

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 5 October 2018

Present: K Ball, W Cann, J Christophers, A Cooper, G Gribble, P Harper,
S Hill, P Hitchins, M Jeffery, C Pannell, M Retallick, P Sanders, P Woods

Apologies: S Barker, J McInnes, D Moyse, N Oakley, D Webber

1318 Minutes of the Meeting held on Friday 7 September 2018

The minutes of the meeting held on Friday 7 September 2018 were agreed and signed as a correct record.

1319 Declarations of Interests and Contact

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

Mr Ball, Mr Christophers, Mr Cooper, Mr Gribble, Mr Harper, Mr Hill, Mr Hitchins, Mr Jeffery, Mrs Pannell, Mr Retallick and Ms Woods declared a personal interest, having received representations, in item 0331/18 – retrospective schooling and turnout area for horses, land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal, and item 0204/18 – change of use of barn to dwelling, Ashmill Farm, Grenofen.

Mr Hitchins declared a personal interest, having received correspondence in relation to item 0371/18 – erection of two storey side extension, 3 New London, Princetown; and, due to knowing the applicant, in item 0470/18 – erection of covered manege and stable block, Moorland House, Burrator Road, Dousland.

Mr Cann declared a personal interest, due to knowing the applicant, in item 0331/18 – retrospective schooling and turnout area for horses, land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal.

Mrs Pannell declared a personal interest, due to email communication, in item 0353/18 – change of use of part of ground floor from bank to independent ground floor flat and modifications to the fabric of the building, 2 East Street, Ashburton. She declared a prejudicial interest, due to knowing an objector, in item 0385/18 – rear extension, Old Didworthy Farm, Didworthy, and advised that she would absent herself from the meeting for this item and would not vote.

Mr Cooper and Mr Sanders declared a personal interest, having received email communication from the applicant, in item 0331/18 – retrospective schooling and turnout area for horses, land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal.

Signed



Date

2.11.18

Mr Retallick declared a personal interest, due to knowing the applicant, in item 0058/18 – agricultural worker’s dwelling, Yeo Farm, Ashburton and, having received email communication, in item 0353/18 – change of use of part of ground floor from bank to independent ground floor flat and modifications to the fabric of the building, 2 East Street, Ashburton.

Mr Sanders declared a personal interest, due to knowing the applicant, in items 0058/18 – agricultural worker’s dwelling, Yeo Farm, Ashburton, and item 0204/18 – change of use of barn to dwelling, Ashmill Farm, Grenofen.

1320 Items Requiring Urgent Attention

None.

1321 Site Inspections

Members received the report of the Head of Development Management (NPA/DM/18/032).


Item 1 – 0331/18 – Retrospective schooling and turnout area for horses – land adjacent to Hedgeways, Galls Lane, Throwleigh Road, South Zeal

The Case Officer advised Members that the application was retrospective due to the engineering works having already been undertaken. The development is not yet complete as surfacing has not been applied, nor have the edging boards been installed. The main reason for officer recommendation to refuse the application is due to the unacceptable impact on the character and appearance of the historic landscape. The site is in an isolated position in the open countryside, being over 200m from the nearest dwelling at Hedgeways, 250m from the highway and over 1km south of South Zeal.

The applicant had provided a photograph of the site which clearly shows that the site is visible from the public footpath; an issue that the Parish Council representative had not been aware of. Policy sets out that development outside of local centres and rural settlements is only acceptable in a limited number of cases. Horse related development is subject to a number of criteria which need to be met; in particular, it must be demonstrated that the proposal will not harm the local landscape character, and should be located within or adjacent to existing buildings.

The Case Officer advised that officers would like to amend the reason for refusal, to read: *'The schooling and turnout area by reason of the engineered form and **isolated** location in this historic field system ...'*

In response to Member queries, the Case Officer advised that no consultation or application had been received for an alternative location for the schooling and turnout area to be closer to existing buildings. Surfacing materials had not yet been brought onto site and therefore the site could easily be restored to its original condition.

