

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 March 2020

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

Apologies: K Ball, P Vogel

1404 Minutes of the Meeting held on Friday 7 February 2020

The minutes of the meeting held Friday 7 February 2020 were agreed and signed as a correct record.

1405 Declarations of Interest and Contact

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

The Chairman reported that all Devon County Council Members have a personal interest in 0595/19 Butterdon Wood, Moretonhampstead, due to children being placed at the school by Devon County Council. Mr Barker stated that he was not declaring a personal interest.

All Members received correspondence regarding 0588/19 Land at Station Road, Moretonhampstead and photographs of 0251/19 Land at Dolbeare Business Park, Eastern Road, Ashburton.

Mr Harper declared a pecuniary interest in 0251/19 Land at Dolbeare Business Park, Eastern Road, Ashburton and would leave the meeting for the item.

Mr Nutley declared a personal interest in 0251/19 Land at Dolbeare Business Park, Eastern Road, Ashburton due to pre-determination and he advised he would leave the meeting for the item.

1406 Minute of the Site Inspection undertaken on 21 February 2020 in respect of Planning Application No. 0547/19 Canonteign Manor, Christow

The minute of the Site Inspection held Friday 21 February 2020 was agreed and signed as a correct record.

1407 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/20/008).

Item 1 – 0547/19 Change of use from C3 (residential dwelling) to Sui Generis (holiday let), Canonteign Manor, Christow

The Chairman advised that this application had been **DEFERRED** due to a legal challenge which requires further discussions and a response. The application will be brought back to Development Management Committee for determination on 3 April 2020.

Item 2 – 0251/19 Erection of part two and part three storey eighty bedroom hotel with associated car parking, cycle parking, landscaping and access (Full Planning Permission), Land at Dolbeare Business Park, Eastern Road, Ashburton

The chairman advised that this application had been **DEFERRED** due to a large amount of information received from the applicant regarding technical and ecological matters shortly before the meeting. Natural England will need to be consulted on the ecological matters. The application will be brought to Development Management Committee when the information is fully collated.

A Member requested that the red line on the site plan is clarified as the applicant sent Members a plan that differs from the plan in the report.

Item 3 – 0588/19 – Demolition of vacant depot building, erection of 35 residential dwellings together with the provision of associated roads, parking, drainage and open space (Full Planning Permission), Land at Station Road, Moretonhampstead

Speaker: Tom Biddle - Applicant

The Head of Development Management referred to the detailed report contained within the agenda, indicating he would be focussing on the main issues as follows; Site/layout/history policy

- Explanation of vacant buildings credit
- Flood risk issues
- Design characteristics
- Updates from consultations
- Recommendation

The site was used for the Thompsons transport depot, before that it was the terminus of the Moretonhampstead branch line (closed 1959). The station building was demolished but the goods shed remains together with the listed engine shed, which lies to the east of the site. The site is allocated in the local plan (policy MTN2), the application site is larger than the allocated site in order to clear the unsightly modern commercial buildings and allow access to the Wray Valley Trail.

The Head of Development Management informed Members that Vacant Building Credit (VBC) (as set out in the National Planning Policy Framework (NPPF) 19 (para 63)) allows developers to use this credit to offset against affordable housing requirement as set out in the Development Plan. VBC

encourages the redevelopment of 'brownfield' sites. Having considered this matter in depth the conclusion is that there is no ability to require the developer to provide affordable housing on this site. In this case the VBC offsets the policy requirement.

The site is a high risk flood zone. There have been extensive discussions with Devon County Council (Lead Flood Authority) and the Environment Agency. The applicant has carried out modelling to assess flood risk and put forward mitigation to deal with potential flooding. The site will be raised by 1 metre at the lower end. The culvert under the site requires investigation and be stabilised during the redevelopment. The developer will be obliged to maintain the culvert in good order.

