

**DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE**

Friday 6 September 2019

Present: A Cooper, G Gribble, P Harper, G Hill, S Morgan, D Moyse,
J Nutley, N Oakley, R Parkinson, M Renders, P Sanders,
P Smerdon, P Vogel, D Webber, P Woods

Apologies: Mr Ball, S Barker, Mr McInnes and Mrs Pannell

1376 Minutes of the Meeting held on Friday 26 July 2019

The Minutes of the meeting held on Friday 26 July 2019 were agreed and signed as a correct record.

1377 Declarations of Interest and Contact

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

1378 Items requiring urgent attention

The Chairman advised Members that the Committee site visit on 19 September 2019 and the extraordinary Development Management Committee on 18 October 2019 had been removed from the calendar of meetings. These were arranged to consider the planning application in respect of the extension to Linhay Hill Quarry, Ashburton. He advised that there were outstanding matters related to hydrological issues and land stability of the limestone landscape. These require further examination before the application can be presented to Members. It is anticipated that the meetings will be re-scheduled for the spring of 2020.

The Chairman advised Members that application 0320/19 had been WITHDRAWN.

1379 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/10/21).

Item 1 – 0320/19 – Demolition of existing and disused farm building and creation of hotel manager's accommodation – Lydford House, Hotel, School Road, Lydford

The Chairman reiterated that this item had been **WITHDRAWN**.

Signed  Date 24/10/19

Item 2 – 0179/19 – Erection of three dwellings – former Moretonhampstead Primary School, Moretonhampstead

Speaker: Mrs Montgomery – Applicant

The Case Officer informed Members that an amendment has been made to the recommendation and an additional condition has been added, should the application be approved.

The recommendation now reads “That, subject to the completion of a S106 legal agreement in respect of a commuted sum toward affordable housing provision (the details of which to be delegated to the Head of Development Management and Chair of the Development Management Committee), permission be granted. In the event the S106 has not been completed within 6 months of the date of this resolution, the matter shall be brought back before the Development Management Committee”.

The Case Officer read out the additional condition : “Unless otherwise agreed in writing, the air source heat unit shall be implemented in strict accordance with the recommendations of the Noise Assessment by Inacoustic, dated 27 August 2019, and details of the proposed acoustic enclosure shall be submitted to the Local Planning Authority for approval prior to installation”.

The Case Officer informed Members of the latest position regarding viability issues. A reassessment of the scheme indicated that an off –site commuted sum towards affordable housing can be expected from this development. The exact figure is the subject of negotiations with the Applicant.

The site is located in between the Grade I listed Church and Grade II listed cottages within the Moretonhampstead Conservation Area. Historically there had been cottages on the site, before the school was built there in 1960's. The site is currently vacant and surrounded by fencing boards since the school was demolished. Pre-application discussions have been held with Historic England to ensure the proposed development does not detract from the surrounding buildings.

The proposed scheme is for 2 two-storey cottages at the front of the site, 1 single storey property at the rear of the site and a car port providing parking for all 3 dwellings and ancillary buildings. The design is traditional and in scale with the existing cottages on the street. The air source heat pump is proposed to incorporate a source of renewable energy. A noise impact assessment has been carried out. An acoustic enclosure box will prevent any background noise affecting neighbouring properties. The additional condition will address this issue.

Mrs Montgomery informed Members that it has been a long process but they wanted to get the design right to ensure it fits with Moretonhampstead and protects the sensitivities of the area. The proposed cottages at the front of the site will reinstate the street scene as it was historically. The site was levelled

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out when the school was built, this scheme will dig back to the original ground level, therefore the dwelling at the rear of the site will be less intrusive.

Mr Sanders proposed the revised recommendation as detailed above and including the additional condition, which was seconded by Mr Gribble.

A Member stated that this will be a great addition to Moretonhampstead and an improvement to the conservation area and the street scene.