Signed  Date 2 - 11 - 18

The Chairman of the Site Inspection Panel advised Members that the panel had been divided in opinion; some Members expressed concerns regarding the loss of rhôs pasture and the isolation of the site, as well as the possible 'equestrianisation' of the area with the introduction of equipment etc.

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

Following Member comments and further queries, the Case Officer advised that the proposed surfacing was a woodchip style material. The field system is an ancient one which has, inevitably, evolved over time. The Head of Development Management advised Members that visual impact was only one test which would be applied to this application. Character was another; development should respect the valued attributes of the Dartmoor landscape and be sensitive to it - the area is unique and would be eroded should the application be granted permission.

RESOLVED: That permission be REFUSED for the following reason: the schooling and turnout area by reason of its engineered form and isolated location in this historic field system, has a detrimental impact on the character and appearance of this part of the Dartmoor National Park landscape, contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan and to the advice contained within the English National Parks and the Broads UK Government Vision 2010, the National Planning Policy Framework 2018 and the Dartmoor Design Guide.

Item 2 - 0058/18 – Agricultural worker's dwelling (retrospective) – Yeo Farm, Bickington

Speaker: Ms A Burden, Applicant's Agent

The Case Officer advised that the retrospective application for a third farm worker's dwelling was deferred at the Development Management meeting held on 5 June 2018 to allow applications for three unauthorised agricultural buildings to be submitted and determined. These buildings formed part of the functional need for the farming enterprise and all three have now been approved. A structural engineer's report was received after the Site Inspection visit, to address the traditional barn adjacent to the existing traditional farmhouse. The report does not state that the barn cannot be converted or is not suitable for conversion, rather that it would be expensive to do so.

The site of the dwelling is to the north east of the main farmstead. Its relationship with the rest of the farmstead, its appearance and design will have a detrimental impact on the character and visual amenity of this part of Dartmoor's landscape.

Ms Burden advised Members that Yeo Farm is a specialised dairy farm, with some 600 head of cattle. It has been confirmed that three additional agricultural workers are needed on the farm. The dwelling in question is within sight and sound of the

Signed James R. ACT Date 2-11-18

business it serves and is not visible in the wider landscape. There is no alternative setting for the dwelling; it is of timber construction and will weather over time. It is considered that the barn is not suitable or viable to be converted.

Mr Ball proposed the recommendation, which was seconded by Mrs Pannell.

Some Members commented that, in their opinion, the dwelling could not realistically be placed any closer to the other buildings on the site. The barn which had been identified for possible conversion would be adversely affected by the smell, noise, flies etc as it is situated very close to the cubicle house. In addition, it was felt that the siting of the dwelling would address any issues regarding the health and safety of a young family.

Mr Harper proposed that permission be GRANTED, on the grounds of safety for the inhabitants, the demonstrable need for the additional dwelling and acceptable siting and design which was seconded by Mr Christophers who felt that the conversion of the barn would be extremely costly and therefore impractical for the applicant to undertake.

A vote was taken on the first motion.

The proposal to REFUSE planning permission was NOT CARRIED.

The Head of Development Management suggested the following conditions, should permission be granted:

1. an agricultural occupancy condition be placed on the building;
2. the flue to be painted black
3. additional landscaping to be proposed and agreed with officers to further mask the building;
4. the removal of permitted development rights;
5. the removal of the static caravan from the site.

A vote on the second motion to GRANT permission was taken.

RESOLVED: That for the reasons set out above, and subject to the conditions as stated above, permission be GRANTED.

Item 3 – 0136/18 – Refurbishment and alterations to dwelling including replacement roof and creation of new door opening together with conversion of adjoining stone building to residential use with installation of four rooflights – Archerton Cottage, Postbridge

The Case Officer advised Members that the application was for the conversion of a barn which is attached to the living accommodation, replacement of the roof, creation of new door openings to the rear and alterations to the windows. It has been confirmed with the architect that the proposed conversion would result in a 47% increase in habitable floorspace; this being the principle concern and reason for the recommendation to refuse planning permission.

