

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 April 2018

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

Apologies: J Christophers, G Gribble

1281 Minutes of the meeting held on 16 March 2018

Save for the amendment(s) detailed below, the minutes of the meeting held on 16 March 2018 were agreed and signed as a correct record.

Item 6 – 0592/17 Erection of agricultural workers dwelling – Eggworthy Farm, Sampford Spiney should read "his stock currently consists of 2200 sheep and 240 cattle".

1282 Declarations of Interest and Contact

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

Mr McInnes, Mr Sanders, Mr Barker, Mr Webber, Mr Ball, Mrs Oakley, Mr Hitchins, Mr Cann, Mr Hill, Mr Harper, Mr Cooper and Mr Retallick all declared a personal interest due to receiving emails from 0101/18 The Old Fire Station, Chagford, 0001/18 Downtown Farm, Lydford and 0592/17 Eggworthy Farm, Sampford Spiney.

Ms Woods declared a personal interest in 0020/18 Land at Meavy, due to receiving an email from the applicant and a prejudicial interest in 0083/18 Bellever, Dunsford and would leave the room for the item.

Mr Simpson declared a personal interest in the emails listed above and in 0064/18 34 Westabrook, Ashburton due to the family using his business for weddings and he would not take part in the discussion for this item.

Mrs Pannell declared a personal interest in 0053/18 Torr Cottage, Cornwood as the applicant is a friend, Mrs Pannell stated she would leave the room for this item.

Ms Moyse declared a personal interest in 0001/18 Downtown Farm, Lydford.

1283 Items Requiring Urgent Attention

None

Signed James R McInnes Date 4-5-18

1284 Applications for determination by the Committee

Members received the report of the Acting Head of Planning (NPA/DM/18/013).

Item 6 – 0101/18 – Erection of office, The Old Fire Station, Manor Road, Chagford

The Chairman informed Members that Item 6; 0101/18 The Old Fire Station, Chagford had been discussed with the Head of Development Management prior to the meeting and felt it necessary propose a site visit before Members discussed the application due to the considerable amount of opposition. The Chairman proposed the site inspection which was seconded by Mr Sanders.

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

Item 1 – 0592/17 – Erection of agricultural worker’s dwelling, Eggworthy Farm, Sampford Spiney

Speaker: Mark Bunt – Applicant’s Agricultural Adviser

The Case Officer reminded Members that this application is for the outline planning permission for a second agricultural worker’s dwelling. There is one reason for refusal relating to functional need. Members received a copy of the report from the Agricultural consultant.

James Clack from NPS Agricultural Assessments presented his findings to Members. He stated that the need for a second agricultural worker is centred around the calving and lambing time, which is around a 3/4 month period. He suggested it would not be unreasonable for the person residing in the main farm house to monitor animal labour with the aid of CCTV and other technology. The assessment has not considered the hypothetical increase in stock numbers and has taken in to account the business need not the personal need for an additional worker’s dwelling. Mr Clack referred to two other cases with similar sized farms where the decision for an extra agricultural workers dwelling was dismissed due to the farm being fully functional with a single farm dwelling.

Mr Bunt informed Members that Eggworthy Farm is a substantial holding with common grazing rights. There are currently 900 breeding ewes and a minimum of 150 cattle. He stated that cattle labour can require 3 full time workers, indicating that there is an overwhelming need for the addition of another permanent agricultural worker. The welfare of the farmer needs to be considered and the question of unsuitable working hours needs to be asked. Issues can arise at any time and a rota should be in place for the farmers to get a suitable rest. In response to a Members question, Mr Bunt stated that there are no official guidelines in the number of agricultural workers v’s stock numbers but common sense should prevail.

Members asked Mr Clack further questions regarding health and safety and the numbers of people available on the farm. Mr Clack stated that two people living on

Signed James Clack

Date 4-5-18

site would be a luxury. Members discussed the functional need for an additional agricultural worker to live on site and agreed that the functional test had been met. It was stated that farming can be chaotic and unpredictable and for both animal welfare and welfare for the farmers an additional worker is required.

