

**DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE**

5 February 2016

Present: K Ball, S Barker, J Christophers, G Gribble, P Harper, S Hill, P Hitchins,
J Hockridge, M Jeffery, J Kidner, D Lloyd, J McInnes (Chairman),
I Mortimer, D Moyse, N Oakley, C Pannell, M Retallick, D Webber

Apologies: P Sanders (Deputy Chairman)

1114 Minutes of the meeting held on Friday 8 January 2016

Save for the amendment detailed below, the minutes of the meeting held on 8 January 2016 were signed as a correct record.

Minute 1110 – Item 1 – 0565/15 – Modification to existing modern granite wall; two new granite walls to enclose existing parking area and timber gates to be fitted plus relocation of existing oil tank from outbuilding to garden – Stone Cross Cottage, The Village, North Bovey:

Dr Mortimer raised the completeness of the minute on this item. The Chairman suggested that the Member concerned should raise this separately with the Head of Planning and any necessary minor amendments made.

1115 Declarations of Interest and Contact


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

Mr Lloyd, Mr Christophers, Mr Gribble, Mr Webber and Mr McInnes declared a personal interest, due to contact via email, in item 4 – 0589/15 – change of use of land from agricultural to domestic curtilage for provision of off road parking – Bridge House, Sticklepath.

Miss Moyse declared a personal interest, having visited the site, and via contact with the applicant in item 3 – 0595/15 – erection of single storey, split level extension to residential care home – Moorgate Residential Home, Bedford Bridge, Magpie, Yelverton.

Mrs Pannell declared a personal interest, as a Member of South Brent Parish Council, in item 7 – use of land as gypsy and traveller caravan site – Orchard Meadow, South Brent.

Dr Mortimer declared a personal interest, due to knowing the Architects involved in the application, in items 5 & 6 – 0557/15 (full planning permission) and 0558/15 (Listed Building Consent) – hard landscaping works, alterations to access and associated works – South Wing Guest Hall, Buckfast Abbey.

Signed  Date 4-3-16

1116 Items requiring urgent attention

None.

1117 Applications for Determination by the Committee

Members received the report of the Head of Planning (NPA/DM/16/005).

Item 1 – 0607/15 – Restoration of former farmhouse, restoration and conversion of outbuildings to pottery, gallery and teaching facility (Full Planning Permission), Old Middlecott Farm, Chagford

The Case Officer advised Members that there were two applications for Old Middlecott Farm - the planning application for the change of use and Listed Building Consent for the works. It is proposed that the old farmhouse, which has been listed as 'at risk' for many years, be reverted to a dwellinghouse. A bat 'hotel' is also proposed, as well as three workshops, kiln and equipment, studio and showroom. The application is for a very low key conversion of the main house and will preserve the original structure of the property. The proposed galvanised corrugated sheeting roof would, in effect, form a canopy over the original structure which would be visible from the lounge/dining area. The outbuildings would preserve the character and setting of the main listed building.

A Green Travel Plan is proposed to ensure that access to the facility is achieved in a sustainable way from either Chagford or Moretonhampstead. Officers consider that this, together with sustaining the buildings at risk, would justify the departure from policy to allow an open market dwelling in the countryside.

Some Members questioned the proposed raising of the roof and use of corrugated galvanised sheeting rather than, for example, slate or thatch and sought the views of the Authority's Historic Buildings Officer who advised that the proposed structure and material was the simplest option. Considerable work would be needed in order for the structure to cope with the additional weight should an alternative material be conditioned to any permission. He added that the method proposed would conserve the sensitive fabric of the former longhouse and would enable the original roof trusses, which are very weak, to be viewed from below. It was agreed that a matte finish to the roof was essential.

With regard to a Member query regarding the use of the outbuildings, the Case Officer confirmed that, should the outbuildings cease to be used as a pottery/gallery, the proposed Section 106 agreement could trigger the potential for an alternative use. While the Authority would not want to stop business use, it would require the use to be appropriate and could require a further planning application.

Mr Hitchins arrived at the meeting.

Signed  James P. NCT

Date 4-3-16

Mr Harper proposed the recommendation, which was seconded by Mr Barker.
RESOLVED: That, subject to a Section 106 legal agreement to require the dwelling to remain in the same ownership as the outbuildings, and for the works to the non-domestic buildings to be implemented within a fixed timescale, and the conditions as set out in the report, permission be GRANTED.

