

**DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE**

**9 January 2015**

Present: K Ball, S Barker, P Harper, P Hitchins, D Lloyd, J McInnes (Chairman),  
Dr I Mortimer, D Moyse, J Nutley, N Oakley, M Retallick, P Sanders,  
J Shears, D Webber

Apologies: G Gribble, J Hockridge, M Jeffery, J Kidner, P Vogel

**1545 Minutes of the meeting held on Friday 5 December 2014**

The Minutes of the meeting held on Friday 5 December 2014 were signed as a correct record.

**1546 Declarations of Interest**

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

Miss Moyse declared a personal interest, by way of contact with the applicant and member of the Parish Council, in item 0582/14 – demolition of existing side extension and erection of two-storey side extension – The Mill, Meavy, Yelverton.

Dr Mortimer declared a personal interest, by way of contact, in item 0582/14 – demolition of existing side extension and erection of two-storey side extension – The Mill, Meavy, Yelverton.

Mr Ball declared a personal interest, by way of contact with local residents, in item 0606/14 – 12 affordable houses with associated access road and parking – Hammer Park, North Brentor.

**1547 Items requiring urgent attention**

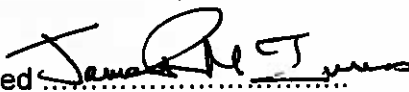
None.

**1548 Site Inspections**

**Item 1 – 0489/14 – Walls and roof added to existing dwarf wall to extend kitchen – Long Barn, 4 Quarry Farm, South Tawton**

Members received the report of the Director of Planning (NPA/DM/15/001).

The Case Officer clarified the status of the building. Long Barn forms part of an historic farmstead which appears on the Historic Environment Record and is therefore a non-designated heritage asset. The Authority's policy DMD8 and the National Planning Policy Framework require a balanced judgement to be made, having regard to the scale of any harm or loss resulting from any planning permission. Although the Historic Buildings Officer had raised concerns, the scale

Signed 

Date 6.2.15

of the harm to the heritage asset would be limited, bearing in mind the limited significance of the building itself.

An amendment to the reason for refusal was proposed as follows:

*"The proposed extension to this building, by reason of its form and location would have an unacceptable impact on the character and appearance of this building and the character and appearance of this part of Dartmoor National Park ...."*

In addition, it was proposed that the reference to policy DMD8 be removed.

Having attended the Site Inspection, the Chairman reported that the opinion of the Members was unanimous in that they did not feel that overwhelming harm would be done to the building. The proposed extension would provide some balance to the property, given the existing extension at the other end of the building. Mr Sanders said that the site visit had been very valuable and proposed that permission be granted on the grounds that the proposals would not have an unacceptable impact on the character and appearance of the building. This was seconded by Mr Webber.

The Director of Planning confirmed that the reasons for granting planning permission were considered reasonable and asked the Case Officer to outline the proposed conditions.

The Case Officer proposed the following conditions, if Members were minded to approve the application:

1. New walls to be faced in natural stone;
2. Natural slate to be used for the roof, to be attached by nails only;
3. All new joinery to match that of the existing building;
4. All new windows to be recessed by 100mm.

Mr Sanders and Mr Webber agreed to include these proposed conditions in the proposal to grant permission.

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


#### **1549 Applications for Determination by the Committee**

Members received the report of the Director of Planning (NPA/DM/15/002).

#### **Item 1 – 0606/14 – 12 affordable houses with associated access road and parking – Hammer Park, North Brentor**

Speakers: Cllr Drury, Representative of Brentor Parish Council  
Mr T Beavon, Objector  
Mr E Persse, Applicant's Agent  
Mr D Williams, Supporter

This application is an outline application for 12 affordable dwellings, with all matters being reserved for future consideration. An illustrative plan has been submitted

Signed   
Date 6 - 2 - 15

showing a linear alignment of semi-detached units with access, service road, parking and landscaping.

The Case Officer reported that officers were unable to support an exceptions site permission for the development as the application failed to demonstrate that it met the identified housing need in Brentor and did not demonstrate that it was the most suitable site. To clarify this, some background to the housing need in Brentor was provided as follows:

In 2011 a housing needs survey identified a need for 10 affordable dwellings – six rented and four shared ownership homes, comprising nine 1-2 bedroom homes for singles and couples and a two bed family home. It was a requirement that these properties were delivered within 3-5 years (2014-2016). The application site was one of three sites submitted to the Authority in the Strategic Housing Land Availability Assessment in 2014.