RESOLVED: That, subject to the completion of a S106 legal agreement in respect of a commuted sum towards affordable housing provision (the details of which to be delegated to the Head of Development Management and Chair of the Development Management Committee), and the conditions as detailed below, permission be **GRANTED**. In the event the S106 is not completed within six months of the date of this resolution, the matter shall be brought back before the Development Management Committee

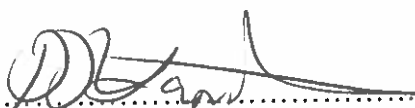
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: site location plan, block plan and drawings numbered 950.22B, 950.20B, 950.23A and 950.21A.
3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the soil removal and replacement contamination remedial measures set out in the Geotechnical Investigation and Contamination Assessment Report by Ruddlesden Geotechnical dated April 2017.
5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.
Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the

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effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

6. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations in the Bat Mitigation Method Statement by David F Wills, dated 8 July 2016.
7. If development takes place with the bird breeding season (between 1 March and 15 September) then any vegetation or features with potential for nesting birds should be checked for their presence no more than 24 hours prior to the commencement of works. If nesting birds are present then works shall not commence until breeding has finished and all fledglings have departed the next.
8. The avoid harm to reptiles within the proposed development footprint, careful removal of piles of rubble and other features shall be undertaken by hand during summer months when reptiles are active and can re-locate to favourable areas on the edge of the site. Any reptiles found during clearance should be carefully moved to a suitable habitat nearby.
9. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by the Local Planning Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Surface Water Drainage Statement (Report Ref. J-827, dated 6 June 2019). No part of the development shall be occupied until the surface water management scheme serving that part of the development has been provided in accordance with the approved details and the drainage infrastructure shall be retained and maintained for the lifetime of the development.
10. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, or the surface water runoff from the construction site.
11. No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority.
12. No part of the development hereby approved shall be brought into its intended use until the parking facilities, turning area, access drive and access drainage have been provided and maintained in accordance with the application drawings and retained for that purpose at all times.
13. Prior to their attachment or installation, samples of all proposed surface, 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.

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14. All new areas of slate roof shall incorporate slates which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
15. Unless otherwise agreed in writing by the Local Planning Authority, all new timber windows shall receive a painted external finish within one month of their installation.
16. Detailed drawings of all new timber external cladding, doors (including garage doors), fascias, verge and eaves details, to include large scale section drawings and details of material finish, shall be submitted to the Local Planning Authority for approval prior to their installation. At all times thereafter the development shall be maintained in accordance with the approved details.
17. Unless otherwise agreed in writing by the Local Planning Authority, all new timber windows shall accord with the standard section detail design approved on drawing number 950.22B.
18. Large scale section drawings and details of external finish of the proposed aluminium windows shall be submitted to the Local Planning Authority for approval prior to their installation. At all times thereafter the development shall be maintained in accordance with the approved details.
19. Unless otherwise agreed in writing by the Local Planning Authority, the railings along the site frontage shall be constructed of steel and finished black.
20. All new stonework shall be laid out and pointed using traditional techniques and materials; a sample panel shall be prepared for inspection by the Local Planning Authority and no further stonework shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
21. All gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section and, unless otherwise agreed by the Local Planning Authority in writing, shall be painted black not later than 30 days after the substantial completion of the development.
22. Prior to the installation of any rooflight in the development hereby approved, details of the proposed rooflight(s) shall be submitted to the Local Planning Authority for approval; thereafter, unless otherwise agreed by the Local Planning Authority in writing, only approved rooflight(s) shall be used in the development.
23. Large scale section drawings of the proposed concealed gutter arrangement on the single storey dwelling shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter the development shall be maintained in accordance with the approved drawings.
24. The flue pipe serving the single storey dwelling hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be painted black not later than 30 days after the substantial completion of the development.
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no windows, replacement windows or roof lights, other than those expressly authorised

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by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority, in the west elevation of the two-storey dwellings hereby approved.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the dwelling hereby permitted, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed, without the prior written authorisation of the Local Planning Authority.
27. The windows in the west elevation or the two-storey dwellings hereby permitted shall be glazed in obscure glass and thereafter obscure glass shall be retained at all times.
28. Unless otherwise agreed in writing, the air source heat unit shall be implemented in strict accordance with the recommendations of the Noise Assessment by Inacoustic, dated 27 August 2019, and details of the proposed acoustic enclosure shall be submitted to the Local Planning Authority for approval prior to installation.

