

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

**Friday 1 December 2017**

Present: K Ball, S Barker, W Cann, A Cooper, G Gribble, P Harper, S Hill, P Hitchins,  
M Jeffery, J McInnes, D Moyse, N Oakley, C Pannell, P Sanders, M Simpson,  
D Webber, P Woods

Apologies: J Christophers, M Retallick

**1260 Minutes of the meeting held on 3 November 2017**

The minutes of the meeting held on 3 November 2017 were agreed and signed as a correct record.

Mr Harper clarified that 0452/17 he spoke to the Applicants Agent, not the Applicant as stated in the minutes.

**1261 Declarations of Interest and Contact**

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

Mr Hill declared a personal and prejudicial interest in 0445/17 & 0401/17 Installation of 12 solar panels and relocation of existing solar tubes, Howton Farm, Moretonhampstead. Mr Hill stated he would leave the meeting for this item.

Miss Moyse stated she had visited the site for 0452/17 Blindfield Meadow, Murchington but had not had any interaction with the applicant.

Mr Simpson declared a personal interest in 0480/17 Land at Higher Sherwell, Poundsgate due to knowing the applicant.

**1262 Items requiring urgent attention**

None

**1263 Site Inspections**

Mr Hill left the Meeting

**Item 1 - 0445/17 – Installation of 12 solar panels and relocation of existing solar tubes, Howton Farm, Moretonhampstead (Listed Building Consent)**

Speaker: Mr Wimberley - Applicant

The Case Officer reminded Members that the application is for 12 Solar Panels on the lower roof and relocation of the existing solar tubes.

The Case Officer informed Members that plans had been resubmitted due to the discrepancies in the original drawings and the Applicants verbal description in the meeting held on 3 November 2017. The approved plans indicate solar panels which

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will replace the slate and lie flush with the roof, not proud of the roof as shown in the original plans. The solar panels would now be further from the edge of the roof. With the revised drawings the recommendation is now for approval, as the public benefits outweigh the affects the solar panels have on the listed curtilage.

Mr Wimberley stated that he had nothing further to add, but was happy to answer any questions.

The Chairman stated that the site visit was beneficial for the additional information.

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

The Case Officer ran through the Conditions for the Members.

**RESOLVED:**

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

**Item 2 - 0401/17 - Installation of 12 solar panels and relocation of existing solar tubes, Howton Farm, Moretonhampstead (Full Planning Permission)**

Speaker: Mr Wimberley - Applicant

The Case Officer reminded Members that the application is for 12 Solar Panels on the lower roof and relocation of the existing solar tubes and reiterated that the plans had been altered to indicate the solar panels to be recessed in to the roof and away from the edge.

Mr Wimberley had nothing further to add.

One Member stated it was a good example of the Officers working with the Applicant to get a positive result and it is important for renewable energy options to be explored at every opportunity.

Mr Jeffery proposed the recommendation which was seconded by Mr Gribble.

The Case Officer ran through the conditions.

**RESOLVED:**

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

Mr Hill re-joined the Meeting

**Item 3 – 0452/17 – Erection of general purpose livestock building (12m x 27m) (Full Planning Permission), Blindfield Meadow, Murchington, Chagford (Full Planning Permission)**

Speaker: Mr Shears – on behalf of Applicant

The Case Officer reminded Members of the application for a livestock building and track. The site is part of a historical field system which would be negatively affected

Signed James D. Jones Date 5-1-18

by the proposed building and track. The location is very isolated, and the visual impact of the earth works would be detrimental on the landscape. Substantial excavation would be required.

During the site visit the footprint of the building was set out for Members to get an idea of how the building would appear in the field.

The Case Officer informed Members that DMD1b should be added to the list of policies which form the reasons for refusal.

2 further letters of support were received for the application.

Mr Shears informed Members that a number of alternative plans with varying styles had already been refused by the Planning Department. He stated that the location for the barn is only visible in passing glimpses from the road and hedge bank screening would be planted. The building would be cut in to the ground as would the track. The family are 4<sup>th</sup> generation farmers and need the barn for overwintering and storage.

In response to Members questions, Mr Shears stated that the barn has been designed to face away from the direction of the worst weather. The base of the barn would be concrete and the surrounding area would be gravel. The farm is split between family members so there is not an alternative location nearer the farmstead.

Members expressed their desire to help farming families and understand the need for the barn but agreed the location is not suitable. The site visit had helped Members understand the contours of the land and the location and impact the barn would have on the landscape.