It was highlighted to Members that Mr Clack had given a good explanation as to why the need for an additional farm worker to live on site has not been met. There is no evidence of health and safety issues on the farm and the breed of cattle is a docile breed.

Mr McInnes proposed that the application be REFUSED, which was seconded by Mr Sanders. The vote was not carried.

Mr McInnes proposed the application to be deferred for conditions to be properly considered and with further information regarding any potential for alternative ways of providing the necessary accommodation, which was seconded by Mr Retallick. Members agreed that a time restriction was not required in this case.

RESOLVED: That determination be DEFERRED for the consideration of alternative ways of providing the necessary accommodation and appropriate planning conditions.

**Item 2 – 0001/18 – Use of holiday barns as residential (retrospective),
Downtown Farm, Lydford**

Speakers: Brian Cook – Chair of Lydford Parish Council
Mrs Ellen Leigh-Tyrer – Applicant

The Case Officer stated to Members that two holiday cottages are currently being rented for full time occupation. The application is for the two units to become residential with no holiday or affordable housing restrictions. The applicants have made it clear that they are not willing to sign up to a S106 agreement restricting the housing in accordance with the Authority's SPD and as required by policy. They would agree to a local tie but this would not meet the requirements of the SPD and policy. Members were reminded that personal circumstances of the tenants should not be taken in to consideration. Help to buy South West has been working with the Authority to gain information regarding the tenants' eligibility for housing need.

Mr Cook informed Members that Lydford Parish Council is in support of the application. In Lydford there are not many in "housing need". By having these properties available for open market rental, it would help the sustainability of the village. The rental costs are less than market value, and if the current tenants were to move on the properties would be easily occupied by others.

Mrs Leigh-Tyrer stated that one tenant has been living at Downtown Farm for 4 years and evidence is available that West Devon Borough Council has been paying the Council Tax indicating that they are eligible for housing benefit. She felt that Help to Buy South West had been intimidating her tenants and therefore they had not supplied all the financial information required.

Signed James McInnes Date 4-5-18

The Case Officer stated that Help to Buy South West is brought in to ascertain the tenant's eligibility for affordable housing and meeting the requirements for the S106. One tenant was found to be eligible, whereas the other was not as the "local connections" were outside of the National Park boundary.

In response to a Member's question, the Case Officer stated that DMD26 is the key policy, where holiday ties are lifted a S106 has to be applied, in this case the applicant is not willing to sign such an agreement. If a S106 was to be applied, it would be for both properties.

Mr Harper proposed that permission be REFUSED, which was seconded by Mr Ball.

RESOLVED: That permission be REFUSED due to the reasons stated in the report.

Item 3 – 0020/18 – Erection of two agricultural buildings (323.3sqm each) and creation of new access track, Land at Meavy, Yelverton


Speaker: Mrs Vanstone - Applicant

The Case Officer stated that the application is for two agricultural buildings north west of Meavy Village. The issues with the application relate to the impact on the character of the landscape and the historic field system, which has changed very little since medieval times. The buildings and track would be visible from a number of sites including Yennadon and Lynch Common.

The applicants have 264 acres of land within the National Park, and own 2738 sheep and 196 cattle grazing on various commons. The proposed buildings would provide accommodation for the suckler herd as well as providing space for lambing and livestock handling. Alternative sites have been researched but the proposed site would be the most suitable; however, this particularly sensitive and visible location is special and unique. In accordance with National Park purposes and policy DMD1b, this development would fail to conserve and enhance the natural beauty.

