

**DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE**

**5 September 2014**

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

Apologies: K Ball, J McInnes, N Oakley

Non attendance: S Barker

**1507 Minutes of the meeting held on Friday 1 August 2014**

The Minutes of the meeting held on Friday 1 August 2014 were signed as a correct record.

**1508 Declarations of Interest**

Mr Retallick declared a personal interest, due to knowing the applicant, in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.

Mr Sanders declared a personal interest, due to knowing the applicant, in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.

Mr Harper declared a personal interest, by means of contact, in item 0399/14 – extension and alterations to dwelling – Pound Cottage, Bridford.

Mr Nutley declared a personal interest, due to knowing the applicant, in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.

Signed James R Nutley  
Date 03/10/14

Mr Hitchins declared a personal interest, due to knowing the applicant, in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.

Mr Kidner declared a personal interest, by means of historical contact, in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.


Mr Gribble declared a pecuniary interest in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton. He advised that he would leave the meeting room for these items.

Mr Jeffery declared a personal interest, due to knowing the applicant, in items 0344/14 – two-storey extension and alterations – Mardon View, North Bovey Road, Moretonhampstead, 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.

Mr Vogel declared a personal interest, due to knowing the applicant, in items 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrews House, West Street, Ashburton, and 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrews House, West Street, Ashburton.

#### **1509 Items requiring urgent attention**

The Chairman reminded Members of the forthcoming site inspection, on Friday 19 September 2014, of application no. 0354/14 - Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure - Land adjacent to Fairfield, South Brent. He advised that he would be seeking names for the inspection panel at the end of the meeting.

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Date 03/10/14 .....

## 1510 Site Inspections

### Item 1 – 0344/14 – two-storey extension and alterations – Mardon View, North Bovey Road, Moretonhampstead

Members received the report of the Director of Planning (NPA/DM/14/048).

The Case Officer reminded Members that the application was for a two-storey extension and alterations to the former police house. The consultation period had closed and one additional letter of support had been received. Officers considered that there were no significant design considerations to warrant the setting aside of policy DMD24 which limits extensions to a 30% increase in floor space. The application proposed a 57% increase. Agreement had been reached regarding an earlier application which would have helped to resolve the damp and insulation issues and proposed a 30% increase in floor space; however, this application was withdrawn.

Members of the Site Inspection Panel were in support of the application. They felt that the proposals would bring the property more in keeping with the others on the site – the dwelling would be no larger than any of the others and the issues resulting from the single skin construction could be addressed.

In response to a Member query, the Case Officer confirmed that the previous application, subsequently withdrawn, which was for an extension within the 30% rule, would have addressed the poor construction of the property as the application also proposed external cladding.

Dr Mortimer proposed that permission be granted, which was seconded by Mr Jeffery.


The Head of Legal and Democratic Services advised that the proposing Member needed to give material reasons why policy DMD24 should be put aside. Members agreed that the property in its current state was unacceptable with regard to character and visual impact. In addition, the proposed increase of 55sqm was justified in order to provide an appropriately sized dwelling, and would adequately address the issues relating to poor construction.

The Case Officer recommended the following conditions, should permission be granted:

1. Standard three year time limit;
2. Details to be provided of the proposed timber boarding finish;
3. Roof tile and render finish to match with that existing;
4. Removal of permitted development rights for alterations to windows at first floor level on the rear elevation.

#### **RESOLVED:**

That, for the reasons as stated above, together with the proposed conditions as stated above, permission be GRANTED.

Signed   
Date 03/10/14

## 1511 Applications for Determination by the Committee

Members received the report of the Director of Planning (NPA/DM/14/049).

Mr Gribble left the meeting room.

### Item 2 – 0347/14 – extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin – St Andrew's House, West Street, Ashburton

Speaker: Mr J Marchant – Agent

The Case Officer reported that four additional letters of support had been received in respect of the application. In addition, it was proposed that condition 15 be amended to read:

*'The noise arising from the operation of the biomass boilers hereby approved shall not at any time exceed 5dBA above background noise levels and without tonal element as measured at any point along the boundary of the nearest dwellinghouse(s).'*

St Andrew's House is a care home in the centre of Ashburton; it is situated in a sensitive area within the Conservation Area, adjacent to the Grade I listed church. There are a number of protected trees within the site; these provide a green setting for the listed church.

Following the refusal of planning permission in November 2013, the revised application was for an extension to the care home and a new building to house the biomass boiler, but omits the private dwelling previously proposed. The extension would be contemporary in design, incorporating the use of stone cladding, render, metal roof materials. It would be 30m in length and would be built into the bank which would reduce the overall height of the building; it would be sited further away from the protected trees, as well as the church wall.

An archaeological evaluation has been undertaken and a watching brief is recommended. There are balancing considerations with this application. Advice from specialists is that the proposal would harm the significance of the heritage assets. Whilst officers acknowledge these views, their view was that the impact would be less than substantial; the public, economic, social and health benefits would outweigh any harm.

