

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 2 October 2020

Present: S Barker, A Cooper, W Dracup, G Gribble, P Harper, G Hill, J McInnes, S Morgan, D Moyse, J Nutley, N Oakley, M Renders, P Sanders, P Smerdon, P Vogel, P Woods

Officers: L James, Solicitor (acting on behalf of Devon County Council)
C Hart, Head of Development Management
N Turner, Planning Officer

Apologies: K Ball, C Pannell, D Webber

The Chairman welcomed the public, Catherine Shewan and Nigel Tigwell, Independent Persons, and Laura James, Legal Representative.

Members were reminded that when voting consistent language should be used i.e., *For the motion, Against the motion or Abstain*

1427 Minutes of the Meeting held on Friday 31 July 2020

The minutes of the meeting held on Friday 4 September 2020 were agreed and signed as a correct record.

1428 Declarations of Interest and Contact

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

Mr Nutley and Mr Smerdon declared a personal interest in item 1 – 0308/20 Outer Finches, Buckfastleigh due to meeting the applicant for a site visit.

1429 Items requiring urgent attention

The Chairman informed Members that the note of the site inspections held on Friday 18 September 2020 at 0300/19 Lower Mills, Buckfast Road, Buckfast and 0348/15 Yennadon Quarry, Dousland, would be included in the full report to the Development Management Committee on Friday 6 November 2020.

The Chairman reported that the 0300/19 Lower Mills, Buckfast Road, Buckfast is a complex application for 224 residential units plus facilities. 10 out of the 19 Members attended the site inspection. All Members need to be fully briefed as the application for the demolition of the old mill buildings and erection of new buildings is very complicated. An additional briefing will be held on Friday 16 October 2020 for all Members to attend, to give them an opportunity to understand the scheme and understand which factors of the development will be for the Development Management Committee to determine. Independent Members will be invited to the briefing.

1430 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/20/017).

Item 1 – 0308/20 Erection of agricultural building and new access, Outer Finches, Buckfastleigh

Speaker: Mr Harler - Applicant

The Case Officer stated to Members that application has been brought to committee by the request of Mr Nutley.

The site is 1.2km North West of the centre of Buckfastleigh. The application is for a new access to the field and an agricultural building along the west boundary. The new access would require 2 metres of excavation into the field at the point of the new access through the hedge, which is 2.5m back from the original hedgerow. This would be 2 metres of depth removed in a tapering shape, along the full length of the 50 metre splay. An access track would lead to the building, which would have a compacted stone apron and a soakaway to the north. The building would be constructed of timber boarding sides and slate grey sheeted roof and would stand at 4.5m high, 14.6m in length and 9m wide. Approximately 80cm of excavation would be required.

The current route of access to the fields requires a 4 mile round trip for larger vehicles, due to the angle of the access on to the highway. The current access is in the east facing point of the field.

The Case Officer stated that there is no requirement for a building of this size for the storage of hay. Sheep would only need a shelter when lambing but there was no evidence of stock on the land when the Case Officer visited the site.

The proposed building would be visually and physically isolated from the other existing building groups in the landscape, conflicting with policy DMD 34. The proposed building, hard standing and access would be visually prominent from the highway and would fail to conserve the character and appearance of this part of the National Park.

Mr Harler stated to Members that their small business produces honey, eggs and geese and they have just purchased pastureland to increase their flock of sheep. The proposed entrance opposite the existing entrance to the house would enable them to avoid a 4 mile round trip to access the field, which would help Dartmoor National Park Authority meet the key action plan aim to become carbon neutral. The existing agricultural building is in a bad state and a replacement is required. The proposed barn would not be visible from the highway and therefore not impact on the landscape. It would be a dry store for the hay, avoiding the use of plastic wrap. The barn would also be used for lambing. There have been no objections from the Highway Authority regarding the proposed new access.

In response to Members questions, Mr Harler informed Members that they wish to increase their flock of sheep and the barn would enable them to keep everything under one roof. There is not available space in the current building, which is within

the curtilage of the other buildings, to expand the business. He explained that they would replant the hedge bank to screen the barn.

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

Members discussed the proposed location of the building and agreed that it would be in an isolated location causing harm to the landscape character. The Members agreed that it would be preferable for a new building to be associated with the existing buildings.

A Member expressed their support for embryonic farm businesses and stated that the chosen location of the proposed building would not be visible from the highway and the current access is very difficult, therefore the proposed access would make the entrance to the field safer and cut out a long journey round to the current access. Another Member questioned whether the farm is a business and the main source of income as no business case had been submitted with the application. It was suggested that if buildings such as this are permitted, any small holding could erect agricultural buildings in isolated locations, which would go against policy.

Mr Nutley stated to Members he had requested for this application to be brought to the Development Management Committee due to the lack of objections from the Highway Authority, Teignbridge District Council and the DNPA Ecologist. It would improve facilities for lambing and would have no adverse impact on the surrounding area. The visibility splay for the proposed access would also act as a passing place in a very narrow lane as well as significantly reducing the distance travelled by the applicant to access the field.

The Head of Development Management reminded Members that the Highway Authority only look at the safety aspect of the access. The fact the entrance would create a layby/passing place is not part of the decision making process. The main issues are that the building would be in an isolated location, cause visual harm and detract from the landscape character. The engineering works required for the installation of the access and building would have a negative impact on the landscape.

Members expressed their concerns regarding the hedgerow removal and highlighted the objection by the Trees and Landscapes Officer.

RESOLVED: That permission be REFUSED for the following reasons:

1. The proposed building fails to relate well to other building groups and by reason of its siting and layout would have a harmful impact on the character and visual appearance of this part of the National park contrary to policies COR1, COR3, COR4, DMD1b, DMD3, DMD5 and DMD34 of the Dartmoor National Park Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision 2010 and the National Planning Policy Framework 2019.
2. The proposed vehicular access by reason of the extent of the engineering works required, width of the access and its aggregate surface will have a harmful visual impact on, detract from and neither conserve or enhance the character and appearance of this part of Hembury Cock Hill. The proposal is therefore

contrary to policies COR1, COR3, COR21, DMD 5 and DMD38 of the Dartmoor National Park Authority Development, to the advice contained in the English national Parks and the Broads UK Government Vision and Circular 2010 and to the National Planning Policy Framework 2019.

Item 2 – 0320/20 – Creation of shower room and entrance porch extension, Carter Cottage, Dunsford

The Case Officer informed Members that this application had to be brought to the Development Management Committee due to the application being made by a member of staff.

The application is for a small single storey slate and render extension at the rear of the property, measuring 8m². The extension would wrap around the existing property, and match its design. It is in a well screened location and would not impact the local area. It would have no direct impact on the adjacent Grade II* listed building and its setting.

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

RESOLVED: That permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the approved drawings numbered 20007.SLP.BP, 20007-20 and 20007-21.
3. The materials to be used in the finishing of the external walls and roof of the development hereby approved shall, unless otherwise agreed with the Authority in writing, match those used on the existing building.