Officers have worked with Brentor Parish to consider where the identified housing need could be met within the village. Reservations had been expressed regarding the proposed site as it does not have a strong relationship with the main part of the village.


Nine possible sites for development had previously been submitted for consideration. Four of these were shortlisted as being available and achievable. Hammer Park was shortlisted but it was felt that the site was sequentially less preferable and would have a more significant landscape impact.

The Strategic Housing Land Availability Assessment 2014 (SHLAA) involved a call for sites to identify available land for development within the village. This application has been submitted in advance of the completion of the process of community engagement currently underway.

The Parish Council supports the application. A number of letters of support and objection have been received.

The Authority's policies require that a proposal is *'tailored to need a specific identified parish need for affordable housing on suitable land within, or adjoining, the settlement and well related to its existing built form.* In the absence of a defined need for the 12 units of social rented accommodation proposed under the application, the development proposal is premature. Following discussions with the applicant's agent, a request to reduce the scheme to 10 houses was received but officers felt that a change so fundamental could not be accepted at this stage. In addition, the application site, some 370 metres from the village centre, is considered to stretch the limits of what could reasonably be interpreted as 'adjoining' the settlement.

Cllr Drury advised Members that Brentor Parish Council supported the application in principle. Brentor is a lightly populated village spread over a wide area. Affordable housing has been an issue over a long period of time; it has always been difficult to get a consensus of opinion. The Parish Council has openly considered all proposed sites put forward under the SHLAA and there were no overwhelming concerns about Hammer Park.

Signed   
Date 6-2-15

Mr Beavon stated that National Park policy and the adopted DMD should be adhered to. The DMD followed an extended public consultation. The current application does not match the identified need and would not, therefore, satisfy policy DMD22. The proposed site is within predominantly undeveloped, undisturbed countryside and stands 50 feet higher than the village centre. The site was only ranked third out of five sites and the proposed layout would be urbanising and detrimental to landscape character.

Mr Persse stated that, having registered his client's addendum with the Authority, in his opinion the officer's report did not accurately reflect the conversation held.

The proposal was for affordable housing. The 'need' will not have fallen since 2011, indeed, it was more likely that it would have increased. 86 affordable dwellings are needed within the next five years. This application would go some way to hitting that target. The proposed site is not an issue as far as the Parish Council is concerned. There are existing 'clusters' of dwellings around the village already.

One Member commented that he would have expected to see more detail in the application, eg., S106, proposed tenure etc. Mr Persse advised that the Housing Survey had identified tenure and that his client was open to negotiations with regard to a S106 agreement.

The Head of Legal and Democratic Services clarified the situation with regard to the number of speakers in respect of this application. Standing Orders state that speakers will be limited to three persons – Parish Council representative, a supporter and an objector. However, the applicant's agent did not apply to speak until the last minute and a supporter of the application was already registered to speak. The Chairman decided that all of those registered should be allowed to speak.


Mr Williams spoke in support of the application. He advised that the proposed site was only a short stroll from the centre of the village. He felt that the site would not be so far from the village to be considered a detached development. Any issues relating to the medieval fields etc. would relate to all of the identified sites. The application site would, he felt, have the least visual impact out of those sites identified.

In response to Member queries, the Director of Planning advised that the Rural Exceptions policy should be used to determine this application.

Some Members expressed the view that the distance of the proposed site from the village should not be considered a substantive reason for refusal. There was no doubt that the village of Brentor needed provision; it was important that community interest was pursued and this site not precluded from considerations.

Dr Mortimer stated that the Authority had a policy to preserve the rural countryside and felt that the application would be a move towards urbanisation. He was encouraged to see officers taking a cautious approach and proposed the recommendation, which was seconded by Mr Sanders.

**RESOLVED:** That, due to the reasons set out within the report, permission be **REFUSED.**

Signed   
Date 6 - 2 - 15

**Item 2 – 0582/14 – demolition of existing side extension and erection of two-storey side extension – The Mill, Meavy, Yelverton**

Speaker: Mr M Parle, Applicant

The Case Officer reported that The Mill, Meavy lies within the Conservation Area; it is a non-designated Heritage Asset and sits close to Listed Buildings. The proposed extension is of contemporary design and would appear subservient to the main dwelling. Where slate and stone are the materials that currently dominate the scene, the proposed dwelling seeks to introduce timber, zinc and a sedum covered flat roof. Whilst the Historic Buildings Officer has concerns, it is felt that the proposed extension would conserve the character of the existing building.

