the problems downstream.


There is a high need for affordable housing in Ashburton, but due to the on-costs from contamination issues (asbestos) on this site and the flood alleviation, the cost of development means affordable housing will not be possible. A clause in the S106 legal agreement will ascertain if the development can provide a contribution to affordable housing in the form of a commuted sum once the sale values are realised.

The Environment Agency and Devon County Council (flood authority) have removed their objections as the applicant has addressed flooding and drainage concerns.

In regards to parking, the development should accommodate its own parking requirements. This is not considered an appropriate site for an additional town carpark.

The development should see a reduction in traffic movements once the development is complete, which would be beneficial for all local residents particularly those on Whistley Hill.

Mr Townsend, Principal Highways Development Management Officer (Devon County Council), stated to the Members that closure of the North East access to vehicle traffic would not mean a closure of a public highway as it is private land. He reiterated that the traffic through Stonepark would be significantly less than the current traffic. Transport consultants looked at the southwest access and predict traffic movements would be halved. The site is also used as a cut through by vehicles which would no longer be possible. Further negotiations with the landowner may mean the North Eastern access could be retained until construction is complete.

Signed  Date 5/10/18

Cllr Vogel stated that the Town Councils comments had been detailed in the report. He commended Officers on the flood alleviation plans, but the Town Council have expressed their disappointment that no affordable units could be delivered in this proposal but encourage the Officers to enforce a commuted sum in the S106. The residents and Town Council would like to see clear signage erected in Stonepark cul-de-sac to ensure vehicles can turn before they get stuck. He suggested that core hours for the construction should avoid school drop off and pick up hours.

Mr Holt informed Members that over 8 months the applicant has had detailed discussions with the Environment Agency. There are a number of challenges with this site including the asbestos in the current building and the river remodelling and ground works. The provision for affordable housing cannot be met on this development due to these extra costs, however there will be a mix of properties, some aimed at the lower end of the market. Each property would have two car parking spaces.

Members queried the access to the recreation ground from the site once the construction is complete. Mr Holt stated that they would look at the options but the land is privately owned.

In further discussions Members were reassured that noise from the A38 is negligible and acoustic fencing could be used to mitigate noise from other sources. Lighting would be controlled by Condition 18 safeguarding the bat flight path that runs through the area.

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

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

Mrs Pannell rejoined the meeting

Item 2 – 0228/18 – Construction of up to 30 dwellings (including affordable housing) with all matters reserved except access (Outline Planning Permission) – Land to the East of Betton Way, Forder Farm, Moretonhampstead

Speaker: Mr Daniel Allwood, Agent for the Applicant

The Planning Officer stated to Members that this application is for up to 30 dwellings. The application site is adjacent to Moretonhampstead Primary School.

The Planning Officer informed Members that this application is not considered a Major Development and policy DMD2 does not apply and therefore deleted from the list of relevant policies. The Conditions listed are the standard conditions, policy requirements or requested by consultees. One Member has requested that

Signed  Date 5/10/18

Condition 7 is amended for the working hours to extend to 0800, and for the lighting within the development to be appropriate given the location on the edge of the settlement. Condition 11 will be amended to read 'The dwellings hereby permitted shall not be occupied until two parking spaces for motor vehicles per dwelling have been made available for use; thereafter the parking spaces shall be permanently retained for that use alone'. The recommendation is changed from "in respect of 15 dwellings..." to "not less than 50% of the dwellings being affordable housing".

Mr Allwood informed Members that there has been extensive collaboration with the Planning Officers to ensure the application is consistent with National Policy and the Dartmoor Local Plan. There will be further consultations with residents where design concerns will be addressed at the detailed stage. Mr Allwood stated that the wording of the S106 is yet to be confirmed. The location of the planned development is in a sustainable location with pedestrian links to the town and in close proximity to the school.

Members requested clarification on the wording of the S106 legal agreement from the Officer. The wording was confirmed to read "...The Section 106 is in respect of not less than 50% of the dwellings being affordable housing". The Officer also confirmed the amendment to Condition 7 regarding the extension to site working to 0800 – 1800 Monday to Friday and 0800 and 1300 on Saturday and any lighting on the development to be approved by the Local Planning Authority.

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

RESOLVED: That, subject to the amended conditions and the amended wording to the S106 legal agreement, permission be GRANTED.


