

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 1 April 2022

Present: A Cooper, W Dracup, G Gribble, G Hill, S Morgan, J Nutley, N Oakley,
M Renders, L Samuel, P Sanders, P Smerdon, D Thomas, P Vogel, P Woods

Officers: C Hart, Head of Development Management
J Rumble, Planning Officer

Apologies: P Harper, J McInnes, D Moyse, C Pannell

The Chairman welcomed Mrs C Shewan, Independent Person and

1484 Declarations of Interests and Contact

Members agreed to declare those interests set out in the matrix attached to the Agenda (Membership of other Councils). There were no additional declarations of interest or contact.

1485 Minutes of Meeting held on 4 February 2022

The minutes of the meeting held on 4 March 2022 were AGREED as a true record.

1486 Items Requiring Urgent Attention

The Head of Development Management advised Members that application 0266/21 – Development of 41 houses (22 open marker, 19 affordable dwellings), associated access, parking and creation of open space – land at Binkham Hill, Yelverton, which was deferred for site inspection at the Development Management Committee meeting held on Friday 4 March 2022 would be raised at a later meeting. He added that this was not unusual; there were further matters for consideration and officers were negotiating with the developer and applicant.

1487 Applications to be Determined by the Committee

Members received the report of the Head of Development Management (NPA/DM/22/004).

Item 1 – 0001/22 - Replacement of lean-to lobby with single storey extension to form kitchen and garden room, single storey side extension and demolition of existing timber outbuilding and replacement with single storey home office and main entrance with stairs - Lake Cottage, Rowell Cross, Lydford

The Case Officer advised Members that the property was a traditional slate and render two storey cottage situated to the south east of Lydford. It has

suffered various alterations and additions over recent years. The application is for three single storey slate extensions to the rear, side and front of the dwelling and was presented to Members for determination as the agent and family members have connections with the Authority.

The Case Officer advised that the property sits on the periphery of the Conservation Area, situated at right angles to the road, with the principle elevation to the south. Outbuildings to the rear, with the exception of the stone building, were to be replaced. The application had been revised with smaller extensions proposed, following discussions and negotiations with officers. A glazed veranda is proposed to the front of the property; there is evidence that there was such a structure there in the past. Access to the property would also be improved by the proposed works.

Mr Dracup joined the meeting.

The Authority's Historic Building Officer had raised concern regarding the proposed glazed veranda; however, this would replace the current porch which has no heritage value.

The Case Officer advised that the property was not listed on the Historic Environment Record; it has no specific designation; the Conservation Area is the designated asset in this application.

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

RESOLVED: That, subject to the conditions contained within the report, permission be GRANTED.