A letter of objection has been received from the Dartmoor Society, stating their dismay at the recommendation for approval and querying whether the opinion of English Heritage should be sought.

Mr Parle advised Members that the proposed changes would enable him to continue to live in his property and the extension would replace an old and dilapidated structure. The proposals have been very carefully thought out and would, in his opinion, compliment The Mill. He stated that he would welcome an archaeological watching brief and confirmed that the leaf would not be damaged in any way.

A Member felt that the contemporary approach was inappropriate in this area. He added that the report stated that the view of the Historic Buildings Officer was that the building would suffer 'substantial' harm.

At the invitation of the Chairman, the Historic Buildings Officer advised Members that, although the church may be some distance from The Mill, this does not mean that there would be no impact. The Mill lies within the Conservation Area, near to Listed Buildings. Meavy has strong sense of place and a strong identity and this should be borne in mind when determining this application.


Mr Lloyd proposed a site inspection in order to understand the proposals and the buildings relationship with Listed Buildings within the Conservation Area, which was seconded by Miss Moyse.

**RESOLVED:** That the application be deferred for a SITE INSPECTION to be undertaken.

Mr Harper left the Meeting Room.

**Item 3 – 0637/14 – loft conversion including roof extension and rear dormer – The Cedars, Pethybridge, Lustleigh**

The Case Officer advised Members that an additional condition, requiring that no roofing work be undertaken between April and October, was proposed. This follows a recommendation made within the ecological report.

Signed   
Date 6-2-15

The proposed extension equates to a 38% increase in floorspace; this would be within the roof void. It is proposed to raise the existing roof by 0.6m in order to consolidate the roofline.

Mr Harper rejoined the meeting.

Dr Mortimer felt that the proposals would enhance the original building and proposed the recommendation, which was seconded by Mr Shears.

**RESOLVED:**

That, subject to the conditions in the report, permission be GRANTED.

**1550 Monitoring and Enforcement**

Members received the report of the Director of Planning (NPA/DM/15/003).

**Item 1 – ENF/0132/13 – conversion of first floor of 'hay barn' into separate unit of accommodation – Rideout Farm, Lake Lane, and Dousland**

The Case Officer advised Members that the building in question lies to the south of the main farmhouse, in the same location as a previously unauthorised building which was used as an indoor pool and games room area; this building was removed in compliance with an enforcement notice. Permission was granted in 2010 for a stable and store.


A visit was made to the farm in 2013 and it was noted that the store building was being used as residential accommodation. The landowner was advised that this was a breach and was requested to cease the use. During visits in late 2013 and early 2014 it was noted that the building was being used by the landowner's children as their personal space and also as a place to store tack. At this time and landowner stated that he would like to use the store as ancillary accommodation but was advised against this.

In early 2014 it was noted that the building had been extended forwards to provide additional accommodation. An application was submitted which sought to retain the whole building, the first floor area to be used for storage and as a tack room, with domestic features removed. In November 2014 it was noted that there was evidence to suggest full time occupation of the store. The landowner advised that the barn conversion was costing more than he had planned and, therefore, he was renting out the main farmhouse and had moved his family into the store. On 16 December 2014 the Authority granted planning permission for the use of the building as a store, with a condition restricting it to equine use only.

Following recent discussions, the landowner had advised that he intends to move out of the store in February when tenants of the main farmhouse leave.

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

**RESOLVED:** That the appropriate legal action be taken to secure the cessation of the residential use of the building.

Signed .....  .....  
Date ..... 6 - 2 - 15 .....

**1551 Consultations by Neighbouring Local Authorities**

Members received the report of the Director of Planning (NPA/DM/15/004).

**RESOLVED:**

Members noted the content of the report.

**1552 Appeals**

Members received the report of the Director of Planning (NPA/DM/15/005).

**RESOLVED:**

Members noted the content of the report.

**1553 Applications Determined Under Delegated Powers and Applications Withdrawn**

Members received the report of the Director of Planning (NPA/DM/15/006).

**RESOLVED:**


Members noted the content of the report.

**1554 Appointment of Site Inspection Panel and Arrangements for Site Visits**

Application: 0582/14 – demolition of existing side extension and erection of two-storey side extension – The Mill, Meavy, Yelverton

The Site Inspections are to take place on Friday 23 January 2015.

Members to attend are as follows: Mr Sanders, Ms Moyse, Mr Shears, Mr Webber, Mr Hitchins, Mr Lloyd, Mr Nutley, Dr Mortimer and Mr McInnes.

Signed   
Date 6-2-15