The design of the dwellings and layout of the site have been developed with community engagement to ensure that the design reflects existing developments in the town, the road follows the old railway line and the old goods shed is to be converted in to housing to protect the heritage of the site. The main road into Moretonhampstead will be narrowed to provide traffic calming measures and a separate access for the existing Thompsons lorry depot will be put in place. The proposed development would have varying sized housing including 1.5 storey homes, standard two storey dwellings and three storey townhouses at the lower end of the site. Quality slate roofs, simple render and stone boundary walls have been proposed to be in keeping with the Dartmoor vernacular.

The consultees have expressed no concerns with the revised plans. Two additional letters had been received stating concerns regarding the future reinstatement of the railway and the loss of railway references, the impact on dark night skies and concerns relating to the flood risk issues.

The red line on the site location plan indicates the connection between the development site and the Wray Valley Trail. Should the permission be granted, the connection cannot be included in the Section 106 legal agreement as part of land is owned by Devon County Council rather than the applicants. The applicants are willing to undertake the works to join the path to the development if Devon County Council are in agreement. The Head of Development Management indicated that the wording 'delivery of the link to the Wray Valley Trail' should be omitted from the proposed recommendation.

The Head of Development Management suggested a change to the proposed condition no.3 relating to the proposed archaeological watching brief. He indicated that it should be amended to include the phrase 'no ground disturbance works shall be permitted' until the written scheme of investigation is approved by the Authority. The full wording of the condition is set out below. This will allow the developer to remove the existing buildings from the site in accordance with the timetable set out in the ecological mitigation report.

The Head of Development Management concluded by recommending that permission be granted subject to the completion of the Section 106 legal agreement in respect of:

- Phasing – to provide the compensatory bat roost Education contribution of £35,610
- Maintenance of the communal and landscaped areas
- Maintenance of the drainage scheme and culvert ownership and maintenance

Mr Biddle stated to Members that a brownfield site such as this is rare to find on Dartmoor and this site is allocated in the local plan. The proposed design of the site includes a variety of dwellings and a link with the Wray Valley Trail. The applicants have held consultations with the residents and worked closely with the Authority's Planning Officers to ensure key issues have been addressed. The proposed development has the support of the Parish Council and statutory consultees. The heritage of the site is being acknowledged within some of the design features. The development is in accordance with National Park purposes, it addresses site constraints and meets Development Plan objectives. The applicants have designed the frontage to make an attractive gateway to the town. The narrowing of the highway and permanent reduction of HGV movements will ensure a safer road into the town centre.

In response to Members questions Mr Biddle confirmed that the correct site location plan includes the road, so the development can help the community by improving the highway in to the town. The housing design does not include porches as the applicant has tried to use characteristics of already existing dwellings in the vicinity of the site. He confirmed that the amendments to the conditions are considered acceptable.

The Highways Officer from Devon County Council stated to Members that this is the perfect opportunity to make improvements to the section of highway adjacent to the development site. The road will not be any narrower than it already is to the east and west and it will improve the approach into the town.

Members expressed their concerns regarding the lack of affordable housing on the development. The Legal advisor and Head of Development Management reiterated that the Vacant Building Credit is in place so brownfield sites such as this are desirable to developers. It is part of the National Planning Policy Framework and the Authority should give it the appropriate weight. Members also raised concerns relating to the flood risk.

Mr Sanders proposed the recommendation with the changes "delivery of the link to the Wray Valley Trail" omitted from the recommendation and the revised wording to Condition no.3. The proposal was seconded by Mr McInnes.

Members agreed that the development will improve the entrance to Moretonhampstead, and agreed that the design of the development is of a high standard, but highlighted their concerns with the Vacant Buildings Credit and its potential conflict with Development Plan policy objectives.

RESOLVED: That, subject to the completion of a s106 legal Agreement in respect of the phasing of the development, a contribution of £35 610 to

education transport requirements, maintenance of all communal spaces and landscaped areas not in the ownership of any dwellings, the maintenance of the drainage scheme, and culvert ownership and maintenance, permission be **GRANTED**.