With regard to the bio-cabin, the proposal remains unchanged from the previous application. The building would stand approximately 10m away from neighbouring boundaries which would ensure that there would be no impact on the amenity of neighbours.

Mr Marchant advised Members that since planning permission was refused in 2013, substantial alterations to the application had been made. The independent dwelling had been removed; the ridge height of the proposed extension had reduced by 0.5m and would be positioned some additional 1.5m away from the protected trees

Signed James R. M. Jones  
Date 03/10/14

and the church wall. With regard to design, officer comments had been addressed by incorporating less window space and an increase in stonework. Issues regarding disabled access, fire escape and privacy had been addressed also. The proposed layout of the extension would allow residents to come together to dine and would provide pleasurable views of the garden areas.

In response to Member queries, Mr Marchant confirmed that there would be adequate turning space for vehicles providing fuel for the biomass boiler. He also confirmed that he and his clients agreed with proposed Condition 15. The siting of the new extension would still allow the old vicarage to be seen.

A Member asked that, should permission be granted, liaison with Environmental Health Officers be undertaken to measure and confirm the level of background noise in order that Condition 15 could be acted upon if necessary.

Mr Nutley thanked officers for working with the applicant. He added that St Andrews House was a well-run home; reports from residents are always extremely positive. He proposed the recommendation. Mr Sanders added that it was inevitable that there will be some impact on the surrounding area, in particular the listed church. However, he felt that officers had worked hard to achieve the best possible application and seconded the recommendation.

Other Members were of the opinion that not enough had been done to satisfy the concerns of English Heritage or the Authority's Historic Buildings Officer; some would have preferred to see a more imaginative scheme which was more sympathetic to its surroundings.

#### **RESOLVED:**

That, subject to the conditions as set out in the report, and the amendment of Condition 15 as stated above, permission be GRANTED.

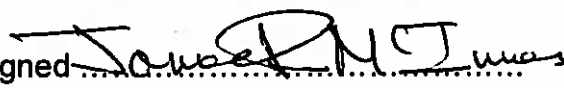
#### **Item 1 – 0353/14 – refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units – St Andrew's House, West Street, Moretonhampstead**

Speaker: Mr J Marchant – Agent

The Case Officer reported that two additional letters of support had been received in respect of the application. In addition, it was proposed that the first part of condition 6 be amended to read:

*'The additional storage unit hereby approved shall be used only for storage associated with St Andrew's Care Home and shall be removed when no longer required for that purpose. No storage of residents' belongings shall take place within the application site other than within the storage container hereby approved and the two adjacent lawful storage containers'.*

The application proposed a staff and laundry building to replace the existing pig sty which is situated at the southern part of the site. The footprint of the proposed

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Date 03/10/14

building would remain the same. Modern materials are proposed; the roof height would be approximately 20cm higher than the original building.

Concern has been raised by English Heritage and the Authority's Historic Buildings Officer regarding the proposed remodelling of the building. They feel that the current building is low key and the character of this part of the site would be altered.

Officers considered that the proposal would not cause substantial harm to the setting of the conservation area and listed church. The public benefits of the overall scheme are acknowledged.

The application also proposes an additional storage container to be placed between two existing containers which have the benefit of a certificate of lawful use.

Mr Marchant advised Members that the opportunity for this application arose when the proposed dwelling was removed from the application. The proposed new laundry would be of benefit to residents as it is currently situated near some of the bedrooms. In addition, the proposed building would also provide a staff room and an area for in-house staff training.

In response to Member queries, Mr Marchant advised that the proposed building would be well insulated and, therefore, there would be no issues regarding noise from the washing machines/dryers therein. The height of the proposed fencing would be the same height as the three containers.

The Case Officer confirmed that a condition could be added to ensure that any exterior lighting was agreed with officers. A separate planning application would be required if a covered walkway was thought to be needed between the laundry and the care home. Condition 7 would ensure that the building was only used for purposes described in the application.

One Member commented that it was sad that 'heritage' was not seen as a living thing, only buildings.

Mr Sanders proposed the recommendation, subject to the addition of a condition to address exterior lighting, which was seconded by Mr Nutley.

## **RESOLVED**

That, subject to the conditions as set out in the report as amended, and an additional condition requiring any external lighting to be subject to prior approval, permission be GRANTED.

Dr Mortimer requested that his vote against the motion be recorded.

Mr Gribble returned to the meeting.

Signed James R Nutley  
Date 03/10/14

**Item 3 – 0396/14 – internal alterations to the existing house including window changes and addition of rear garden room (Listed Building Consent) – Andrews Cottage, Beltane**

The Case Officer reported that Andrews Cottage is a Grade II listed former farmhouse situated in the centre of Belstone. No change of use is proposed, purely internal and external alterations, including the widening of an upstairs window and the replacement of the concrete lintel with one of oak; the removal of plasterboard from the ceiling to be replaced with lathe and plaster and limewash to walls. In addition, it is proposed to remove the modern veranda and reconstruct the rear lean to using granite to replace the current timber walls.