Signed James R. Thomas Date 2-11-18

The Chairman of the Site Inspection Panel advised Members that the cottage is in a very dilapidated state; its linear design results in a very shallow building where it is difficult to utilise the existing space. The restructuring of the roof, raising it by some 200mm, would be welcomed, as would the removal of the bay window. Historic characteristics of the cottage would be retained. Members of the panel agreed that the application would be seen as a planning gain. In addition, the landlord has advised that the rent would be fixed below normal rates for the tenancy term of the current occupier. Members felt that the proposals would upgrade the cottage and make it more useable and sustainable for family living.

The Case Officer confirmed to Members that the existing floorspace is 113sqm; the proposals would increase the space to 166sqm.

Mr Sanders proposed the recommendation, which was seconded by Mrs Pannell.

Some Members commented that the application could be considered as planning gain as the proposed works could be beneficial to the property and would include, insulation, conversion of the existing barn, improvements to roof materials and utilisation of space.

Following Member discussions, and for clarification, the Case Officer read out part of policy DMD24, specifically: "... Extensions will not be permitted where: ... their total habitable floorspace, unless clear design considerations indicate otherwise, will be increased by more than 30% (and for the purposes of this policy, 'total habitable floorspace' shall include conservatories, mezzanine floors, loft and attic conversions and garage conversions, but exclude unconverted garages, cellars and roof voids, and outbuildings) ...' The Head of Development Management advised Members that to bring the cottage up to modern-day standards would not require planning permission. The cottage would be unlikely to meet "Passivhaus Standards". Strong reasons would be required should Members determine to go against officer recommendation.

The proposal to REFUSE planning permission was NOT CARRIED.

Mr Christophers proposed that permission be GRANTED on the grounds that the proposals would create an improvement in design and provide a sustainable home. Mr Harper seconded the proposal, adding that the works proposed would not move outside of the existing footprint as the barn is already in existence.

The Case Officer offered suggested conditions, should permission be granted, as follows:

1. the development to be begun before the expiration of three years from the date of the permission;
2. the development to be undertaken in accordance with drawings;
3. samples of the proposed roofing materials to be approved by the Local Planning Authority;
4. all external doors and windows to be of timber construction and to be retained as such;

Signed James McInnes Date 2-11-18

5. no works to commence prior to a European Protected Species Licence being obtained from Natural England;
6. removal of all further permitted development rights.

RESOLVED: That for the reasons set out above, and subject to the conditions as stated above, permission be GRANTED.

1322 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/18/033).

Item 1 – 0353/18 – Change of use of part of ground floor from bank to independent ground floor flat and modifications to the fabric of the building – 2 East Street, Ashburton

Speakers: Cllr J Nutley, Representative of Ashburton Town Council
Mr D Munge, Applicant

The Case Officer advised Members that an objection from the Environment Agency had been received. It considers that it has not been demonstrated that the development will be safe from flooding and is therefore contrary to paragraph 163 of the National Planning Policy Framework.

The application site is in the centre of Ashburton and concerns a Grade II Listed building. The first floor has already been converted to a flat under permitted development rights. This application is for the change of use of the rear part of the ground floor from a bank to a flat. The application is considered to be premature as evidence has not been provided to confirm that the site is not viable as a business premises. In addition, the proposed loss of employment and commercial premises is contrary to policy. No affordable housing has been proposed.

Mr Nutley advised Members that he had undertaken to report on behalf of Ashburton Town Council. He stated that the Authority's policy DMD19 establishes the Authority's requirement for the retention of commercial premises; with regard to this application the front of the building would indeed remain so. He added that the applicant had sought pre-application advice and had purchased the property based on the advice given. In his opinion a precedent has been set elsewhere in Ashburton for this type of change of use. With regard to flood risk, this has been identified as once in 1000 years.