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 strictly in accordance with the following approved drawings and documents: 0671-1000 Topographical Survey-A2L, 0671-1001 Location Plan-A3L, 0671-1002 B Planning Layout-A1L, 0671-1003 B Street Scenes-A1L, 0671-1004 B External Works Layout-A0L, 0671-1005 B Vehicle Tracking Layout-A0L, 0671-1006 B External Detailing-A3L, 0671-1007 B Adoption Plan-A2L, 0671-1008 B Materials Layout-A2L, 0671-1009 B Garages and Walk-Throughs-A1L, 0671-1010 B Site Sections-A2L, 0671-1011 B Refuse and Recycling Plan-A2L, 0671-1012 Buildings Demolitions Plan-A2L, 0671-HTB2 Issue 2 Housetype Booklet-A3L, 1194 Moretonhampstead JRC SuDS Maintenance Regime, 1194_001c Thompsons Yard Flood Risk Assessment P5, 1194_0003_P7 IMPERMEABLE AREA PLAN, 1194_0130_P3 Flood Exceedance Routing, 1194_0500_P8 DRAINAGE STRATEGY, 1194_0501_P6 DRAINAGE STRATEGY, 1194_0520_P1_SURFACE WATER DRAINAGE LONG SECTIONS, 1194_0530_P1_FOUL WATER DRAINAGE LONG SECTIONS, 1194_0700_P5_HIGHWAY LAYOUT, 1194_0705_P7_SECTION 38 AGREEMENT LAYOUT, 1194_0710_P6_VEHICLE SWEPT PATH ANALYSIS, 1194_0720_P2_HIGHWAYS CONSTRUCTION DETAILS, 1194_0730_P2_HIGHWAYS LONG SECTIONS, 1194_0800_P3 EXTERNAL WORKS LAYOUT, 1194_SK06_P1_Footpath Detail, 05371 TRRP, 1138 Planting Schedule New Layout, Planting Plan Generic Specification Notes, 11338_P08d Play Area, 11338_P09d Soft Landscape-P09, 11338_P10d Hard Landscape-P10, 11338_R01a_LVA_CP_MM_111219, 11338_R02_Play Area, Assessment_CP_13111, 191211_P873_CecoMP v3, 191211_P873_EcIA v5, 191211_P873_LEMP v3, ACD2178 Land at Station Road, Moretonhampstead_v2, SCI 270219_RA, SI Report GCE00819/R1 and 15118-1-B Thompsons Yard – Streetlighting Design.
3. No ground disturbance shall take place 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. No development shall take place until the recommendations stated in Section 9.0 of the contaminated land assessment carried out by Geo-Consulting Engineering Ltd (report ref: GCE00819/ R1 dated September 2017) have been implemented. A further assessment of the nature and extent of any contamination revealed and how this shall be treated shall then be submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person.
5. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
The remediation scheme shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.
6. Works to demolish the bat roost building shall not proceed until a European Protected Species Licence (EPSL) for the development has been obtained from Natural England.
7. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the approved drawings and the recommendations in the Construction Ecological Management Plan CEcoMP (EAD, February 2020) and the Landscape and Ecological Management Plan (EAD, February 2020).
8. The replacement bat roost shall be constructed before the demolition of building 2 and in strict accordance with the approved drawings and the recommendations of the Construction Ecological Management Plan CEcoMP (EAD, February 2020), subject to any variation required by Natural England under any license issued.
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, in consultation with Devon County Council as the Lead Local Flood 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 Thompsons Yard, Moretonhampstead Flood Risk Assessment Report (Report Ref. 1194w001a, Rev. P3, dated 11 December 2019).
10. 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.