Mr Harper left the meeting.

Item 2 – 0608/15 - Restoration of former farmhouse, restoration and conversion of outbuildings to pottery, gallery and teaching facility (Listed Building Consent), Old Middlecott Farm, Chagford

The Case Officer advised Members that there was nothing to add to the previous presentation.

Mr Barker proposed the recommendation, which was seconded by Mr Gribble.

Dr Mortimer advised that he was opposed to the application on the grounds of the roofing material proposed.

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

Item 3 – 0595/15 – Erection of single-storey, split-level extension to residential care home to provide three day rooms, 16 beds and ancillary facilities (Full Planning Permission), Moorgate Residential Home, Bedford Bridge, Magpie, Yelverton

The Case Officer reported to Members that since the report was compiled the agent had made a small change to the proposed access and, therefore, a Section 106 unilateral obligation was no longer required; an additional condition would be sufficient as the land is all in the applicant's control.

The application proposes to increase the number of rooms from 21 to 37 by way of a 40m long single storey side extension. The extension would be visible from properties at the end of Horrabridge, Sortridge and Grenofen against a wooded backdrop. The application was before Members as it is considered a large scale development of an existing business and does not comply with policies COR2 and COR18.

The Case Officer recommended that an additional condition be agreed as follows:

'No part of the development hereby approved shall be brought into its intended use until the improved access, parking facilities and visibility splays have been provided and maintained in accordance with drawing number 16/01/SCH/PLAN/11 received 26 January 2016'.

Signed James R. James

Date 4-3-16

Dr Mortimer commented that, in his opinion, the application was as sympathetic as it could be with regard to its location, screening, privacy etc and proposed the recommendation, subject to the additional condition, which was seconded by Miss Moyse.

RESOLVED: That, subject to the conditions as set out in the report, and the proposed additional condition as set out above, permission be GRANTED.

Item 4 – 0589/15 – Change of use of land from agricultural to domestic curtilage for provision of off road parking (Full Planning Permission), Bridge House, Sticklepath

Speakers: Mr Chris Darken, Objector
Mr Moore, Applicant

Bridge House lies adjacent to the Sticklepath Conservation Area. The Planning Team Manager advised Members that the application was for the change of use to domestic curtilage of part of a field, to the side of the property, measuring 15m by 8m. The existing field gateway would provide access onto the highway. Two new hedges are proposed in order to provide screening. Gravel would be used as ground cover as it is free draining.

One letter of objection, the main issue being the large area proposed, and eight letters of support have been received.


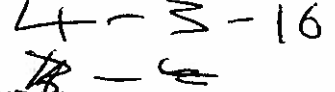
Mr Darken stated that, in his opinion, an additional hardstanding area would be needed in order to allow the landowner access to his field. He felt that the proposal would not mean an end to parking on the road; visitors would still use that area to park. He added that it was his view that, upon the sale of the adjoining property, access to the rear of the dwellings should have been split to allow both properties an off road parking area. He asked that, should permission be granted, a permeable ground cover material be a condition in order to deal with water run-off.

Mr Moore advised Members that, having spoken to neighbours, the consensus was that everyone would like to see fewer cars parked on the road. Unfortunately, the existing garage is not of a sufficient size for conversion. He added that the boiler and fuel tank are currently inside; the fuel tank should be relocated outside as soon as possible. The area proposed is for the parking of two cars; indigenous hedging would improve the view from the road. The land in question amounts to 1% of the field.

Mr Kidner proposed the recommendation, which was seconded by Dr Mortimer.

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

On behalf of Members, the Chairman encouraged the applicant to engage in further discussion with Officers to find a way forward.

Signed  Date 

Item 5 – 0557/15 – Hard landscaping works, alterations to access and associated works (Full Planning Permission), South Wing Guest Hall, Buckfast Abbey

The Planning Team Manager advised Members that the Guest Hall was itself a Grade II listed building and a designated heritage asset in its own right. It also lies within the immediate setting of the Grade II* listed Abbey and South Gate. The Guest Hall has seen changes in the recent past; the proposal before Members is for improved access to the upper chamber. Essentially, a bund is to be created with a glazed walkway across to the first floor entrance. Some original walls would also be reduced in height and incorporated into the new works; the original abbey wall would be reduced to a height of 1m. The whole of the application sits on the remains of a scheduled monument.