Mr Munge stated that a report had been submitted to the Authority from Ashfield Solutions which should allay any fears of the Environment Agency with regard to flood risk. Since purchasing the site in February 2018 the property has been marketed continually for commercial use and no interest has been shown. He added that he has received enquiries for potential new business for the front of the building.

Signed David Munge Date 2-11-18

In response to a Member query, Mr Munge advised that in the opinion of Howard Douglas Estate Agents the front of the property would be easier to let as a commercial premises if the conversion of the area behind was undertaken.

In response to Member queries, the Case Officer confirmed that no evidence of continuous marketing of the premises had been submitted. In addition, she read out part of the letter of objection from the Environment Agency, received on 4 October 2018, which stated that the Agency considers that it had not been demonstrated that the development would be safe from flooding.

Mr Sanders proposed the recommendation, with an additional reason for refusal regarding flood risk, which was seconded by Mr Hitchins.

RESOLVED: That permission be REFUSED for the reasons as stated in the report and an additional reason with regard to flood risk as detailed below:

The proposal constitutes a more 'vulnerable development' in Flood Zone 3a. The applicant has not demonstrated that the development will be safe from flooding over the course of its lifetime. The proposal is therefore contrary to policy COR9 of the Dartmoor National Park Development Plan and to the advice contained in the National Planning Policy Framework 2018.

Item 2 – 0470/18 – Erection of covered manege and stable block – Moorland House, Burrator Road, Dousland

Speaker: Ms A Burden, Applicant's Agent

The Case Officer advised Members that the application proposed a 22m x 42m (924sqm) building comprising of a covered manege, a tack and feed room and five stables. Since the report was written an additional seven letters of support have been received. Officers consider that the scale and proportions of the proposal are not those of a private/domestic equestrian use. The form of development and intensification would lead to poor welfare for the horses and would have a detrimental impact on the character and appearance of this part of the National Park. The application would not be considered as 'minor development' and the building would be highly visible from the common land.

Ms Burden advised that the applicants' two sons have represented Great Britain in a number of equestrian events. The proposed building is agricultural in design and style and would be stepped down, into the hillside. Great effort has been made to ensure that the building would fit into the local landscape; the site would take on the look of a farmstead and the covered manege would permit training to take place throughout the year. She added that the Parish Council was in support of the application.

In response to a Member query regarding possible light pollution, Ms Burden advised that internal lighting only was planned. The Case Officer advised Members

Signed James R. Munge Date 2. - 11 - 18

that rooflights were proposed and, additionally, one end of the building would be open-sided.

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

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

Item 3 – 0450/18 – Improved access to field (retrospective) – Higher Barley Park, Lustleigh

Speaker: Mr P Brodbelt, Applicant's Agent

The Case Officer advised Members that the application was for the improved access to a field; the site is situated to the south east of Lustleigh Orchard. The track has been levelled and the soil topped with grass seeded hardcore and is to allow easy access by vehicle and horse box into the paddock. The gateway has been temporarily widened to allow access for diggers to assist in the replacement of the dwelling next door. The bank and timber gate will be replaced once the work on the dwelling has been completed. Officers consider the work undertaken to be minor and having minimal impact on the character of the area. A letter from the Parish Council reiterated its comments that the application should be refused, stating that the works were unjustified as the original access was acceptable, the track overlooks the orchard and is highly visible.

Mr Brodbelt advised Members that the works had been undertaken sensitively. His client owns the paddock and the house. The track will not form the access to the dwelling at Rose Glen. The works were purely undertaken to improve the access to the paddock, with a maximum cut of 0.5m to level the track. In addition, it has been re-sown with meadow seed which has been allowed to grow and now masks the track from view.