11. 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, in consultation with Devon County Council as the Lead Local Flood Authority. Thereafter, the development shall be carried out in accordance with the approved temporary surface water drainage management system. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.
12. Other than those works specified in this condition, no part of the development hereby approved shall be commenced until:
 - A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway,
 - B) The ironwork has been set to base course level and the visibility splays required by this permission laid out,
 - C) The footway on the public highway frontage required by this permission has been constructed up to base course level, and
 - D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority.
13. The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:
 - A) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed;
 - B) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level;
 - C) The cul-de-sac visibility splays have been laid out to their final level;
 - D) The street lighting for the cul-de-sac and footpaths has been erected and is operational;
 - E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed;
 - F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined;

The street nameplates for the cul-de-sac have been provided and erected.
14. When once constructed and provided in accordance with conditions 11 and 12 above, the carriageway, vehicle turning head, footways and footpaths shall be maintained free of obstruction to the free movement of vehicular traffic and pedestrians and the street lighting and nameplates maintained to

- the satisfaction of the Local Planning Authority.
15. No development shall start until a Method of Construction Statement, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zoneshas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
 16. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.
 17. No site clearance, preparation or construction work shall take place on site outside of the hours of Monday - Friday 0800 to 1800 and Saturdays 0900 to 1300, nor at any time on Sundays, Bank or Public Holidays. This includes vehicle movements on the site. Deliveries or collections of materials should only be made during these times, and vehicles should be discouraged from collecting on the public highway outside of these times with their engines and radios left running.
 18. A detailed schedule of all materials and finishes to be used on the approved development shall be submitted and approved in writing by the Local Planning Authority prior to their installation. This shall include samples, as necessary, of the roof slate, ridge tiles, rainwater goods, walling stone, details of render finishes, lintels and cills, verge/soffit details, positions of meter boxes, bin stores, surfacing materials, kerbs, any proposed exterior lighting units. Unless otherwise agreed in writing by the Local Planning Authority, only the approved materials shall be used throughout the development, and retained and maintained thereafter.
 19. The roof of the buildings hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
 20. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
 21. Detailed drawings of the proposed porch and dormer window construction shall be submitted and approved in writing by the Local Planning Authority prior to their installation. Unless otherwise agreed in writing, the development shall be carried out in accordance with the approved details, and retained and maintained thereafter.
 22. Unless otherwise agreed in writing by the Local Planning Authority, there shall be no bell cast/drip bead lines, boxed eaves or verge boards on the development hereby approved and there shall be no rainwater goods on dormer windows hereby approved.

23. All stone walling on the development hereby approved shall be laid and pointed using traditional techniques and materials. A sample panel of stonework 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 in writing, by the Local Planning Authority. Thereafter, all stonework shall be completed to match the approved panel.
24. The development of the goods shed hereby permitted shall be limited to the conversion of the existing building and shall not authorise any works amounting to the demolition or rebuilding of the existing building or any part of it.
25. Detailed drawings of the proposed windows and external doors (including roof lights and garage doors) in the development hereby approved shall be submitted to the Local Planning Authority for approval in writing prior to their installation. Unless otherwise agreed in writing, the development shall be carried out in accordance with the approved details, and retained and maintained thereafter.
26. Prior to the commencement of development, full details of the play space, to include play equipment, landscaping and railings/fencing shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out in accordance with these agreed details, and retained and maintained thereafter for the lifetime of the development. The play space shall be substantially complete and made available for use prior to occupation of the 30th dwelling, unless otherwise agreed in writing by the Local Planning Authority.
27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re- enacting that Order with or without modification, no material alterations to the external appearance of the dwellings shall be carried out and no extension, building, enclosure or structure shall be constructed or erected in or around the curtilage of the dwellings hereby permitted without the prior written authorisation of the Local Planning Authority.
28. The landscaping and planting shall be carried out in accordance with the approved drawings and specification within twelve months of the commencement of the development, or such longer period as the Local Planning Authority shall specify in writing. The landscaping and planting shall be maintained for a period of not less than five years from the date of the commencement of the development, such maintenance shall include the replacement of any trees or shrubs that die or are removed.
29. Prior to the commencement of the development hereby approved, a Construction Environment Management Plan detailing how waste and other materials resulting from the demolition and construction hereby approved will be dealt with and measures to prevent pollution during the construction shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Item 4 – 0595/19 – Change of use of the land provide school (retrospective) and associated works and buildings (Full Planning Permission), Butterdon Wood, Moretonhampstead

Speaker: Ms Joanna Winterburn - Applicant

The Case Officer informed Members that the application is for the retention of a small scale specialist outdoor school, 2km north of Moretonhampstead, for 10 students with special educational needs. The school uses the special qualities of the National Park in this therapeutic teaching environment. The facility helps promote the understanding and enjoyment of the Park's special qualities for both teachers and students.

