

**DARTMOOR NATIONAL PARK AUTHORITY**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**28 July 2017**

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

Apologies: K Ball, S Barker, J Christophers, S Hill

**1235 Minutes of the meeting held on Friday 7 July 2017**

The minutes of the meeting held on 7 July 2017 were agreed and signed as a correct record.

**1236 Declarations of Interest and Contact**

Members agreed to declare those interests set out in the matrix attached to the Agenda (Membership of other Councils).

All Members declared a personal interest, having received email communication, in respect of Item 0243/17 – Construction of a general purpose agricultural building (18.3m x 12.2m) and formation of new hardstanding, Hele Farm, North Bovey.

In addition, Members declared a personal interest, having received telephone communication from the applicant, in Item 0015/17 – Change of use and extension of farm office building to use as a dwelling in association with the removal of a mobile home, Meadowside, Collaton Road, Tavistock.


Members also declared a personal interest, having received email communication, with regard to Item 0348/15 – Extension of the working plan area of the existing active quarry, Yennadon Quarry, Iron Mine Lane, Dousland.

Mr Jeffery and Mr Hitchins declared a personal interest, due to contact with the applicant, in Item 0249/17 – Erection of farm managers dwelling at land adjoining Sowntontown Farm, Peter Tavy.

Mr Sanders, Mr Jeffery, Mr Hitchins, Ms Woods and Mr Webber declared a personal interest having received email communication, in Item 0249/17 – Erection of farm managers dwelling, land adjoining Sowntontown Farm, Peter Tavy.

**1237 Items requiring urgent attention**

The Head of Legal and Democratic Services advised Members that Item 0348/15 – Extension of the working plan area of the existing active quarry, Yennadon Quarry, Iron Mine Lane, Dousland, was to be withdrawn from the agenda, the reason for this decision being that a copy of a written advice by a QC had been received at 4.00pm on Thursday 27 July. Officers had not been able to deal with the issues raised overnight and it was considered that it would be unwise to continue without proper

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time for reflection. The decision to withdraw the matter from the agenda had not been taken lightly.

**1238 Applications for Determination by the Committee**

Members received the report of the Acting Head of Planning (NPA/DM/017/026).

**Item 1 – 0015/17 – Change of Use and extension of farm office building to use as a dwelling in association with the removal of a mobile home - Meadowside, Collaton Road, Tavistock**

Speaker: Mr George Mudge (Applicant)

The Case Officer advised Members that officers would like to add policies COR15 and DMD23 to the list of policies quoted in the reason for refusal as conversion which is not compliant with policy DMD9 is, by definition, not sustainable development and therefore contrary to these policies.

A Certificate of Lawfulness, issued in September 2016, confirms the mobile home for residential purposes. The applicant now seeks to use that lawful use as justification for a dwelling in the extended barn. However, the large extension proposed is contrary to policy DMD9; in addition, some of the materials to be used would give the building an overtly domestic character.

Mr Mudge advised Members that his family have farmed the land for around 150 years. He swapped homes with his son in 2007, moving into the mobile home. He stated that in 2013 he had contacted the case officer regarding the future of the mobile home but was advised that planning permission had expired; a Certificate of Lawfulness would be required. This was granted but only in respect of the mobile home, the barn was not included which, he advised, had always been used in conjunction with the mobile home. In his opinion, the barn has low architectural value. The proposed slate roof would only serve to improve the building which can only be seen from the two surrounding fields.

Miss Moyle felt that the application was complicated and proposed that the matter be DEFERRED in order that a site inspection could be undertaken, which was seconded by Mr Cann.

**RESOLVED:** That the application be DEFERRED for a site inspection to be undertaken.

**Item 2 – 0274/17 – Demolition of dwelling, erection of five dwellings and alteration to access - Woodcote, Chagford**

Speaker: Mr Martin Hann, Managing Director of Lawson Homes (Applicant)

The Case Officer advised Members that the proposal is for the replacement of one open market chalet bungalow with five open market houses. Policy DMD21 requires that two of the dwellings should be affordable. The site has a close relationship with the houses in the nearby cul de sac and can be viewed from the

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lane adjacent. The stone wall is a dominant feature but would not screen the site completely. Officers consider that the standard of design is not what they would wish to see within the National Park. The applicant states that the Authority cannot require the provision of affordable housing on the basis of the Written Ministerial Statement and subsequent appeal decisions. With regard to the proposed reasons for refusal, reason one relates to the housing situation in the National Park and evidence provided in respect of Chagford in particular. The Development Plan should be given significant and substantial weight, and this is supported by advice offered by the Planning Inspectorate.