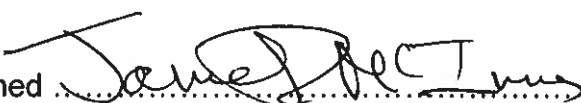
In response to Member queries, Mr Brodbelt advised that the track is currently being used by the contractor building Rose Glen but the track was not improved for that reason; the digger had no problem with the original angle of the track, just the access from the road. The track has been levelled to take a vehicle with horse box.

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

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

Item 4 – 0372/18 – Change of use to equestrian for the construction of a dressage arena (60m x 20m) and associated works – Addislade Farm, Deancombe

Speaker: Mr J Stolper, Applicant

Signed  Date 2-11-18

The Case Officer advised Members that the application was for the erection of a 60m x 20m manege opposite Addislade Bungalow, adjacent to Addislade Farm. Addislade Farmhouse is Grade II* Listed. It follows the withdrawal of an earlier application and discussions with Officers when a more suitable location was sought. The proposed arena would be surrounded by grassed Devon banks and have no fencing around it. Some cut and fill engineering works would be required to achieve a level surface (maximum 2m). The site is close to the modern farm buildings; it would not be detrimental to the Grade II* listed building, nor the immediate landscape.

Mr Stopler wished to allay any fears that Members had. He advised that no fencing would be used, simple grassed banks would surround the manege. No mirrors would be used on site, nor would there be any form of public address system or music played. It was his desire to keep the site well maintained, clean, tidy and smart. The surface material of the manege would be fibresand which is 100% biodegradable and is a natural material to help bind the sand together and prevent it being lost. He added that they take their impact on the environment and landscape very seriously.

Mr Sanders proposed the recommendation, which was seconded by Mr Harper, who added that it was heartening that the applicant had sought the advice and guidance of Officers.

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

Item 5 – 0384/18 – Erection of replacement agricultural building for the housing of livestock – South Warne, Station Road, Mary Tavy

The Case Officer advised Members that the application proposed a 20.5m x 15.9m replacement agricultural building. The building is 6.3m to ridge and 4.27m to eaves and is for the housing of livestock during winter. The building to be replaced is in a dilapidated state and is no longer fit for purpose. In light of Parish Council concerns the applicant had reduced the size of the proposed replacement building. Although it would be situated closer to the nearest dwelling, the use has been established and officers felt that the slightly larger replacement would not detract from the living conditions of the neighbouring property.

A Member expressed concern regarding potential run-off into the road. The Case Officer advised that a condition could be added to any permission requiring the applicant to ensure that this was dealt with.

Mr Sanders proposed the recommendation, subject to an additional condition to control run-off, which was seconded by Mr Ball.

RESOLVED: That, subject to the conditions stated in the report, and the additional condition to address potential run-off into the road, permission be GRANTED.

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Item 6 – 0429/18 – Residential development (min 1 to max 9) – land at Sourton Down, Okehampton

Speakers: Mr J Hall, Residents' Representative (Objectors)
Mr S Blakeman, Applicant's Agent

The Head of Development Management advised Members that this application was for 'Planning in Principle'. This is an alternative route to planning permission which can be used by housing developers. There are two stages to the process:

- Stage 1 : to establish whether a site is acceptable/suitable 'in principle' for a housing development;
Stage 2 : full details of the application.

He added that they had three issues to consider today: location, land use and the amount of development proposed. The usual Development Plan policies should be applied. It is a requirement that an application for Permission in Principle is determined within a five week period; it is possible to extend this time should the application need to go before Members for determination. Once an application has been determined, the decision cannot be reversed; however, the Authority still has the ability to control design etc.

The Case Officer advised Members that the application is for Permission in Principle for a minimum of 1 house and a maximum of 9 houses on land south of the A30 between the Granite Way and Sourton Down. Due to its location the site is considered to be in open countryside. There is no identified need for housing on the site and, in addition, there is limited need for affordable housing within the parish.