The Case Officer stated to Members that the decision is not about whether the school should be in this location, but rather if the change of use of the land should be permitted (retrospectively) for 3 years. The site has had educational activities for educational outreach workshops for quite some time. This proposal does not cause any harm in respect of residential amenity, ecology or highway safety. The woodland is not of conservation importance and the proposal has addressed the parking of cars so they are off the highway, 7 car park spaces will be available (rather than the 6 stated in the report). The key issue relates to the sustainability of the school in this rural location. The applicant has submitted a green travel plan for the 14 people employed at the school. The development has clear social benefits for the 10 children that attend the school.

Ms Winterburn informed Members that this not-for-profit school has been operating since 2011. It is a school for special needs education for 8-16 year olds. In June 2019 OFSTED gave the school a good rating. The therapeutic education helps the mental health of the children, who also have high sensory needs. The planning application is for low impact wooden pods for the indoor academic lessons, the current shelters are unsightly. The school needs to apply for grants and the financial impact if permission is not extended, would be detrimental to the school and gives the children an uncertain future, therefore an extended/permanent permission would be preferred. The planning permission would support the draft management plan, by providing jobs and opportunities on the moor.

Ms Winterburn confirmed that the Right of Way near the school is not considered a problem and OFSTED were quite happy with the proximity of it as children are usually 1-1 with an adult.

The Devon County Council Highways Officer stated that the number of car movements are not a concern and the new parking facilities will improve the visibility on the rural lane.

The Head of Development Management clarified to Members that there is no issue with the Pods themselves, but the temporary permission will give the school and the Authority time to assess the success and justification for the

school; a further planning permission can be applied for in the future to make it permanent.

Mr Sanders proposed the recommendation, with the amendment to condition 4 to read "Vehicle parking for the school shall only take place within the 7 spaces designated on approved drawing number..." which was seconded by Mr McInnes.

Members were advised that they could either accept or reject the proposal or change condition 1 to extend the time limit.

Members discussed the importance of this facility and whether 3 years is long enough for the school to prove the sustainability of the school.

Mrs Morgan proposed that a 5 year permission should be granted to ensure the school is given enough time to utilise the pods and apply for grants to develop and guarantee the future of the school. Mr Barker seconded the proposal.

Members voted and approved the amendment.

RESOLVED: That, subject to the conditions set out below, with the amendment to condition 4, temporary planning permission be **GRANTED**

1. The development hereby permitted shall be for a limited period of 5 years from the date of this permission and thereafter the use hereby permitted shall be discontinued, the buildings removed and the land restored to its former condition.
2. The development hereby permitted shall be carried out strictly in accordance with the approved Location Plan, 'Block Plan - Parking Area' and drawings numbered P131 3 PL01 Rev G, No. 1 ELEVATION 01, No. 2 ELEVATION 02, No.3 FLOOR PLAN and No.4. SECTIONS, valid 20 December 2019.
3. The land edged red on the approved Location Plan shall only be used for educational purposes for Running Deer CIC School, operating Monday to Friday and during school academic terms only and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
4. Vehicle parking for the school shall only take place within the 7 spaces designated on approved drawing number P131 3 PL01 Rev G. There shall be no parking associated with the development hereby approved on the highway verge.
5. The highway verge shown on approved drawing 'Block Plan – Parking area' shall be cleared of stone chippings and re-seeded with grass or laid with turf within 2 months of the date of this decision notice.
6. The drop off point for taxis shown on the approved drawing 'Block Plan – Parking area' shall only be used for vehicle drop-off and collection and shall

