

**DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE**

3 October 2014

Present: K Ball, G Gribble, P Harper, P Hitchins, J Hockridge, M Jeffery,
D Lloyd, J McInnes (Chairman), Dr I Mortimer, D Moyse, J Nutley,
N Oakley, M Retallick, P Sanders, P Vogel (Deputy Chairman), D Webber

Apologies: S Barker, J Kidner

1517 Minutes of the meeting held on Friday 5 September 2014

Save for the amendment detailed below, the Minutes of the meeting held on Friday 5 September 2014 were signed as a correct record.

Minute 1511, page 5 to read – *'Item 1 – 0353/14 refurbishment and alterations
.....St Andrew's House, West Street, Ashburton'*

1518 Declarations of Interest

The Chairman advised Members that Item 1 – 0410/14 – land lying to the south of Pithill Quarry, Pit Hill, Ivybridge, had been WITHDRAWN.


The Chairman declared a personal interest, having received correspondence, in Items 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock, 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor, and 0456/14 – alterations and raised roof to provide first floor accommodation and annexe for dependant relative - Denver, Bridford Road, Christow.

Mr Vogel declared a personal interest, having received email communication, in Item 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock.

Mr Webber declared a personal interest, having received email communication, in Item 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor.

Mr Lloyd declared a personal interest, having received email communication, in Items 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock, 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor.

Mr Hitchins declared a personal interest, having received email communication, in Item 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock.

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Mrs Oakley declared a personal and prejudicial interest, having previously lodged an objection, and through being a neighbour, in Item 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor. She advised that she would not take part in the debate and would leave the meeting room for this item.

Miss Moyses declared a personal interest, having received email communication, in Item 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock.

Mr Nutley declared a personal interest, having received email communication, in Items 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock, 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor.

Mr Harper declared a personal interest, having received email communication, in Items 0388/14 – two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock, 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor.

Mr Retallick declared a personal interest, having received email communication, in Item 0351/14 – extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor.

1519 Items requiring urgent attention

None

1520 Applications for Determination by the Committee

Members received the report of the Director of Planning (NPA/DM/14/054).

Item 2 – 0388/14 – Two-storey porch extension, replace two dormer windows with one new rear dormer and additional first floor window – Lower Warmhill Farm, Hennock

The Planning Team Manager advised Members that the application related to a former barn which had been much altered and rebuilt during works to bring it into residential use in the 1980s. The application proposed the erection of a two-storey front porch extension and alterations to dormer windows.

The report had omitted details of a letter of support which had been submitted on-line due to it having been submitted anonymously. However, the issue had been addressed; the Planning Team Manager advised that the letter stated that any alterations to the property would redress the poor alterations which had been undertaken previously.

The Authority's Design Guide does not support extensions to principal elevations. Officers were of the opinion that the scale and render finish would draw attention to the extension and it was felt that the character of the building would be

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compromised. The applicants had been made aware of the difficulties that officers had in supporting the proposals in design terms and the agent had been asked to consider withdrawing the application to consider alternatives.

Dr Mortimer advised that he supported the officers' views regarding the detrimental visual impact that the proposed building works would have on the building which, he added, was not as bad as the letter of support suggested. He proposed the recommendation, which was seconded by Mr Sanders.

RESOLVED

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

Mrs Oakley left the meeting room.

Item 3 – 0351/14 – Extension of existing agricultural building to provide covered manure store and feed areas – Blackdown Piper Farm, Widecombe-in-the-Moor

Speakers: Mr P Hammett – Objector

The Planning Officer reported that the farm is set within a rolling agricultural landscape, 3.2km north west of Widecombe-in-the-Moor. Historic field enclosures are a dominant feature of the landscape. The application relates to an established agricultural building which was approved in 2010. The proposed extensions relate to an additional two bays to the northern end, to be used as a manure store to reduce the amount of dirty water run-off, and one additional bay to the southern end, to be used as a calf feeding area. A small canopy over the feed passage is also proposed.

The Officer advised that the Parish Council has expressed concerns that the extension of the building would only serve to exacerbate the current problem regarding water and gravel run off from the site, which causes icing problems in the winter and a danger to vehicles on the public highway. It is proposed that a condition be added to any planning permission controlling the discharge of foul drainage.