Item 3 – 0251/18 – Erection of garage (Full Planning Permission – Householder) – 6 Crossways, Cornwood

The Officer informed Members that the application for a single garage adjacent to the property has been brought to Development Management due to the Parish Council's concerns. The Parish Council have objected as the garage will be in front of the building line. The Officer reassured Members that the fence and trees afford screening, therefore the proposed garage would not be as dominant as feared.

In response to Members' questions the Officer stated that Devon Building Control are happy with the impact on the drainage systems. In regards to the design of the garage, the timber wooden doors would be more in keeping with Dartmoor design than a typical metal door.

Mr Sanders proposed the recommendation, which was seconded by Mr Retallick

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

Signed  Date 5/12/18

Item 4 – 0331/18 – Retrospective schooling and turnout area for horses (Full Planning Permission) – Land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal

Speaker: Ms Karen Pearson, Applicant

Members were informed that this retrospective application is for an equine schooling area and associated track. The engineering works have started but the development is not complete as no surfacing or edging boards have been installed. As soon as the Authority were made aware of the works, the applicant was advised that the development would be unlikely to be acceptable due to the impact on the character and appearance of the historic landscape. Currently there are pigs grazing the land. The Ecologist has reported that the land, which is mainly Rhos pasture, is not of the highest ecological value, but the works carried out have already changed the form and character of the land. The nearest dwelling is 200m away and it is 250m from the nearest highway. The two horses kept on the land have complex needs relating to health and behaviour meaning they should not be exercised on the road or bridleways. Officers would like to add the word "isolated" so the reason for refusal reads "The schooling and turnout area by reason of the engineered form and isolated location in this historic field system...".

Mrs Pearson stated that the land has had little management over recent years and by having pigs grazing it is improving the pasture. She stated that she is trying to improve and enhance the land. The horse exercise area would be low key and not visible, more trees could be planted to screen the area. Mrs Pearson stated that she would be willing to work with the Planning Officer to reach an appropriate design.

In response to Members questions Mrs Pearson stated that she would always keep horses so the area would not become redundant. The planned surface would be low key wood chip with one drainage route.

Mr Cann proposed a site inspection, to assess the effect on the landscape as the land has already been compromised by farming in the past. Mr Ball seconded the proposal.

RESOLVED: That the application be DEFFERED in order for a site inspection to be undertaken.

Item 5 – 0340/18 – Clapper Bridge (Full Planning Permission) – Western Wella Brook, Dean Moor

It was noted that the applicant is the Dartmoor National Park Authority.

The Case Officer stated to Members that the proposed clapper bridge would serve Western Wellabrook, Dean Moor, on the Public Right of Way network forming part

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of the "Two Moors Way" and "Abbotts Way". Currently walkers and horses have to cross at the ford which can be quite problematic under normal conditions. There would be no impact on flood risk or ecology. There have been no objections to the proposal.

Mr Webber proposed the recommendation which was seconded by Mr Retallick.

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

Item 6 – 0307/18 – Extension of existing agricultural building to provide wood storage area and installation of heating system within the building (Full Planning Permission) – Gees Farm, Sampford Spiney

The Case Officer informed Members that this application is for a lean-to extension to an existing open-sided barn and cladding on the barn, which will be used to house a biomass heating system to serve Gees Farm. The lean-to would be used as a wood store. The proposal complied with policies COR10, DMD15 and DMD34 of the Development Plan.

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

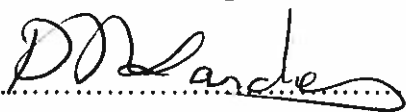
RESOLVED: That, subject to the conditions as set out in the report, permission be GRANTED.

Item 7 – 0290/18 – Convert small agricultural barn into camping barn (Full Planning Permission) – Land 500m north east of Lutton, South Brent

Speaker: Mr Jonty Williams, on behalf of the Applicant

The Case Officer informed Members that the application is for the use of a redundant stone agricultural building to become a camping barn. The barn is located 700m from Lutton. A Public Right of Way runs to the North of the barn. The Case Officer stated that the benefits of the proposal are considered to outweigh any policy conflict in terms of the isolation of the building. The proposal is in accordance with DMD4, DMD8 and DMD9 and re-uses a redundant building and is considered to conserve and enhance this part of the National Park. The Case Officer confirmed that there is parking in Lutton for one car and more in South Brent which is approximately 2km away.

