

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 10 May 2019

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

Apologies: S Barker, J Christophers, P Harper, R Parkinson

The Head of Development Management advised Members of the following amendments to the agenda:

- Item 4 - 0060/19 – Erection of single storey home office (annexe) on redundant tennis court – Grimstone Manor Horrabridge. This item has been WITHDRAWN.
- Item 10 - 0137/19 – Loft conversion with roof dormer, new porch and conservatory to rear together with replacement bridge connecting house with garden – 48 New Street, Chagford. This item has been WITHDRAWN.
- Item 11 - 0072/19 – Removal of condition number 5 of approved planning permission 0149/13 to allow the use of lights during the period 1 October to 1 April – land at Woodmans Corner, Walkhampton. This items has been DEFERRED to allow for the consideration of further information.

1356 Minutes of the Meeting held on Friday 5 April 2019

The minutes of the meeting held Friday 5 April 2019 were agreed and signed as a correct record.

1357 Declarations of Interests and Contact

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

Mr Sanders, Mr Retallick, Mr Cooper, Mr Cann, Mr Hitchins, Mrs Oakley, Ms Woods, Mr Ball, Mr Gribble and Mr Webber declared a personal interest, due to having received email correspondence, in Items 0059/19 - Installation of 20m telecommunications column mast accommodating three antennas, pole mounted satellite dish, ancillary equipment cabinets, cabling, landscaping and access track, land at Newbridge Hill, Poundsgate; 0106/19 – Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage sheds, field opposite Waye Down, Murchington; and 0612/18 – Change of use and conversion of redundant agricultural barn with renovation to form multi use accommodation including 3 workshops, a studio, a 3 bed holiday let, a 1 bed holiday let, a 4 bed flat in association with the studio and one of the workshops, retaining existing south facing single storey barn E and demolish lean to barn C and shed F, Forder Barns,

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Forder, South Brent. Mr Hill also declared a personal interest in these items, adding that with regard to Item 0106/19 the applicant was known to him. Mr Hitchins added that he had visited the site relating to Item 0612/18.

Miss Moyse and Mr Jeffery declared a personal interest, having received correspondence, in Items 0059/19 - Installation of 20m telecommunications column mast accommodating three antennas, pole mounted satellite dish, ancillary equipment cabinets, cabling, landscaping and access track, land at Newbridge Hill, Poundsgate; 0106/19 – Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage sheds, field opposite Waye Down, Murchington.

Mrs Pannell declared a pecuniary interest, due to her daughter's employment with EE, in item 0059/19 - Installation of 20m telecommunications column mast accommodating three antennas, pole mounted satellite dish, ancillary equipment cabinets, cabling, landscaping and access track, land at Newbridge Hill, Poundsgate, and advised that she would leave the meeting whilst this item was discussed. She also declared a personal interest, having received correspondence, in Item 0106/19 – Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage sheds, field opposite Waye Down, Murchington, and having received telephone calls and emails, plus having visited the site, in Item 0612/18 – Change of use and conversion of redundant agricultural barn with renovation to form multi use accommodation including 3 workshops, a studio, a 3 bed holiday let, a 1 bed holiday let, a 4 bed flat in association with the studio and one of the workshops, retaining existing south facing single storey barn E and demolish lean to barn C and shed F, Forder Barns, Forder, South Brent.

1358 Items requiring urgent attention

None.

Mrs Pannell left the meeting room.


1359 Site Inspections

Members received the report of the Head of Development Management (NPA/DM/19/011).

Item 1 – 0059/19 – Installation of 20m telecommunications column mast accommodating three antennas, pole mounted satellite dish, ancillary equipment cabinets, cabling, landscaping and access track, land at Newbridge Hill, Poundsgate

Speakers: Rev. G Fenton, Representative of Widecombe-in-the-Moor Parish Council
Mr N Cowling, Objector

The Case Officer reminded Members that the application is for a 20m telecommunications mast and its associated infrastructure; the aim of the mast is to improve radio coverage for the emergency services. The Authority has now received 184 objections in relation to this application.

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Following the Development Management Committee meeting held on 5 April 2019, an amended plan was received, adding an additional antenna to the top of the mast. The additional antenna was omitted in error from the original plans.