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

Members commented further on the complex, beautiful landscape the site lies in and that one of the statutory purposes of National Park designation is to conserve the landscape.

**RESOLVED:**

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

**1264 Applications for Determination by the Committee**

**Item 1 – 0484/17 – Erection of two storey extension (Full Planning Permission), Withill Farm, Sampford Spiney**

Speaker: Mrs Hamilton - Applicant

The Case Officer informed Members that Withill Farm is a simple slate roofed farm house with a small lean-to. The existing extension is subservient to the main house. The application is for a 2 storey extension, with a double Apex roof and large areas of glazing. The proposed extension would add 29% floor space and the plans indicate that it would overwhelm and detract from the existing property. The

Signed Jane M Jones Date 5-1-18

windows are out of keeping with traditional Dartmoor farm houses and although the farmhouse is not listed, it is a non-designated historic asset.

Mrs Hamilton stated to Members that the house has required a lot of renovation and improvements. Initial advice was sort through the DNPA planning officers and positive feedback to the plans was received. The current plans were discussed with the Case Officer to try and find an acceptable design. The nearest neighbour is 15 minutes away and the building is not visible from the road. Mrs Hamilton stated she believed the proposed extension would enhance the dwelling. In response to a Members question, Mrs Hamilton stated that her architect had been in conversations with the Planning Officers about the design of the extension.

The Case Officer informed Members that the farmhouse including the lean-to was on the 1842 tithe map, the pantry was a later extension.

Members agreed that the proposed double Apex is an issue and is not a traditional Dartmoor style, it does not fit with the Design Guide.

Mrs Oakley proposed the recommendation, which was seconded by Mr Cann.

Members expressed their sympathy with the applicants with the problems of old buildings, but agreed that the design is not appropriate for Dartmoor.

**RESOLVED:**

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

**Item 2 – 0512/17 Alterations and change of use of workshop to holiday let (Full Planning Permission) 1A The Square, Chagford**

Speaker: Mr Dowling – Applicant

The Case Officer stated to Members that the property is in the centre of Chagford, next to the Listed fountain. The changes proposed for the outside of the building are quite modest, with improvements to make it a safe, habitable dwelling. The proposal is to make it a small holiday let. The Parish Council expressed concerns as it would involve a shop being converted in to the holiday let.

Mr Dowling stated he had received positive feedback from the Case Officer. He lives next door to the building and is keen to keep it a business. There is a 2 hour parking slot by the property but it would be advertised as no parking, therefore people renting the holiday let would use the public car park increasing revenue for the local council. There has been support from local residents and local tradesmen and produce would be used for the works.

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

In response to Members comments, the Case Officer stated that it was suggested to create an affordable housing unit, but the applicant chose to submit the application for a holiday let.

Signed James Dowling Date 5-1-18

**RESOLVED:**

Subject to the Conditions set out in the report, permission be GRANTED.

**Item 3 – 0480/17 Erection of a general purpose agricultural barn with hardstanding (Full Planning Permission), Land at Higher Sherwell, Poundgate**

Speaker – Mr Booty - Applicant

The Case Officer stated to Members that the application is for a 12mx23m agricultural building with hardstanding as part of Higher Sherwell, but situated away from the main farmstead. No access track is proposed. The proposed site can be seen from a section of the Two Moors Way. The agricultural building is required for overwintering and lambing and calving up to 70 animals. The Case Officer stated that the main issue with the proposed building is the impact on the landscape. It is considered that a new building in the field system would have a negative impact on the character of this important historical landscape. The building would be divorced from other building groups and could cause harm to important buried archaeological remains.

Mr Booty informed Members that the family has been residing on the farm for the last 50 years. Ideally they would like the building near to the other farm buildings, but it is not possible as the surrounding land is very boggy and other locations are too close the dwellings. The barn would be used for wintering animals and animal food/bedding storage. Other similar sized barns have been built in the valley recently away from the farmsteads.

In response to Members questions, Mr Booty stated that the barn was a necessity now for improved welfare standards and the expansion of the farm. There is no need for a track as the food and bedding will be stored in the barn therefore the vehicle journeys to the barn will be very few.

Mr Jeffery proposed a site inspection, which was seconded by Mrs Oakley.

**RESOLVED:**

That the application be DEFERRED for a site inspection to be undertaken.