The Parish Council has expressed concern regarding the proposed garden room. Officers have worked with the applicant to address those concerns with a narrow glazed link to the cottage, the garden room to be constructed of lightweight materials and to be of a contemporary design against the backdrop of the listed building. The application has the support of the Historic Buildings Officer.

Dr Mortimer commented that it was good to see an application where the owners proposed to do the right thing with regard to the restoration of a listed building and proposed the recommendation, which was seconded by Mr Sanders.

**RESOLVED:**

That, subject to the conditions as set out in the report, consent be GRANTED.

**Item 4 – 0395/14 – window changes and addition of rear garden room – Andrews Cottage, Belstone**

The Case Officer advised that the application was for full planning permission for window changes and the addition of the rear garden room.

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

**RESOLVED:**

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

**Item 5 – 0342/14 – single storey extension to two sides – 17 The Croft, South Zeal**

The Case Officer reported that the application related to a modest two bedroom semi-detached bungalow located within a modern housing development outside the Conservation Area. The proposed extensions conflict with Policy DMD24(c) as they represent an increase in habitable floorspace of 78%. In addition, a parish housing survey, undertaken in March 2014, identified a continued need for affordable housing; there is, therefore, a need to retain a range in the existing housing stock.

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

Signed James P. McTear  
Date 03/10/14

**RESOLVED:**

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

**Item 6 – 0423/14 – formation of off-road parking area in from garden – 8 Road Park, Hennock**

Mr Sanders, declared a personal interest, through his role as a Voluntary Warden for the Authority.

The Case Officer reported that the application was before Members as the applicant was a member of staff of the Authority. The proposal is for the creation of a vehicular access and formation of a parking area in the front garden; the property has no allocated off road parking. Officers consider that the creation of the parking area will not have a significant impact on the character and appearance of this part of the village. No objections have been received from neighbours.

One Member requested that, should permission be granted, Condition 2 be amended to ensure that there was a requirement for the parking area to have a porous surface.

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

**RESOLVED:**

That, subject to the conditions as set out in the report, and an amendment to Condition 2 requiring the parking area surface to have a porous surface, permission be GRANTED.


**Item 7 – 0399/14 – extension and alterations to dwelling – Pound Cottage, Bridford**

Speaker: Mr T Hawks – Applicant

The Case Officer reported that the application was very similar to one which was withdrawn in December 2013, the only difference being the retention of the chimney. The application follows an appeal which was allowed in June 2014 in respect of an alternative scheme which had been refused by the Authority in March 2014. In his decision, the Inspector was of the opinion that the cottage was not of 'sufficient significance' to warrant it being designated a heritage asset.

Pound Cottage has 19<sup>th</sup> century origins. The application proposes to remove a small flat roof extension at the western end of the cottage, as well as a modern conservatory at the rear, and erect a two-storey extension. Officers felt that the form and design of the proposed extension would adversely affect the appearance and character of the cottage.

Mr Hawks gave Members a précis of recent planning history. He advised that, having won his appeal, he had submitted this application having endeavoured to stay within DNPA guidelines. He added that his plan is to construct a modern and contemporary extension using traditional methods. The Parish Council fully supports his application.

Signed   
Date 03/10/14



Mr Jeffery proposed that determination be deferred in order that a site inspection may be undertaken.

Dr Mortimer commented that he felt the design was somewhat 'confrontational' and would look out of place within the surrounding area and proposed the recommendation, which was seconded by Mr Hitchins.

**RESOLVED:**

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

**1512 Consultations by Neighbouring Local Authorities**

Members received the report of the Director of Planning (NPA/DM/14/050).

**RESOLVED:**

Members noted the content of the report.

**1513 Appeals**

Members received the report of the Director of Planning (NPA/DM/14/051).

**RESOLVED:**

Members noted the content of the report.

**1514 Applications Determined Under Delegated Powers and Applications Withdrawn**

Members received the report of the Director of Planning (NPA/DM/14/052).

**RESOLVED:**

Members noted the content of the report.

**1515 Enforcement Action Taken Under Delegated Powers**

Members received the report of the Director of Planning (NPA/DM/14/053).

**RESOLVED:**

Members noted the content of the report.

**1516 Appointment of Site Inspection Panel and Arrangements for Site Visit**

Application No. 0354/14 – residential development comprising 40 dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure – land adjacent to Fairfield, South Brent

Signed James RMT  
Date 03/10/14

The Site Inspection is to take place on Friday 19 September 2014.

Members to attend are as follows: Mr Sanders, Mr Hitchins, Mr Shears, Mr Vogel, Mr Nutley and Mr Webber.

Signed James R. McT...  
Date 03/10/14