A new access gate is proposed in the existing stone wall; the trees to the north of the mast are to be retained. A tree preservation order is recommended for the 19m Oak tree which would be situated nearest to the mast. At the Site Inspection, Members had asked whether the existing access could be used. The applicants advised that whilst this was possible, significant work would be required which could potentially have a greater impact on the landscape. In addition, the Trees and Landscape Officer had commented that it would be preferable to bring the hedgebank around to meet the stone walls on the northern and eastern edges of the site boundaries. This has been agreed with the applicant in principle and could be secured by condition.

Natural England has advised that it has no objection to the development and that it was felt that it would not have a significant detrimental impact on designated Sites of Special Scientific Interest (SSSI). The Authority's Ecologist expressed the same view but has requested that a construction ecological management plan be submitted and approved by DNPA to protect wildlife and supporting habitat during the construction period.

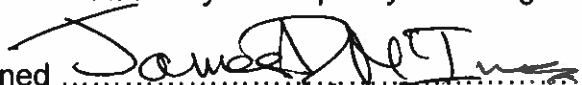
The Parish Council comments are acknowledged; however, no comments have yet been received in respect of the amended drawings. The consultation period ends on Sunday 12 May so any decision today would be subject to the consideration of any new comments received prior to that date. Key concerns of the Parish Council are: lack of consultation with the community prior to submission, possible alternative satellite technology; negative visual impact, impact of the historical area of Dartmoor and the impact on wildlife. Officers can only encourage applicants to discuss proposals with the local community, they cannot insist on this.

As previously outlined at the April committee meeting, this is a Home Office led programme, responsible for replacing Airwave telecommunications throughout England, Scotland and Wales. The system must be identical in all locations and, therefore, alternative technologies cannot be considered. In response to the additional objections from the Dartmoor Preservation Association, the Case Officer advised that, following screening, officers consider that an Environmental Statement is not required as it is not EIA development.

The application is recommended for approval, subject to the conditions within the report and two additional conditions, as follows:

- 1. No development shall take place until a construction ecological management plan has been submitted and approved by the Local Planning Authority. This should be prepared by a suitably experienced ecologist and deal with the proposed development, identifying mitigation to protect the environment, habitats and species potentially affected by the works.*
- 2. Prior to substantial completion of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted with the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be*

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maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.

An amendment to condition 4 is proposed to add to the paint colour description of 'Merlin Grey' with the paint colour number 'RAL1804005'.

At the request of the Chairman, the Case Officer reiterated that the application is recommended for approval, subject to:

- Consideration of any new comments resulting from the period of consultation on the revised plans;
- A Tree Preservation Order being made on the 19m oak tree and confirmed if unopposed; and
- The conditions set out within the report, to include the amendment to condition 4 as detailed, and the additional two conditions as set out above.


Reverend Fenton advised Members that he was representing Widecombe-in-the-Moor Parish Council; he stated that the Council was very disappointed with the consultation process, the original application having been amended provided a very tight timescale for comments. There was no opportunity to meet with the applicants. The Parish Council believes that there are alternative sites that could be considered. Concerns include the destruction of vegetation and visual impact.

Mr Cowling advised Members that he was speaking on behalf of the Dartmoor Preservation Association and a large number of objectors. He stated that, 70 years after the legislation that created the National Parks, this application should be a test case to evaluate how much they are valued. Policies set out by Dartmoor National Park Authority have been breached by the application; he felt that it would not be appropriate for Members to approve the application. Over 1500 members of the public have signed against the potential loss of public amenity which, in his opinion, is not justified. He added that the National Park Authority has a statutory duty to 'conserve and enhance'; the Sandford Principle states that where there is conflict the primary duty of the National Park must prevail. He felt that the correct thing to do would be for the application to be refused, for the public benefit, and that granting permission would set a dangerous precedent.

In response to Member queries, the Case Officer advised that permission would not restrict any additional dishes, cabinets etc that could be added through permitted development rights. There would be no limit on numbers but size and height would be limited. The Legal Adviser confirmed that, should permission be granted, the Authority would not be at risk. She was satisfied that the necessary consultations and correct procedures had been followed.

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

A Member provided feedback regarding the site inspection. Consideration had been given to the proposed height of the mast and access to the site. Another Member recalled a similar application which was granted permission a few years ago. The outcome of that application now is that the mast which was put in place following that application has merged into the background so well that one would have to have it pointed out. The proposal before Members today would ensure greater benefit for

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the community and the emergency services. The masts need to have 'line of sight' in order to work and for data to be shared.

