

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 10 January 2020

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

Apologies: S Barker

1390 Minutes of the Meeting held on Friday 6 December 2019

The minutes of the meeting held Friday 6 December 2019 were agreed and signed as a correct record.

1391 Declarations of Interest and Contact

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

All Members declared a personal interest, having received email correspondence from the applicant, in Item 1 – 0459/19 – Erection of an agricultural building and associated access track - land at Meavy, Yelverton.

1392 Items requiring urgent attention

None.

1393 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/20/001).

Item 1 – 0459/19 – Erection of an agricultural building and associated access track - land at Meavy, Yelverton.

Speaker: Mrs J Vanstone, Applicant

The Case Officer advised Members that the application is for an agricultural building, 26.5m long, 12m wide and 5.6m to the ridge height. The formation of an access track to run parallel with the existing hedgebank to the south of the site is also sought. The line of trees on the northern boundary of the site includes Ash; most are deciduous and, therefore, any building would be more visible during the winter months. The recommendation for refusal of planning permission is based on visual impact due to the proposed siting of the building in an isolated position, readily visible; in addition, the proposed building would be detrimental to the character and appearance of this part of the National Park by virtue of the fact that the location is within a virtually complete historic

field system which is largely undisturbed, its field boundaries intact. The proposed building is isolated and does not reflect the building patterns within the landscape. Farm buildings are nestled at the bottom of the hill slopes.

The Case Officer drew Members' attention to a similar application, at Blindfield Meadow, which has been refused by the Authority, and was later dismissed at appeal. In this case, whilst the Inspector acknowledged the need for an agricultural building, and that from further afield it would not appear incongruous, the building would fail to preserve the landscape or scenic beauty of the site and its more immediate landscape.

Mrs Vanstone advised Members that she, along with her husband, farm a substantial number of cattle, sheep and ponies on some 80 acres of land at Meavy. The family home is situated on the edge of the land. The proposal for the agricultural building, following the previous refusal of planning permission, has been halved in size, the site would now be closer to neighbouring buildings and would be much less visible, being protected by existing trees, together with a plan to plant a further 1100 shrubs to improve screening, provide habitats and improve security. She added that, since losing their main buildings, they are incurring costs of around £3,000 per month in their attempt to keep their cattle, which is unsustainable. Her application has received 18 letters of support which, she believes, are a material consideration to the application. She stated that the proposed site cannot be viewed close up, only glimpsed through a gateway and across fields, situated behind hedges and trees.

In addition, Mrs Vanstone advised Members that one of the presentation slides was incorrect in that the proposed siting of the building was incorrect.

In response to a request from the Chairman, and queries from Members, the Trees and Landscape Officer addressed the key elements regarding landscape and heritage:

- Visual Impact – the Ash trees are likely to succumb to Ash Dieback and are, therefore, unlikely to provide adequate screening. The existing screening is not acceptable.
- Landscape Character – the proposal is within a special landscape, the medieval and 16th century field system being largely impact and pastoral in character. Existing farm buildings are situated on the lower slopes and valley floor.
- The application before Members does not help to conserve or enhance the landscape.

A Member commented that, in his opinion, the applicants had made strenuous efforts to address previous concerns. In response to his query, the Trees and Landscape Officer advised that the proposed planting of 1100 shrubs would help with screening but not in the wider landscape. Essentially, a new hedgerow is proposed which would change the landscape character of the area.

Mr Sanders expressed concern that there were clearly some issues requiring clarification within this application in relation to landscape character and visual impact. With this in mind, he proposed that the application be DEFERRED in order that a Site Inspection could be undertaken, which was seconded by Mr Harper.

RESOLVED: That the application be DEFERRED in order for a Site Inspection to be undertaken in order to understand the issues regarding landscape character and visual impact.

A Member asked that the Site Inspection include visits to adjacent commons, vantage points etc in order to understand the wider landscape implications.

The Chairman asked Mrs Vanstone to mark out the layout of the proposed new building, and ensure that permission was obtained from the neighbour to enable Members to cross their land.

1394 Appeals

Members received the report of the Head of Development Management (NPA/DM/20/002).

RESOLVED: Members NOTED the content of the report.

1395 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/20/003).

RESOLVED: Members NOTED the content of the report.

1396 Appointment of Site Inspection Panel and Arrangements for Site Visit

Application 0459/19 – Erection of an agricultural building and associated access track - land at Meavy, Yelverton.

Site Inspection to be undertaken on Friday 24 January 2020

Members appointed to the Site Inspection Panel: Mr Sanders, Mr McInnes, Mr Webber, Mrs Oakley, Mr Renders, Mrs Hill, Mr Smerdon, Mrs Morgan, Mr Nutley and Miss Moyse