Mrs Vanstone informed Members that both families have been farming on Dartmoor for many years. It is a substantial farming business with over 1200 acres in total, Meavy is the largest block of land. The main agricultural buildings that have been used are now unavailable. The business does support and conserve Dartmoor with large grazing rights over the common. Other sites were looked at but not feasible and they would be keen to plant Devon hedge banks to create a screen. Mrs Vanstone stated that it has been suggested the field system has been altered more recently than first thought.

In response to a Member's question, Mrs Vanstone stated to Members that the farmed land is both owned and rented and they wished to build these agricultural buildings on fields they owned. Mrs Vanstone welcomed material and site guidance to make the buildings more acceptable.

Signed  Date 4-5-18

Members expressed their support for young farmers and understood the issues of finding a suitable site and the need for buildings for over wintering, but reiterated the point that buildings in a secluded and prominent position go against policy. They encouraged the applicant to explore other options.

Mr Sanders declared that he knew the family through using their farm shop.

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

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

Mrs Pannell left the room

Item 4 – 0053/18 – Construction of double garage with accommodation over, extension to link garage to cottage and associated alterations, Torr Cottage, Cornwood

Speaker: Ian Hodgson – On behalf of Applicant

The Case Officer informed Members that the proposed extension would increase the floor area by 50%. The existing garage is subservient to the cottage, the size, scale and massing of the proposed double garage and attic room adjoining the cottage would be overwhelming and against policy.

Mr Hodgson informed Members that the proposed extension would address the parking issues for the cottage. The materials used would be consistent with the cottage and the roof orientation would be in keeping. The applicant does not consider the massing to be out of proportion as the cottage would still be the dominant building. It would have no effect on neighbouring properties and has received support from the neighbours.

Members discussed how the increase in size and value would affect the housing stock in the local area. It was stated that it is important to keep a variety of housing available.

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

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

Mrs Pannell returned to the meeting

Item 5 – 0048/18 – Change of use and alterations to building and associated land from disused pumphouse to holiday let and curtilage, Rendlestone Pumping Station, Princetown

Speaker: Cathy Riley - Applicant

The Case Officer stated to Members that the application is for a change of use and alterations to convert the pumping station in to a holiday let. The building has never

Signed James D. Jones Date 4-5-18

been a dwelling and the proposed alterations would be highly visible from a distance. It is a remote building and the proposed decking and hedges as well as the changes to the building would be visually intrusive. Pre-planning advice was given to the marketing agents when the building came on to the market in 2014 making it very clear the building is not suitable for any form of residential accommodation.

The two main issues are:

- 1) Tourism development is only permitted outside settlements under very specific circumstances, including where a historic building is being converted. This building by virtue of age and appearance does not merit retention and is not appropriate for conversion.
- 2) The proposed alterations would change the character of the building and will not respect the remoteness of the site in terms of light pollution and tranquillity.

Ms Riley informed Members that the plans have been developed to resemble the nearest neighbours. By developing the pump house, it would add to the economy. There has been support from locals for something to be done to the derelict building. The conversion would make the holiday let wheelchair accessible and bird and bat boxes would be erected to help conserve local wildlife. The decking area is optional and the applicant would be willing to take advice regarding stone walling and hedging. Ms Riley stated that in her opinion it is not a tranquil site as it is adjacent to a main road. Dartmoor is not a registered Dark Skies site and there is light pollution from Princetown.

Members agreed that the location is not suitable for a holiday let or any other domestication and goes against policy.

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

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

Item 7 – 0064/18 – Erection of two-storey side extension, 34 Westabrook, Ashburton

Speaker: Nicolas Laity - Applicant

The Case Officer informed Members that the application is for a large side extension with a floor area of 56sqm, increasing the dwelling to a floor area of 125sqm. It would add two additional bedrooms, bathroom, utility room and open plan living area. The design of the extension would reflect the Cornish style of the existing building and would not adversely affect the surrounding area. The increase in size conflicts with DMD24.