RESOLVED: That, subject to the consideration of any new comments received as part of the consultation on the amended plans;

(i) Permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted that be begun before the expiration of three years from the date of this permission.
2. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out strictly in accordance with the following approved drawings: 101 Rev B, 103 Rev C, 104 Rev C, Arboricultural Impact Assessment August 2018 by TEP, Cellweb Tree Root Protection valid 4 February 2019.
3. The telecommunications mast and equipment shall be permanently removed upon redundancy and the land reinstated to its former condition within a period of six months unless otherwise agreed in writing by the Local Planning Authority.
4. The equipment attached to the pole hereby approved shall, unless otherwise agreed in writing by the Local Planning Authority, be painted "Merlin Grey" (RAL 180 40 05) in colour not later than 30 days after the substantial completion of the development.
5. No development shall take place until a construction ecological management plan has been submitted and approved by the Local Planning Authority. This should be prepared by a suitably experienced ecologist and deal with the proposed development, identifying mitigation to protect the environment, habitats and species potentially affected by the works.

The works shall be carried out in accordance with the approved construction ecological management plan.


6. Prior to substantial completion of the development hereby permitted, details of the proposed landscaping and planting scheme shall be submitted to the Local Planning Authority for approval. The landscaping and planting shall be carried out in accordance with the approved scheme within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.

(ii) A Tree Preservation Order be made and confirmed if unopposed.

Mrs Pannell returned to the meeting.

1360 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/19/012).

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Item 1 – 0106/19 – Change of Use from agricultural land to campsite for 12 tents and associated shower/toilet and storage sheds (March to October use only), field opposite Waye Down, Murchington

Speaker: Mr D Vincent, Applicant

The Case Officer advised Members that some corrections to the original published report were required. With regard to the bullet points on page 27, no gazebos are now proposed; 6 toilet cubicles are proposed, not 5; 2 shower cubicles are proposed, not 3. The application site is in a field opposite Waye Down, north of Murchington and proposed the change of use of the land to a campsite for use between March and October each calendar year, as part of a farm diversification exercise. The key concern with the proposal is that the site is isolated from other development and the main farmstead and, due to the location on rising ground, the proposal is considered to have a detrimental impact on the landscape character. It is proposed that the tents would be located along the northern boundary of the field, with parking adjacent to each pitch. The dimensions of the proposed bell tents are 3m high and 5m in diameter; they would be a permanent fixture between March and October each year. The applicants trialled their proposal for a period of 28 days in August 2018, under their permitted development rights.

Mr Vincent advised Members that he is a third generation dairy farmer, having a small herd of 100 cows. A diversification scheme is required to assist with the continued existence of the farming business and the small camp site had been chosen. The tents would only be up when booked. He stated that he felt that this would have a small impact on the landscape as only a small portion of the back field where the tents are to be pitched would be visible. No objections had been made by neighbours. The campsite would be family orientated, aimed at those who were unable to afford hotel prices; he added that he had the support of local businesses. The campsite would occupy only a small part of the field, approximately one of the nine acres; the rest of the field would continue to be cut for silage.


In response to a Member query, Mr Vincent advised that several other locations had been considered for the campsite. However, due to issues such as wildlife habitat, grazing for the dairy herd etc, the proposed site was determine as the only viable location. In reality, the campsite would only be in the second field away from the farm.

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

Mr Cann commented that the proposal for the farm diversification required serious consideration and, as the proposed location of the campsite was unclear, he proposed that the application be DEFERRED in order for a site inspection to be undertaken, which was seconded by Mrs Oakley.

In view of Mr Cann's proposal, Mr Sanders, with the agreement of Mr Ball, withdrew his proposal.

RESOLVED: That the matter be DEFERRED in order for a site inspection to be undertaken.

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Item 2 – 0091/19 – Alterations and change of use of upper floors from (B1(a)(Accountancy Practice)) to C3 (Residential) comprising three flats – 7 North Street, Ashburton

Speaker: Mr D Kemp-Gee, Applicant

The Case Officer advised Members that the application proposed the conversion of the upper floors to three open market flats, one 2 bed, one 1 bed and one studio flat. The proposal does not offer any affordable housing, however, the viability has been assessed and it has been confirmed that affordable housing, or a contribution to provision of offsite affordable housing, is not justified in this development. It is noted that the units are of a modest size and are likely to be less expensive open market units in any event. This application is a re-submission of a previous application to alter the internal layout of the proposed flats in order to accommodate a new communal stairwell. It is the opinion of officers that, given the extant permission which remains in place, the proposal is considered to be sustainable development.