**Item 4 – 0383/17 Changes of use of upper floors from B1(a) (Accountancy Practice) to C3 (residential) comprising three flats (Full Planning Permission), 7 North Street, Ashburton**

Speaker – Mr Harry Gee – Applicant's Agent

The Case Officer informed Members that the property is located in the centre of Ashburton, within the Conservation area. The ground floor was a shop until recently and the rest of the building has remained unused since 2000. The application is for three open market dwellings. The door on the front of the building is the sole entrance due to the river running directly behind the building.

The three flats will be one single bedroom flat of 30sqm and two, two bedroom flats of 48sqm which is significantly below the nationally described minimum space

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standards. Although this development presents a departure as it wouldn't provide any "affordable" housing, it would provide dwellings at an affordable price.

The application is recommended for approval with the following amendments to Conditions 5 and 11:

Condition 5 should read: "Prior to commencement of development, details of a proposed flood mitigation for the building shall be submitted to and approved, in writing, by the Local Planning Authority. Prior to first occupation of any units, hereby approved, the implementation of the flood mitigation measures shall be strictly in accordance with the approved details."

Condition 11: "All external doors and windows shall be of timber and metal construction, details of which shall be submitted to and approved by the Local Planning Authority prior to installation. Once approved, only the approved materials shall be used in the development."

Mr Harry Gee stated that when the shop on the ground floor had gone into liquidation, he looked for a sustainable use for the building. Accommodation is the best way forward and is highly sought after in this location. The building had previously been used as a family house. The applicant is happy with the wording of the amended conditions. The units will be affordable for future renters.

In response to Members questions, the proposed bin storage would be under the stairs in the communal hall way. The applicant intends to rent the properties to local people.

Mr Barker stated that he supports the development and proposed the recommendation, which was seconded by Mr Ball.

**RESOLVED:**

That, subject to the conditions as set out in the report, with the amendments to condition(s) 5 and 11 detailed above, permission be GRANTED.

**Item 5 – Partial demolition of dwelling and erection of two storey extension (Full Planning Permission – Householder), Blackenstone Cottage, Moretonhampstead**

Speaker: - Claire Coots - Applicant

The Case Officer stated to Members that Blackenstone Cottage is a part stone, part timber frame dwelling. The application proposes to remove the timber clad part of the building measuring 64sqm and the erection of a two storey extension making the total proposed floorspace 164sqm.

Pre-application advice was given reiterating the 30% limitation for extensions to dwellings. The proposal has a conflict with policy DMD24 regarding the proposed increase in floorspace which is approximately 75%.

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The Case Officer stated that although the plans to make this a better insulated modern property, but the scale of the proposed extension overwhelms the original property. It maybe more appropriate to consider a replacement dwelling on the site.

Ms Coats informed Members that she wishes to keep the well-built part of the dwelling, the timber framed part of the building is damp and badly built. Because this application is different to the usual extension it is difficult meet the criteria. The footprint of the house will cover the same size. Extra space is needed to make a proper kitchen and add a third bedroom to the property. The downstairs would be made accessible for disabled use. The application is supported by the neighbours who are the owners of Blackenstone Quarry.

In response to Members questions Ms Coats stated that she did consider complete demolition but does not want to knock down a usable part of the building. She reiterated the point that the application is not a standard extension and that it is hard to meet the criteria with the extension she wishes to build.

Members agreed that the current building is not attractive but the size of the extension is against policy.

Mrs Oakley proposed a site inspection, which was seconded by Mr Ball.

**RESOLVED:**

That the application be DEFERRED for a site inspection to be undertaken.

**1257 Appeals**

Members received the report of the Acting Head of Planning (NPA/DM/17/040).

**RESOLVED:**

Members NOTED the content of the report.

**1258 Enforcement Action Taken Under Delegated Powers**

Members received the report of the Acting Head of Planning (NPA/DM/17/041).

**RESOLVED:**

Members NOTED the content of the report.

**1259 Appointment of Site Inspection Panel and Arrangements for Site Visits**

The site inspection will be held on Thursday 14 December regarding:  
0480/17 – Land at Higher Sherwell, Poundsgate  
0450/17 – Blackenstone Cottage, Moretonhampstead

The following Members were appointed to the site inspection panel:  
Mrs Oakley, Mr Jeffery, Mr Sanders, Mr Simpson, Mr Cann, Miss Moyse, Mr Hill,  
Mr McInnes

Signed James R. H. Jones Date 5-1-18