The Authority's Historic Buildings Officer and Archaeologist are comfortable with this approach, as are Planning Officers. However, Historic England advisers have been involved from the beginning and have expressed very strong concerns that there is more archaeological work required to inform the proposal and that a positive recommendation at this time would not be appropriate.

Mr McInnes expressed concern regarding the differences of opinion and proposed that the application be deferred for a site inspection, which was seconded by Mr Hitchins.

Mr Harper returned to the meeting.

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


Item 6 – 0558/15 - Hard landscaping works, alterations to access and associated works (Listed Building Consent), South Wing Guest Hall, Buckfast Abbey

Given the deferral for a site visit on 0557/15 the Chairman proposed a site inspection, which was seconded by Mr Hitchins.

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

Item 7 – 0529/15 – Use of land as gypsy and traveller caravan site consisting of six pitches and communal day room and store (Full Planning Permission), Orchard Meadow, South Brent

Speakers: Cllr G Richards, Chairman of South Brent Parish Council
Dr Murdoch, Applicants' Agent

Signed  Date 4-3-16

The Planning Team Manager advised Members that the site is situated approximately 650 metres from the centre of South Brent, outside but immediately adjoining the settlement boundary of the village. The site is currently restricted to two pitches; the application before Members seeks to extend the site to the north and increase the number of pitches to six, with an additional communal day room and store. Each pitch would have space for one static caravan, one touring caravan and parking for two vehicles. The site is reasonably well screened by mature trees and hedging.

The Devon Partnership Gypsy and Traveller Accommodation Assessment 2015 (GTAA) identified the need for only one permanent pitch within the National Park for the five year period between 2014 – 2019. This application proposes four additional pitches and as such, has been advertised as a departure from policy.


The gypsy and traveller site in this location was established in 1984. Officers are of the opinion that the site is within a sustainable location as it is within close proximity of South Brent and lies close to the A38. The proposal does exceed the identified National Park pitch requirement of 0.2 per annum but there is likely to be little harm caused by the proposed intensification of use in terms of its impact on the landscape and on the amenity.

By way of update, one additional letter of objection has been received. Objectors have stated that they consider the exit from the site to be dangerous and there is also concern regarding the risk of water pollution from run off from any septic tank that may be installed on the site.

Cllr Richards advised Members that the Parish Council would recommend refusal of the application due to over-development of the site. He stated that the proposal to place six pitches on the site is four times the amount recommended in the National Planning Policy Framework which states a maximum of 14-15 pitches per hectare. In addition, it is the Council's opinion that the site is not connected to South Brent. There is no pedestrian/cycle path for 100m, highlighting potential safety issues. Should permission be granted the Parish Council would wish to see a Section 106 agreement securing a contribution towards the provision of open, recreational space.

Dr Murdoch advised Members that the site had been used for gypsy and traveller accommodation for the past 30 years and has been consistently occupied; pre-application advice from Officers had confirmed the suitability of the application. He added that South Hams District Council and Devon County Council were both supportive of the application. The applicants have resided on site since 1995; there are now two of their children living on site with their families; the education and health of the children is of paramount importance.

In response to Member queries, the Planning Team Manager advised that the site would be limited to residential use for those satisfying the definition of gypsy and travellers. Members also expressed concerns regarding the

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management of the site, as well as how to ensure that the touring caravans were used for ancillary use only ie, only six families resident on site.

Mr Hitchins proposed that in order to address Member concerns, the application be deferred for a site inspection to be undertaken, which was seconded by Mrs Pannell.

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

1118 Monitoring and Enforcement

Members received the report of the Head of Planning (NPA/DM/16/006).

Item 1 – ENF/0191/15 – Unauthorised residential use of land, Land at Little Down, near Sigford

The Planning Team Manager reported that the land at Little Down has previously been used for horticulture. At the present time, however, a portacabin and timber clad building on the site are being used for unauthorised residential use which is clearly contrary to policy.

Mrs Pannell proposed the recommendation, which was seconded by Dr Mortimer.

RESOLVED: That the appropriate legal action be taken to secure the cessation of the use of the land for mixed horticulture and residential use.

1119 Appeals

Members received the report of the Head of Planning (NPA/DM/16/007)

RESOLVED:

Members noted the content of the report.

1120 Site Inspections

A site inspection is to be held for applications 0557/15 and 0558/15 – both relating to the South Wing Guest Hall, Buckfast Abbey and 0529/15 – Orchard Meadow, South Brent.

Signed James R. Jones Date 4-3-16