Mr Laity stated that the family needs the extra space and would like to extend it to become a modest five bedroom property, of which there are very few in Ashburton. It is on a corner plot with a large garden and there is a large space between houses. The extension would not increase the value of the property a great deal. There have been no objections from the neighbours.

Signed James D. Turner Date 4-5-18

In response to a Member's question, Mr Laity informed Members that there is a 3-4m gap between his property and the neighbouring dwelling.

A Member stated that if we want to keep families on Dartmoor, options have to be explored for extensions. The extension will not be very obvious within the estate and many of the houses have had external changes. There are very few large family homes in Ashburton so there are few alternatives for this family.

Mr Barker proposed a site inspection, which was seconded by Mr Cann.

The Chairman reminded Members that there is a clear policy conflict with the size of the extension.

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

Ms Woods left the meeting

Item 8 – 0083/18 – Erection extension to rear elevation, Bellever, Dunsford

Speaker: Mr Endacott - Applicant

The Case Officer advised Members that the dwelling is in an area of Dunsford with mixed housing styles. The application is for a two storey extension which would be up against the boundary fence but there would be no adverse impact on the neighbours amenity. The existing garage would be demolished. The property has been extended in the past which doubled the floor space; this extension would increase the floor space by a further 58%. The proposed extension would not be sympathetic to the scale and proportions of the existing property and the dominant high eaves, depth of projection and shallow pitched roof are all in contrast to the existing property. During pre-application advice the agent was advised to reduce the scheme.

Mr Endacott stated to Members that he had used a local architect to try and achieve the best design for the locality. The family do not want to move from Christow and enjoy living and working in the area. The extension is required to accommodate their growing family.


Mr Harper declared that he has a personal interest through knowing the family and withdrew from the discussion.

In response to a Member's question, Mr Endacott confirmed that the extension would have a slated roof, unlike the rest of the cottage which is thatched.

Members discussed the scale and design of the proposed extension and agreed that an alternative design and smaller scale could be considered, but the scale, design and massing of this application were inappropriate.

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

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

Signed  Date 4-5-18

Ms Woods re-joined the Meeting

Item 9 – 0093/18 – Erection of stables and change of use of land for keeping horses for recreation use, Land at Lower Bowdley, Ashburton

Speaker: Mr Crawford – Applicant

The Case Officer advised Members that the application is for a change of use of land from agricultural to equestrian and the erection of a stable building. The stable building would be erected adjacent to the road and an existing field access. The site has had previous permission for a modest stable block and concrete apron, the proposed stable block would be 2m longer. No justification has been made for the planned increase in size and is contrary to policies COR1, COR3 and COR4 as well as DMD1, DMD3, DMD5, DMD33 and DMD34.

Mr Crawford stated that no objections have been received from the Town Council or Highways. The planned stable block would contain 4 rooms including space for food, storage and a tack and drying room in one self-contained unit. The sloping site could be cut in to further to reduce the height of the roof.

Members discussed the plans and highlighted the lack of ventilation in the plans for the encased stable block. The Case Officer confirmed that the plans should detail ventilation and doors, which have not been shown. The Head of Development Management confirmed that these are the plans on which a decision needs to be made.

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

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

1285 Appeals

Members received the report of the Acting Head of Planning (NPA/DM/18/014).

RESOLVED: Members NOTED the content of the report.

1286 Appointment of Site Inspection Panel and arrangements for site visits

Site Inspections will be held on Thursday 19 April regarding:
0017/18 – Erection of extension, 2 Forestry Cottages, Bellever, Postbridge (deferred from meeting 16/3/18)
0101/18 – Erection of office, The Old Fire Station, Manor Road, Chagford
0064/18 – Erection of two-storey side extension, 34 Westabrook, Ashburton

The following Members were appointed to the site inspection panel:
Mr Sanders, Mr Hill, Ms Moyse, Mr Simpson, Mr Jeffery, Mr Webber, Mr Barker and Mr McInnes

Signed James McInnes Date 4-5-18