The Case Officer requested that the reason for refusal be amended, with the withdrawal of the words 'open market', to read '*... nine unjustified residential dwellings ...*'

Mr Hall advised Members that he was representative of residents of Sourton Down. He stated that there were already issues with this part of the National Park – access to the A386, 180° blind bend, inadequate lighting, many cyclists, farm buildings and associated transport, visitors to the Granite Way and subsequent parking. There is no pavement to the site and the road has a 60mph speed limit. The nearest services are over half a mile away; the nearest bus stop of a mile away. He stated that there have been a number of applications made in the past, all of which have been refused and the reasons for which are still relevant today.

Mr Blakeman stated that the application had been made following discussions with the Parish Council and the applicant. The application is for a maximum of six dwellings; no affordable housing is to be provided at this point in time. He added that there is an identified need for 12 affordable dwellings within the locality and it is the Authority's responsibility to determine the number, if any, of affordable units to be provided; West Devon Borough Council considers the application to be sustainable development. In his opinion, the site has better access to amenities and would be more sustainable than Sourton Village itself. It is not possible to use the site for agricultural purposes.

Signed James R. Tins Date 2-11-18

Mr Sanders proposed the recommendation, subject to the amended reason for refusal as stated above, which was seconded by Mr Hitchins.

RESOLVED: That permission be REFUSED for the reason as amended to read:

The proposed development would result in up to nine unjustified residential dwellings in the open countryside adjoining but not well related to the existing built form of the Rural Settlement (Sourton), contrary to policies COR2, COR15, DMD22 and DMD23 of the Dartmoor National Park Development Plan and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.

Mr Christophers left the meeting.

Item 7 – 0439/18 – Construction of new dwelling (under National Planning Policy Framework para.79) – field at Southcombe Cross, Widecombe

Speaker: Mrs J Bowman, Applicant

The Case Officer advised Members that, having considered the responses of Devon County Council Highways and the Ecology report, the following additional conditions would be proposed should permission be granted:

- '(i) No part of the development hereby approved shall be brought into its intended use until the access, parking space and garage/hardstanding, access drive and access drainage have been provided and maintained in accordance with the application drawings retained for that purpose at all times; and*
- (ii) all works to proceed in accordance with the Ecology Report.'*

The Authority's Trees and Landscape Officer strongly objects to the application, on the grounds that the area around Widecombe is one of Dartmoor's iconic enclosed landscapes and is visited by thousands of people who travel to experience the unique historic landscape. The grazed pasture and medieval field would be lost and the proposed building would not reflect the local settlement pattern. The design would have a negative impact on the character of the landscape.

Since writing the committee report, one additional letter of support has been received. In addition, an appeal decision has been received in respect of an application for a Para. 55 dwelling at Sheepstor. The appeal was dismissed, paragraph 10 of the decision focusing on the requirements of Policy DMD23.

Mr McInnes arrived at the meeting.

It is considered that the proposal is an unjustified dwelling in an isolated location. There would be raised grass areas above both sections of the dwelling which would have a harmful impact on the local landscape.

Mrs Bowman stated that the field had been chosen as the topography of the land was such that the proposed dwelling would be hidden within the landscape and would not be seen from the boundary road. There would be minimal loss of grazing

Signed Jane R McInnes Date 2-11-18

as no garden area is proposed; all amenities would be close-by. She considered that, as a Chartered engineer, this was a good design which mitigated for climate change through its design; architecturally the proposed dwelling was interesting but modest in size and it was planned to utilise as much on-site material as possible in its construction.

The Head of Development Management commented that this type of planning application is not received very often. Paragraph 79 of the National Planning Policy Framework 2018 (NPPF), (formerly paragraph 55), states that the proposed dwelling should make an architecturally outstanding statement. To be innovative it should be sensitive to the defining character of the area. No such applications have been approved within the National Parks that he was aware of. In response to a Member's query he advised that design is subjective. Members should ask themselves whether they felt that this proposal pushed the boundaries of design or whether the design was something that had not been done before.