Mr Kemp-Gee advised Members that Teignbridge Building Control required the proposed changes in order for the development to adhere to Fire Regulations. He added that profits are very small; he has to vie with the larger Housing Associations in order to keep rents low and affordable. He stated that it was his wish to provide homes for local people. He thanked the Case Officer for her help and support.

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


With regard to Condition 12 which relates to flood mitigation, the Case Officer advised that with regard to the proposal before Members today, conditions were very similar to those attached to the current permission. The applicant would be required to adhere to either the set of conditions attached to the original permission, or those proposed today, should permission be granted. It is not permitted to select from both permissions.

RESOLVED: That, subject to the conditions as stated in the report, permission be **GRANTED**.

Item 3 – 0064/19 – Replacement agricultural livestock building (22.86m x 19.8) – South Warne, Station Road, Mary Tavy

The Case Officer advised Members that the application proposed the replacement of an existing agricultural building of 216sqm with a larger building of 452sqm, measuring 6.3m in height (4.2m to the eaves). The existing building is in a dilapidated state and is no longer fit for purpose. Members were reminded that the Authority had previously approved an application for a replacement agricultural building (325sqm) on this site in October 2018. Whilst the comments from neighbours and the Parish Council are acknowledged, the use and activity is already established. The building will be used for the overwintering of livestock.

In response to Member queries the Case Officer advised that although there was no proposed planting to the side of the building to partially mask it from view, this could be conditioned. Proposed conditions 5 and 6 would address the issues of water run-off. A Waste Management Plan would be required prior to the building being brought into use.

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The Case Officer reminded Members that this application had been deferred at the April Development Management Committee meeting as there were inconsistencies in the drawings. The applicant has now updated the drawings to show the correct access to the building. The proposed building is for the housing of livestock and is 6.3m to the ridge and 4.27m to the eaves in height. It is to be constructed of a steel frame with pre cast concrete panels at the base and timber boarding above. The roof would be constructed of grey fibre cement corrugated sheeting. Members were also reminded that they had previously approved an application for a replacement agricultural building on this site which was marginally smaller in size. The proposed increase in size is modest when compared to the extant permission.


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

Following some concerns expressed regarding the proposed size of the replacement agricultural building and following a request for the comments of the Borough Council Ward Member to be made known, a Member read out the comments which had been placed online; the comments formed an objection to the application on the grounds of size and height and the perceived detrimental impact on the landscape.

A Member commented that the proposed design of a concrete base and side panels would negate much of any noise and odour that would emanate from the livestock within the building. In addition, the building would be situated within a field, behind a hedge which, if allowed to grow, would screen the building and reduce any visual impact for the neighbouring properties. The Case Officer and Head of Development Management confirmed that a condition could be added to require the hedge to be kept at a minimum height of two metres.

RESOLVED That, subject to the conditions as set out below, permission be **GRANTED**.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development, hereby approved shall, in all respects, accord strictly with the following approved drawings: Block Plan and one unnumbered drawing received 4 February 2019 and Site Location Plan and two unnumbered drawings valid 12 April 2019.
3. Prior to installation samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
4. The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
5. All foul drainage, including foul sewage and foul surface water run-off, shall be disposed of so as to prevent discharge to any well, borehole, spring or watercourse, including any dry ditch forming a connection to a watercourse.

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6. Prior to the building being brought into use a Waste Management Plan must be submitted to and approved in writing by the Local Planning Authority.
7. If works take place within the bird breeding season (which typically lasts between 1 March and 15 September in any year) then those parts of the building directly affected should be checked for the presence of nesting birds no later than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.
8. Prior to the substantial completion of the development hereby permitted, details of the proposed surface water drainage, which shall be adequate to ensure that no surface water drains or runs into the highway, shall be submitted to the Local Planning Authority for approval; implementation of the development hereby permitted shall be strictly in accordance with the approved details.
9. The existing hedge on the north-west elevation of the building shall be retained in perpetuity and shall be kept to a minimum of two metres in height.