Mr Hammett advised Members that no letters of support had been received by the Authority. The original planning permission, made in 2010, had, in his opinion, been controversial. Condition 5 of that permission was for foul water run-off to be diverted; this condition had not been adhered to. He felt that the application before Members would make the present problems regarding slurry run-off and pollution worse. An extension of the existing building would compound the original mistake. In addition, he stated that the proposed building would not 'nestle' in the landscape. He concluded that the applicant's daily practice should change or an alternative site be found.

Mr Jeffery advised that he had the same concerns as the Parish Council; the issue of foul water run-off still needed to be addressed. He proposed that permission be refused on the grounds that the proposals would have a detrimental impact on the landscape and visual impact of the area.

Signed *James MCT*
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Other Members commented that, although they could see the agricultural need, especially for the canopy, the building already stood out in the landscape; enlarging it would negatively affect the landscape even more.

Dr Mortimer felt that the application should be refused purely on the grounds of landscape and visual impact, and seconded Mr Jeffery's proposal.

RESOLVED:

That, for the reasons of impact on the landscape character and visual impact, permission be REFUSED.

Mrs Oakley returned to the meeting.

Item 4 – 0456/14 – Alterations and raised roof to provide first floor accommodation and annexe for dependant relative – Denver, Bridford Road, Christow

Speaker: Mr S Murray, Agent

The Planning Team Manager reported that the property is a 1930s square plan bungalow which has been extended over the years. The application proposed to raise the roof by 2.7m in order to provide first floor accommodation. In addition, an annexe for a dependant relative was also proposed.


Prior to the applicant being made, the applicants were aware of the Authority's policy DMD24 requiring extensions not to increase the habitable floor space by more than 30%. In addition, the Design Guide stipulates that any extension should not overwhelm the existing property and should be set back from the main elevation. None of this advice has been followed and officers were unable to support the application.

Mr Murray advised Members that, in his opinion, the application before Members was acceptable in terms of scale. He stated that no extension was involved as the proposals are to raise the roofline, hence within the existing footprint. With regard to appearance, the current building has no architectural merit. It was also inefficient and the new owners wished to address this as had the owners of adjacent properties. The Authority's Core Strategy states that it is better to re-use and redesign to improve sustainability; he felt that the application followed this guidance. In addition, Localism should reflect the views of the local community – the Parish Council were happy with his client's proposals. He added that his client is from the village and wishes to remain there.

Dr Mortimer felt that determination of the application could be made purely on the grounds of size and percentage increase in habitable floor space. He proposed the recommendation, which was seconded by Mr Lloyd.

RESOLVED:

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

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1521 Appeals

Members received the report of the Director of Planning (NPA/DM/14/055). With regard to Appeal No. D/14/2220769 – two-storey rear extension – 29 Balland Park, Ashburton, where the Appeal was allowed, over-ruling the Authority's policy DMD24 requiring extensions not to increase the habitable floor space by more than 30%, Members agreed that a discussion to determine whether or not representation should be made to the Planning Inspectorate should take place at the next Planning and Sustainable Development Working Panel meeting.

RESOLVED:

Members noted the content of the report.

1522 Applications Determined Under Delegated Powers and Applications Withdrawn

Members received the report of the Director of Planning (NPA/DM/14/056).

RESOLVED:

Members noted the content of the report.

1523 Enforcement Action Taken Under Delegated Powers

Members received the report of the Director of Planning (NPA/DM/14/057).

RESOLVED:

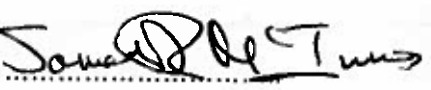
Members noted the content of the report.

1524 Appointment of Site Inspection Panel and Arrangements for Site Visits

0524/14 – Erection of 15 dwellings at Bretteville Close, Chagford – Friday 17 October 2014

Briefing on Chagford Masterplan prior to site visit – venue to be advised.

Members to attend: Mr Vogel, Mr Nutley, Miss Moyse, Mrs Oakley, Mr Lloyd, Mr Gribble, Mr Webber, Mr Retallick and Mr McInnes

Signed 
Date 7-11-14