Mr Williams stated to Members that original permission for the barn to be converted to a camping barn was given in 2007, but the owner was unable to finish the project. The new application is the same as the original plans and there are some unresolved problems to be rectified. The desire of the applicant is to provide a facility for walkers along the ancient track.

Signed  Date 5/10/18

In response to a Members question the toilet will be a compost toilet and the shower will be sourced from the nearby spring and a soakaway will be used to deal with the grey water.

The Case Officer reassured Members that no new openings would be created and blackout blinds would be installed in all windows to irradiate any light pollution, no external lighting should be erected and no hedgebank or enclosure should be created (Condition 5).

Mr Gribble proposed the recommendation, which was seconded by Mr Cann.

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

Item 8 – 0136/18 – Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights (Full Planning Permission – Householder) – Archerton Cottage, Postbridge


Speaker: Mr Greg Lean, on behalf of the Applicant

The Case Officer stated to Members that the application is for a conversion of an attached barn to the living accommodation, the replacement of the roof, creation of new door openings and alterations to the windows. The application conflicts with policy DMD24 as the increase in habitable floorspace totals 63%. The roof height of the barn would be raised to accommodate a second floor and two new doors are proposed on the rear of the property.

Mr Lean stated that this refurbishment is necessary as the property is starting to deteriorate. The upgrades seek to bring the property up to Passivhaus standards, vastly improving the current state of the building. The design would include extensive insulation which would impact on the floor space, of the already a small, three bedroom property. The increase height of the barn roof would not be obvious from the wider setting.

The Case Officer confirmed to Members that the property would stay as a three bedroom property but with larger living areas. The 63% increase in floorspace was calculated using the plans submitted which include the increased depth of walling created by the insulation. Due to the nature of the policy the conversion of an attached barn is considered in the same way a loft or garage conversion.

The Head of Development Management stated to Members that the conversion of the barn as well as the improvement works on the current dwelling is not the only option. Improvements could be made without the extension. The barn is currently

Signed  Date 5/19/18

subservient to the property and to convert it in to living accommodation would make significant changes to the character of the building.

Mr Barker proposed a site visit, due to the difficulty to assess the impact the insulation will have on the existing dwelling and the living space as well as assessing how the proposed changes will alter the charm of the building and the setting. Mr Retallick seconded the proposal.

RESOLVED: That the application be DEFFERED in order for a site inspection to be undertaken.

Item 9 – 0273/18 – Erection of garage/workshop/storage shed with existing track surface recovered in scalplings and change of use of land to domestic curtilage (Full Planning Permission) – Land adjacent to Birches, Stormsdown, Bickington

The Case Officer informed Members that an email was received prior to the Development Management Meeting stating that the applicants do not want to use the land in association with the dwelling “Birches”. This proposed domestic land is to remain separate from that dwelling.

The application is for the erection of a garage/hobby workshop and change of use from agricultural land to domestic. The size and design of the proposed building is the reason for the recommendation as there is no justification for a large building in this location. It is in conflict with policies DMD16, DMD7 and DMD24.

Members noted that the plans stated “Dwelling” rather than garage/workshop and expressed concerns regarding future development of the land.

Mr Barker proposed the recommendation, which was seconded by Mr Gribble.

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

1316 Enforcement Action Taken Under Delegated Powers

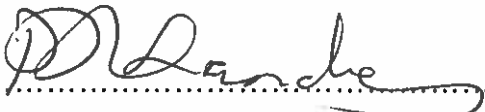
Members received the report of the Head of Development Management (NPA/DM/18/031).

RESOLVED: Members NOTED the content of the report.

1317 Site Inspection Panel

Site Inspection date – Thursday 20 September

Applications:

Signed  Date 5/10/18


0331/18 – Retrospective schooling and turnout area for horses (Full Planning Permission) – Land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal

0136/18 – Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights (Full Planning Permission – Householder) – Archerton Cottage, Postbridge

The following Members were appointed to the site inspection panel:

Mr Hitchins, Mr Retallick, Miss Moyse, Mr Cann, Ms Woods, Mr Webber

Mrs Oakley (0136/18 only)

Signed  Date 5/10/18