Item 3 – 0271/19 – Erection of extension – Cleave Cottage, Lustleigh

The Case Officer stated to Members that this application is for an extension to a traditional dwelling on the outskirts of Lustleigh. There have been no previous extensions to the dwelling. The proposed extension would be at the rear of the property, partly single storey and partly two storey. It would be sympathetic in scale and design and subservient to the existing cottage.

The original designs totalled a 44% increase in habitable living space, which would have created a dominant extension, the applicant has worked with the Planning Officer to create a design that is under the 30% threshold, and therefore is in line with policy and design guidance. Objections have still been received by neighbours and the Parish Council still consider the proposed extension to be out of scale to the cottage but the Officers consider there to be no grounds for refusal on the size of the extension or any adverse impact on the neighbour's property.

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

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 in accordance with the following approved drawings: the site location plan received on 18 June 2019, 4D, 5D, 6D and 7D.

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3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovers of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no windows or replacement windows other than those expressly authorised by this permission shall be created, formed or installed in the north west elevation of the extension hereby approved without the prior written authorisation of the Local Planning Authority.
5. The roof of the extension hereby approved shall be covered in natural slate to match the existing slate on the roof of the dwellinghouse and shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.


Item 4 - 0317/19 – Alterations to barn to provide agricultural worker's dwelling – Corndon Farm, Poundsgate (Full Planning Permission)

Speaker Mr Butcher – In support of the application

The Case Officer stated that the application is for a second farm workers dwelling on this 186 acre livestock holding. A report by an independent agricultural consultant has concluded that there is no functional need for two on site workers and that the farm is not financially sound. The proposal therefore fails to meet the strict tests to justify a new dwelling in the countryside.

The Grade II listed farmhouse includes the barn identified for potential conversion within its curtilage. The current barn is a very simple vernacular farm building. The proposed conversion is an unsympathetic extension of the barn conflicting with conversion policy, design and heritage policy and guidance. The barn does not lend itself to the proposed accommodation. It would cause harm to this designated heritage asset and setting of the farmstead. A substantial garden area is proposed in the medieval field system which would have an adverse impact on the local landscape character.

Mr Butcher informed Members that the family at Corndon Farm have lived and worked there for 25 years. The current farmhouse is unworkable for two families. If the family is going to continue farming at Corndon Farm, another dwelling will be required. The barn was chosen for the proposed conversion as it is the smallest barn and furthest from the listed building. Key features of

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the barn will be retained and no new openings would be knocked in to the barn walls.

In response to a Members question, Mr Butcher informed Members that the farms income had been low due to losing some cattle to TB.

The Head of Development Management encouraged Members to concentrate on the principle of this second farm workers dwelling; whether it is necessary and the impact of the works on the landscape.

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

Members expressed their sympathy with the family, and understand the difficulties with people living longer and wanting to stay and work on the farm. The Members appreciate how important it is to keep smaller farms running. Members agreed that the design of the conversion was not appropriate and does not meet policy.

The Member urged the applicant to continue discussions with the planning team to find a solution.

The Head of Development Management reminded Members that decision needs to be made on the facts in the assessment which state that the farm would not be able to support a second worker.

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

Item 5 – 0318/19 - Alterations to barn to provide agricultural worker's dwelling – Corndon Farm, Poundsgate (Listed Building Consent)

The Case Officer informed Members that the single reason for refusal is stated in the report.

Mr Butcher stated to Members that the dwelling is not about more workers on the farm, it is about the family continuing farming on Corndon Farm.

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

Mr Harper stated that the design consumes the listed building.

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

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1380 Appeals

Members received the report of the Head of Development Management (DNPA/DM/19/022).

RESOLVED: Members **NOTED** the content of the report.

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