Mr Sanders proposed the recommendation, which was seconded by Mrs Pannell.

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

Mrs Pannell left the meeting room.

Item 8 – 0385/18 – Rear extension – Old Didworthy Farm, Didworthy

Speaker: Mrs J Nichols, Applicant

The Case Officer advised Members that the proposal is for an extension to the rear of the property to create a bedroom with an en suite. The proposed mono-pitch turfed or sedum room would run in-line with the grassed bank. Concerns expressed by neighbours focus on visual impact and the impact upon the original dwellinghouse, taking into account the previous extension.

The application is recommended for approval as the proposed extension would not, in the officers' opinion, have a detrimental impact on the local landscape, nor on the original dwelling. The application represents a 22% increase in floorspace and is therefore considered acceptable.

Mrs Nichols advised Members that her property is currently a three bedroomed dwelling; the proposed extension for an additional bedroom with an en-suite would help her to accommodate her young adult family. With regard to concerns of heritage value, she advised that AC Archaeology had concluded that the property is of low significance and that the proposed changes would make no difference to this opinion. The extension would have a turf roof and would be set into the bank; windows would face north into the bank and therefore light pollution would be minimal.

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

Signed James P. T. Jones Date 2-11-18

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

Mrs Pannell returned to the meeting.

Item 9 – 0204/18 – Change of use of barn to dwelling – Ashmill Farm, Grenofen

Speaker: Mr R Phillips, Applicant

The Case Officer advised Members that the application related to the conversion of a barn to a single dwelling within the open countryside. Policy states that this type of dwelling should be affordable and therefore the application has been advertised as a departure from the Development Plan as there are no clear material planning reasons to the contrary. The applicant has questioned the reasons for this but has not offered an alternative or amended application. Officers considered that the building was of a size that could be converted into two affordable dwellings and requested an independent Viability Assessor consider this option. He confirmed that such a scheme could be viable. The applicant has queried some of the figures and has requested that his application be deferred in order for him to study the findings.

Mr Phillips advised that the barn is on the edge of the National Park boundary. With regard to policy, it is accepted in principle that the barn may be converted into living accommodation. However, officers feel that the property should be affordable. The proposed conversion would result in a dwelling of 140sqm and for reasons of viability he felt that conversion into one dwelling should be acceptable.

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

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

Item 10 – 0371/18 – Erection of two-storey side extension – 3 New London, Princetown

Speaker: Mrs Harries, Applicant

The Case Officer advised Members that the application related to the proposed extension of a small semi-detached property which is situated just outside Princetown. Whilst it is accepted that the property is modest in size and of historic interest the proposed extension would overwhelm it as it amounts to a 77% increase in habitable floorspace. Refusal is recommended due to the inappropriate scale, massing and design.

The application is before Members due to support from the Parish Council and the public. Since the report was written an additional seven letters of support have been received.

Signed James De Luca Date 2-11-18

Mrs Harries accepted that the proposed extension is contrary to the Authority's policy DMD24. However, she advised that she and her husband could only afford to purchase a small property; she felt that the National Park Authority was promoting the construction of properties which are simply too small. She stated that all but one of the properties in the group were larger than theirs, adding that the Parish Council was disappointed that officers were not recommending approval of their application. 40 letters of support have been received; the property is, in her opinion, in a hidden location and the proposed extension would make for a safer home for her young family.

Mr Hitchins proposed that the application be DEFERRED in order for a site inspection to be undertaken, which was seconded by Mr Hill.

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

1323 Appeals


Members received the report of the Head of Development Management (NPA/DM/18/034).

RESOLVED Members NOTED the content of the report.

1324 Site Inspections

0371/18 – Erection of two-storey side extension – 3 New London, Princetown

The following Members were appointed to the site inspection panel: Mr Hill, Mr Hitchins, Mr McInnes and Mr Sanders.

Signed  Date 2-11-18