Mr Hann stated that the five bedroomed houses proposed in this application are much needed in Chagford. He added that policies are for guidance and are open to interpretation. He stated that, in his opinion:

Refusal Reason 3 – this is unjustified as there are other larger, taller, approved dwellings elsewhere in Chagford;

Refusal Reason 2 – the proposed layout is designed along the same lines as other approved applications. With regard to materials and principles, these are also the same as other previously approved applications; and

Refusal Reason 1 – there is a recognised need for 39 affordable houses in Chagford, 28 have already been approved. Chagford Parish Council is representative of the people of Chagford and it voted unanimously in support of this application.

In response to a Member query as to whether Mr Hann considered the design of the dwellings to be acceptable, Mr Hann responded that the design was very similar to other applications already approved.

Another Member observed that there were properties already being constructed which were only approximately 4' from the road; there appeared to be plenty of car parking provision within the application and the design, which includes timber cladding on gable ends, can be seen elsewhere in the village.

Mr Cann proposed that the application be DEFERRED in order that a site inspection could be undertaken.

The Acting Head of Planning reminded Members that they should be very clear when considering policy principles before design. There is an existing dwelling on site and this application is effectively proposing an additional four dwellings on the same site. Policy requires two of these properties to be affordable (ie 50%). As it stands at the moment, 28 affordable dwellings have been permitted on the adjacent site; the others at Lamb Park are yet to be proposed – they are allocated within the Development Plan but there is no planning permission in place. Therefore, with regard to the application before Members, two dwellings should be affordable.

Mrs Oakley seconded the proposal for a site inspection.

**RESOLVED:** That the application be DEFERRED for a site inspection to be undertaken.

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**Item 3 – 0249/17 – Erection of farm managers dwelling - land adjoining Sowtontown Farm Peter Tavy**

Speaker: Mrs Johanna Merritt (on behalf of the Applicant)

The Case Officer advised Members that the application is for outline planning permission for a farm manager's dwelling at Headlands Farm near Peter Tavy. The proposed location is described as land adjoining Sowtontown Farm, which is in separate ownership, some 240m away. The functional and financial tests are met. Issues identified by officers are that of size and location.

With regard to the proposed size of the dwelling, the application indicated 150sqm plus a 30sqm garage, utility and wet room. The Case Officer had requested other details in an effort to ascertain whether the building would be single or two storey; however, the only information received was that it would be approximately 11m high. Mitigation provided by hedges could reduce the impact of the building but the site would remain very visible from Peter Tavy and high ground to the east. Officers consider the location to be inappropriate for the new dwelling.

Mrs Merritt stated that the location proposed for the dwelling was the best possible on site. To the east of the site is a stream and wet land which would not be suitable. The proposed size of the dwelling, garage and washroom was, in her opinion, not excessive in the light of other applications previously approved by the Authority.

Mrs Merritt confirmed that there is an existing dwelling, a bungalow of some 149sqm, at Headlands Farm.

In response to a Member query, Mrs Merritt confirmed that there is currently one dwelling in the applicant's ownership on the site. Ellensfield is in the ownership of his mother, and the other barn conversions are owned by people who are not involved in agriculture; the properties were sold off some time ago.

The Chairman reminded Members that the agricultural assessment advised that the proposed dwelling should be positioned at Headlands Farm.

Mr Cann proposed the recommendation, which was seconded by Mr Gribble.


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

Mrs Oakley left the Meeting Room

**Item 4 – 0243/17 – Construction of a general purpose agricultural building (18.3m x 12.2m) and formation of a new hardstanding - Hele Farm, North Bovey**

Speakers: Ms Elizabeth Cross (Objector)  
Mr Charles Godfrey (Applicant)

The Acting Head of Planning advised Members that this is the second application for a farm building on this site; the first building having been approved in February

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2017. The site is situated north of Hele Farmhouse, itself a Grade II listed building which is not in the ownership of the applicant. The land extends to 42ha with 290 breeding ewes and 33 Belted Galloway steers. The proposed building is to be used, principally, for the storage of hay, but also for livestock accommodation and the storage of machinery. It would be located behind the previously approved barn. The applicant has advised that, should he be granted planning permission, both buildings would be constructed in one phase. Small scale excavation and fill of less than 1m would be needed. A native hedgerow would be planted around the site.

