

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

4 November 2016

Present: K Ball, W Cann, A Cooper, G Gribble, S Hill, P Hitchins, M Jeffery, D Lloyd, I Mortimer, D Moyse, N Oakley, C Pannell, M Retallick, P Sanders, D Webber, P Woods

Apologies: S Barker, J Christophers, J McInnes

1173 Minutes of the meeting held on Friday 7 October 2016

The minutes of the meeting held on 7 October 2016 were agreed and signed as a correct record.

1174 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 Retallick declared a personal interest, due to knowing the applicant, in Items 4 and 5 (0499/16 & 0500/16) East Shallowford Farm, Widecombe-in-the-Moor

Miss Moyse, Ms Woods, Dr Mortimer, Mr Lloyd, Mr Webber, Mrs Oakley and Mr Sanders all declared an interest in items 4 and 5 (0499/16 & 0500/16) East Shallowford Farm, Widecombe-in-the-Moor and Enf/0152/14 The Roost, Broomcroft, Docombe due to receiving emails from applicants.

Mr Jeffery declared a personal interest in Items 4 & 5 due to contact with the applicant.

1175 Items requiring urgent attention

The Chairman informed Members that item 8 had been withdrawn by Officers a further report will be submitted to the Committee at a later date.

The Members received hard copies of the 2 previous Committee reports regarding 0401/16 & 0402/16 Hillside House, Drewsteignton as they had not been included in the agenda.

1176 Site inspections

0401/16 – Conversion of outbuilding to garden room, Hillside House, Drewsteignton (Listed Building Consent)

Speakers: Mr Thomas – Applicant

The Case Officer reminded Members that Hillside House is a grade II listed house within Drewsteignton Conservation Area, the application refers to the 19th Century

Signed  Date 02-12-16

outbuildings to the east of the house. The application is to roof the surviving walled enclosure, that was originally a piggery, to become a garden room.

During the site visit, it was acknowledged by Members that the curved walled arrangement is an interesting and unusual structure.

The Officer informed Members that although the structure was once roofed, it is not clear what it was roofed with and whether it would have been a formalised building with openings.

According to the Design Guide, Piggeries are unlikely to be suitable for conversion. This piggery is small, hence the proposed increase in height. The roofing would disrupt the vernacular proportions of the traditional piggery. The glazing would detract from the original scale, form and historic interest.

Mr Thomas informed Members that the listing of the house dated back to 1988, but had no reference to the piggery, where the development is planned, and therefore is of no exceptional importance. He told Members that when the building was damaged in storms in 1968 it was roofed and in early plans there is hatching over the piggery, indicating a roof or cover. A line of lime plaster indicating a roof line still existing on the wall. Mr Thomas stated to Members that if improvements are not made, the piggery will be in danger of falling down and it is currently unsafe. The plans are to have it repointed with traditional lime plaster and repair old walls. The space is currently used as a tool store, but would be used as a garden room for plants.

The Head of Planning clarified to Members that although the piggery is not mentioned in the listing, it is still in the curtilage of the listed building. The listing is not a full description of why the building is special.

The Historic Buildings Officer stated that the slots and line of lime plaster indicate a roof at one time, but it is not possible to know if it was roofed originally or what the roof looked like.

Members discussed the need to preserve the building and the materials proposed for the roofing.

Dr Mortimer stated that the integrity of the building must be respected and it certainly was not glazed or roofed in zinc, therefore he proposed the application be refused which was seconded by Miss Moyses.

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

0402/16 – Conversion of outbuilding to garden room and erection of wood store, Hillside House, Drewsteignton (Full Planning Permission)

The Case Officer informed Members that the Planning application includes a small wood store as well as the conversion of the piggery to a garden room. The Officer informed Members that the woodshed alone would be likely to receive planning permission a split decision cannot be issues approving this element only.

Signed  Date 02-12-16

Dr Mortimer stated that the same reasons for the Listed building Consent refusal still stand as well as the design and use of materials not being appropriate, and therefore proposed the application be refused. Miss Moyse seconded the proposal.

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

1176 Applications to be determined by Committee

Members received the report of the Head of Planning (NPA/DM/16/035).

Item 1 – 0485/16 – Construction of new single storey house (with semi basement) on the lower half of garden of 3 Noland Park – 3 Noland Park, South Brent

Speaker: Mr Hannaford, Applicant

The Case Officer informed Members that the application proposed a 3 bedroom dwelling in the garden of 3 Noland Park, a Victorian semi – detached property with a large garden.