- not be used for the parking of vehicles.
7. The school shall be limited to a maximum student intake of 10 students at any one time. An up-to-date register of students shall be maintained and made available to the Local Planning Authority upon request.
 8. The school shall operate strictly in accordance with the Running Deer CIC Travel Plan submitted with the application and received on the 12 December 2019 and an up-to-date register shall be maintained of all vehicle movements to the site (including visitors) which shall be made available to the Local Planning Authority upon request.
 9. The teaching pods hereby approved shall be clad in timber and left to weather naturally, unless otherwise agreed in writing by the Local Planning Authority.
 10. Prior to the installation of the pods hereby approved, details of the materials and external finish of the window and door frames shall be submitted to the Local Planning Authority for approval in writing. Thereafter, unless otherwise agreed by the Local Planning Authority in writing only the approved window and door frames shall be used in the development.
 11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no new buildings, structures, extensions, hard surfacing, means of enclosure or other boundary treatments shall be constructed without the prior written authorisation of the Local Planning Authority.
 12. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations set out in section 4.4 and 4.6 of the Preliminary Ecological Appraisal Report by Colin Wills, dated 21 December 2018.
 13. Prior to the commencement of any works, demolition or development on the land, the existing trees within the site shall be protected strictly in accordance with the Arboricultural Impact Assessment and Tree Protection Plan (Ref CT- 5489.19). Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
 14. At no time shall any exterior lighting be installed within the development site without the prior written consent of the Local Planning Authority.
 15. The public right of way shall remain free from obstruction at all times during construction works.
 16. Notwithstanding the plans hereby approved, there shall be no new hard surfacing of the proposed parking, turning and access arrangements hereby approved unless otherwise previously agreed in writing by the Local Planning Authority.
 17. Within 1 month of the installation of the pods hereby approved, the 4 existing structures highlighted to be removed on approved drawing P131 3

PL01 Rev G shall be permanently removed from the site and the land restored to its former condition.

1408 Consultations by Neighbouring Local Authorities

Members received the report of the Head of Development Management (NPA/DM/20/009).

The Planning Enabler informed Members that the Authority has been consulted on two applications; one is for 1640 dwellings and other local facilities, the other for 360 dwellings in the Woolwell area in the South Hams District.

The Authority has concerns regarding the proposed three storey dwelling on the edge of the development, on high ground, nearest to the National Park boundary. The Authority have other concerns that need conditioning in the planning permission, including habitat assessments and the effect on nature as well as the effect light pollution may have on the National Park.

Members discussed the impact of traffic on to the Park and the recreational impact on the west side of the moor and if the Authority would receive any sort of compensation for the extra pressures. Members had concerns regarding the bat SAC. The Planning Enabler reassured Members that environmental and ecological assessments have been carried out over a number of years, the bat SAC is not within this site. In response to concerns regarding public transport, the Planning Enabler informed Members that increased bus services would be put in place.

The Head of Development Management and the Planning Enabler assured Members that their concerns would be highlighted in the response. Members stated that they would like a contribution towards recreational costs to be in the Section 106.

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

RESOLVED: That Officers be authorised to raise **NO OBJECTION** to the applications subject to the concerns raised in the response, appropriate conditions, a s106 agreement to secure mitigation and consultation on the subsequent reserved matters applications.

1409 Appeals

Members received the report of the Head of Development Management (NPA/DM/20/010).

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

1410 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/20/011).

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

1411 Request for Pre-Committee Site Inspection, Appointment of Site Inspection Panel and Arrangements for Site Visit

The Deputy Head of Planning informed Members that they had made a resolution to grant planning permission in October 2017 subject to the completion of a s106 legal agreement and specific working conditions.. Negotiations to conclude the necessary s106 legal agreement had stalled due to protracted negotiations concerning the lease of the land. In the interim, there have been revisions to national and local policy which need to be addressed. The proposed site inspection will allow Members to refresh their understanding of the site conditions before a revised report is tabled at a subsequent meeting.

Mr Sanders proposed the site inspection, which was seconded by Mr McInnes.

Site Inspection to be undertaken on Friday 20 March 2020.

Members appointed to the Site Inspection Panel: All Members invited to attend.