The proposed location for the new building would not impinge on or harm views which contribute to the significance of the listed building. The Trees and Landscape Officer has determined that no significant harm would be caused by its construction.

Mrs Cross stated that the proposal before Members for this second barn on the site does not meet the criteria of policy DMD34 – prior to permission being granted for this further building, an assessment of the use of the existing building should be undertaken – this has not been constructed yet. She added that, in her opinion, unless all of the applicant's stock was placed in this location there was no justification for the building. She felt that the applications had been made with a tactical approach – the initial application stated that no over-wintering would be undertaken; this application is different.

Mr Godfrey advised Members that the proposed barn is identical to that previously approved earlier in the year. He added that he had worked with the Case Officer over a period six months. The application for an additional barn means that he will be able to store some 350 tonnes of haylage, some 200 bales per barn. In addition, the barn would be used to store farm machinery and fertiliser. He stated that the barn would not be visible from the listed farmhouse as it would be positioned behind the first barn.

In response to Member queries, Mr Godfrey advised that his livestock are situated on the farm up to 80% of the time; the rest of the time they are situated on the common. His intention had been to have constructed the first barn already; however, the planning process had taken longer than he had anticipated and costs now dictated that the most economical approach was now to build the two barns at the same time.

In response to Member queries, the Acting Head of Planning advised that the Local Plan does not require the use of the first barn to be assessed prior to an additional application being approved or otherwise. He added that he had not seen the Environmental Health Officer's report with regard to this application. With regard to the size of the holding, Officers felt that both barns were justified.

Mr McInnes proposed the recommendation.

Mr Gribble proposed that permission be REFUSED, on the grounds that a second agricultural building on the holding would be an unjustified building in the open countryside and, in the absence of any overriding need, would be contrary to the Authority's Development Plan. Mr Jeffery seconded the proposal.

**RESOLVED:** That permission be REFUSED for the reason as stated above.

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Mrs Oakley returned to the meeting.

**Item 5 – 0210/17 – Replacement dwelling – Windy Croft, Green Lane, Ilington**

Speaker: Mrs Bloch (Applicant)

The Acting Head of Planning advised Members that Windy Croft is an isolated residential plot in an area of mixed housing in the outskirts of Ilington. There are two extant planning permissions, one for a contemporary dwelling with garage and one for a more traditional style dwelling. This application is for a contemporary flat roofed dwelling and is broadly based on the consent which was granted in 2015. However, the application has been remodelled in order to achieve passive house accreditation (very low energy demand).

The Parish Council supported the previous contemporary scheme two years ago; however, it now objects to the contemporary design of this scheme. The previous permission is a material consideration and it would be difficult to object to an almost identical scheme when there has been no shift in policy.

Mrs Bloch advised Members that their aim is to build a contemporary home, using materials that are both sustainable and sympathetic to the surrounding area and wider National Park. The pre-application process had been used and they had listened to and adhered to the advice and recommendations given by their Case Officer. She added that she had consulted with each of her neighbours, who had given their full support. The dwelling will be the family home and it is their intention to live there full time.

In response to a Member query, Mrs Block advised that a sedum roof is proposed for the garage.

Mr Sanders applauded the applicants' attempt to bring something contemporary into the National Park, and commended them for their passive house approach to the proposed build. He proposed the recommendation, which was seconded by Mrs Pannell.


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

**1239 Appeals**

Members received the report of the Acting Head of Planning (NPA/DM/17/027).

**RESOLVED:**

Members NOTED the content of the report.

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**1240 Appointment of Site Inspection Panel and Arrangements for Site Visits**

Site Inspections are to be held on Friday 11 August 2017, regarding:

Application Nos:

0015/17 – Change of Use and extension of farm office building to use as a dwelling in association with the removal of a mobile home - Meadowside, Collaton Road, Tavistock

0274/17 – Demolition of dwelling, erection of five dwellings and alteration to access - Woodcote, Chagford

The following Members were appointed to the Site Inspection Panel: Mrs Oakley, Ms Woods, Miss Moyse, Mr Cann, Mr Hitchins, Mr Webber and Mr McInnes

Signed James McInnes Date 1-9-17