Item 5 – 0612/18 – Change of use and conversion of redundant agricultural barn with renovation to form multi use accommodation including 3 workshops, a studio, a 3 bed holiday let, a 1 bed holiday let, a 4 bed flat in association with the studio and one of the workshops, retaining existing south facing single storey barn E and demolish lean to barn C and shed F – Forder Barns, Forder, South Brent

Speakers: Cllr G Richards, Representative of South Brent Parish Council
Mrs A Gleed, Applicant

The Case Officer advised Members that the application was recommended for refusal for two reasons; the first being due to an unjustified dwelling in the open countryside; and the second relating to policy COR18 which allows for appropriate and justified forms of business development in the countryside. The proposed uses within the application do not meet the criteria.

With regard to issues in relation to trees, drainage and ecology, these were addressed at the pre-application stage.

Although the holiday let element of the application is policy compliant, the residential and business uses are not considered to be sustainable development.

Councillor Richards advised Members that the Parish Council is in full support of the application. It was its opinion that, as the National Park Authority's first priority was to conserve and enhance, the only possible solution with regard with Forder Barns was that before members. The creation of the open market dwelling, alongside the holiday lets, would appear to be the only viable option. Every effort has been made by the applicant to mitigate for wildlife. It has taken six months to get to this point in the application process. Councillor Richards requested that, if Members were minded to refuse planning permission, they defer the matter in order that a site inspection could be undertaken.

Mrs Gleed advised Members that life changing decisions had been taken in order to make this planning application, adding that she had been advised at the pre-application stage that her proposals met with policy. She stated that her scheme carefully maintains the buildings and the surrounding area and would provide a

Signed James Richards Date 14-6-19

live/work option. Some areas of the site are in decline and would continue to deteriorate. A mixed residential development would be unrealistic and unaffordable.

Mrs Pannell proposed that the matter be DEFERRED in order for a site inspection to be undertaken, which was seconded by Mr Hitchins.

RESOLVED: That the application be DEFERRED in order for a SITE INSPECTION to be undertaken.

Item 6 – 0052/19 – Construction of veterinary centre, formation of access track/parking area and landscaping works – land south of B3372, South Brent

Speaker: Mr T Rees, Applicant

The Case Officer advised Members that the application is for a new veterinary facility which would be for farm animal and equine use. Information has been provided regarding the consideration of other sites, along the A38 corridor, for the business which have been ruled out. The proposed site is a large field, to be split into three sections, situated alongside a very fast stretch of road. It is the opinion of officers that the proposed site is an unsustainable location for the business and that there would be a negative impact on the landscape in respect of the isolated building. Although the Parish Council is in support of the application it is considered that the economic benefits to the horse owning community and the agricultural sector do not outweigh the policy concerns regarding the unsustainable location and harmful impact on the wider landscape.

Mr Rees advised Members that since purchasing the practice, he had grown the business significantly. The service he provides had a unique need, requiring the provision of specialist, dedicated facilities. Grazing is needed on site; other sites have been considered but subsequently ruled out due to noise etc. He added that the business is a key local employer, providing a vital local service. In order to recruit and retain specialist vets, he needs to provide specialist facilities for advanced procedures to be undertaken. The application before Members would allow the practice to expand. He advised that he has designed the site and proposed building as considerately as possible in order for it to fit within the landscape; the main building designed to look agricultural in style.


In response to a Member's query, Mr Rees advised that the development would provide a dedicated operating theatre. The metal roof would extend over the stables area.

Mr Sanders proposed that the application be DEFERRED in order for a site inspection to be undertaken, which was seconded by Mr Ball.

RESOLVED That the application be DEFERRED in order for a SITE INSPECTION to be undertaken.

Mr McInnes arrived at the meeting.

Item 7 – 0461/18 – Erection of dwelling and removal of existing mobile home – land at Spindles, Rew Road, Ashburton

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The Case Officer advised Members that the application sought to replace an existing mobile home with a new dwelling in the open countryside. Although the mobile home has lawful use for residential purposes it is not a dwelling. The reliance of the applicant on policy DMD27 to provide a fallback position is not considered to be correct. The Certificate of Lawfulness provides for the siting of a mobile home on the site; at the time of it being made, the red line was drawn tightly around the mobile home. The Legal Adviser confirmed that the Certificate of Lawfulness was granted for the siting of a mobile home for residential purposes. Therefore, if a new mobile home was to be placed on the site, within the restrictions of the red outline, this would be acceptable.

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

RESOLVED: That permission be **REFUSED** for the reasons set out in the report.

Item 8 – 0114/19 – Erection of two-storey side extension to dwelling- 3 New London, Princetown

Speaker: Mr J Harries, Applicant

The Case Officer advised Members that the New London houses were originally built in their unique layout in 1872 by the directors of Whiteworks tin mine for occupation by miners. They are a very rare example and, following information submitted by Dr Tom Greeves, they have been included on the Historic Environment Record, and it is recommended that every effort is made to preserve the cottages as they have considerable historic and evidential value. The application is recommended for refusal, for the same reasons as the previous application which was determined in November 2018. The size and percentage increase of 83% is well in excess of the 30% increase permitted by policy. 12 additional letters of support have been received, including two neighbours in New London. The Parish Council supports the application.

Whilst it is acknowledged that the applicants want more space to raise their young family, the extent of the proposed extension is excessive, not only for the dwelling but also as it would destroy the simple character of the semi-detached pair, and the group of houses as a whole.

Mr Harries stated that, in his opinion, there was Member support for his application at the previous site inspection in 2018. He felt that the policy limit of 30% with regard to extensions and increases in habitable floorspace provides support for those with larger homes and penalises those with smaller properties. The property in its current state does not allow for the fact that both adults work from home; he considers the existing staircase to be dangerous.

In response to queries, the Chairman of the site inspection which took place in 2018 confirmed that no vote was taken on site, Members merely expressed their own views at that time. In addition, any other extensions made to other New London properties were made prior to the introduction of policy DMD24. The properties are unique in that their gables face the road.

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

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A brief discussion followed with some Members feeling that in order to make the property fit for purpose, an extension in excess of the 30% rule was indeed required. Another Member commented that, although they agreed that an extension was needed, the policy was originally made in order to ensure that there remained some smaller properties on Dartmoor.

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

Item 9 – Modification of existing dwelling including re-establishment of second storey to store – West Corndon, Chagford

Speaker: Ms A Draper, Applicant's Agent

The Case Officer advised Members that West Corndon is a non-designated heritage asset. The design of the proposed extension is considered to be inappropriate, in particular its scale and massing. Alternative designs which, in the opinion of officers, would be more in-keeping with the character of the existing building, have been discussed with the applicants; however, they have chosen to pursue the application in its current form. The percentage increase is not an issue.

Ms Draper advised Members that the proposals are felt to be beneficial to the property and would make use of the existing structure, the first floor proposes to modify the original hay loft. The proposed contrasting gable roof would reinforce the identity of the property. The National Park's Design Guide was considered when determining layout, design, form, finishes etc and the application before Members is considered to be appropriate. The proposed design has also focussed on low energy use. Alternatives have been considered but were assessed to be visibly damaging to the original building.

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

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

1361 Appeals

Members received the report of the Head of Development Management (NPA/DM/19/013).

RESOLVED: Members NOTED the content of the report.

1362 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/19/014).

RESOLVED: Members NOTED the content of the report.

1363 Appointment of Site Inspection Panel and Arrangements for Site Visits

Site inspection date – Friday 17 May 2019, regarding:


Signed James Draper Date 14-6-19

Application No: 0106/19 - Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage shed (March to October use only), Field opposite Waye Down, Murchington.

The following Members were appointed to the site inspection panel for this item: Miss Moyse, Mr Hitchins, Mrs Oakley, Mr Sanders, Mr Webber and Mr McInnes.

Application No: 0612/18 - Change of use and conversion of redundant agricultural barn with renovation to form multi use accommodation including 3 workshops, a studio, a 3 bed holiday let, a 1 bed holiday let, a 4 bed flat in association with the studio and one of the workshops, retaining existing south facing single storey barn E and demolish lean to barn C and shed F, Forder Barns, Forder, South Brent; and Application No: 0052/19 - Construction of veterinary centre, formation of access track/parking areas and landscaping works, Land South of B3372, South Brent.

The following Members were appointed to the site inspection panel for these items: Miss Moyse, Mr Hitchins, Mrs Oakley, Mr Sanders, Mr Webber, Mrs Pannell and Mr Cooper

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