The proposed dwelling would be a single storey, low lying property dug in to the slightly sloping ground, with a green roof, which is encouraged in the design guide to reduce its visual effect on the neighbouring properties. There would be a parking area for 2 cars. The dwelling meets the criteria for DMD21 as it would be located within the local centre.

Following changes to the National Planning Practice Guidance, it is not proposed that the dwelling will be affordable for local persons. The design is considered acceptable and has no adverse impact on the character of this part of the National Park.

Mr Hannaford stated that the neighbours have been consulted and the design has been carefully thought out to reduce any impact on the neighbouring properties. It will be tucked down which will minimise any noise or light pollution. There will be no loss of amenity in the area and there is plenty of space for parking and turning in the plans. In response to a Member's question, Mr Hannaford stated that the current property will still have half the current garden and the new dwelling will have a good size garden.

The Head of Planning read out correspondence from the DCLG that outlined how the Ministerial advice for new dwellings and the changes to policy considerations in respect of affordable housing. It was confirmed by the Head of Planning that all new developments such as departure applications would come to committee.

Members agreed that the new dwelling would be a sustainable form of development and a lot of thought had gone into the design. It's a generous and suitable space for the development.

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

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

Signed James P. C. T. Mues Date 02-12-16

Item 2 –0464/16 Construction of extension to side and rear including incorporation of garage into habitable accommodation – Moonrakers, Brentor Road, Mary Tavy

The Case Officer informed Members that Moonrakers is a small bungalow with a proposal for an extension over the footprint of the existing garage, a discrete flat roofed rear extension and a front porch. The garage extension would be covered in wooden cladding. The single storey works would have no negative impact on the neighbouring properties.

The Officer stated that the property is looking 'tired' and does not add to the character of this part of the Park and the proposal would enhance the character and appearance of the property.

The Officer reported that the Parish Council expressed concerns about the floor space extensions, but a large extension could be carried out under permitted development rights. The increase in floor area might be better considered as 35% rather than the 64% quoted.

Members questioned the concern from the Parish Council regarding the flat roof, the Officer informed Members that there are properties with similar design in the area that have been approved. Questions were also raised regarding the timber cladding, the Officer stated that it would improve the current look of the house.

One Member had concerns about another small property becoming larger.

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


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

Item 3 – 0455/16 Construction of 10 affordable dwellings (3x three bed, 5x two bed and 2 x one bed flats), associated access road and thoroughfare to adjacent allotments, Field adjacent to Walkhampton Road/Walkhampton Meadows, Walkhampton Meadows

Speakers: Cllr Roche – Parish Council Representative
Mr Hourican - Applicant

The Planning Team Manager informed Members that the proposed development site is on the east side of Horrabridge, approximately 500m from the village centre and close to the primary school. The development site, which is currently owned by the Parish Council, would be next to and accessed through, a modern estate, which was constructed in the 1990s.

The development would be 100% affordable housing, consisting of 3x three bed, 5x two bed and 2x one bed flats. The plans indicate adequate parking and no street lighting and the access to the allotments to the rear of the site will be retained.

Signed  Date 02-12-16

A consultation event was held to gauge local reaction and feedback was positive. The design of the buildings will be modern but will not affect the historic character of the village. The ecological report was acceptable and the hedge/tree boundary on the southern side of the site will be protected and a wildlife corridor will be incorporated.

Condition No.9 should state "Deliveries to the site **must not be** made during school drop off (8.00-9.00am) and pick up (14.45-15.45)."

Cllr Roche informed Members that Horrabridge PC bought the land and built the school and the 1990's estate on the land, leaving a small parcel of land which was meant to be a burial site; but better use for the site is the development of affordable housing. The proposal for affordable housing is supported by both the Parish Council and the village in general.

Mr Hourican stated to Members that this development and the 1990s development are Devon and Cornwall Housing Association owned and they are pleased to have the opportunity to build some affordable rent properties for local people. The plans indicate that it is a well proportioned development and gardens. The split level houses will sit well in the topography of the landscape. Quality materials will be used to ensure a high standard of housing. Trees will be planted to reduce the visual impact.

In response to Members questions Mr Hourican stated that the dwellings would be rented in perpetuity.

The Officer clarified to Members that each property would have 2 parking spaces. In answer to a Member's question he also stated that street lighting may be possible but the details would need to be agreed as per Condition 6.

Miss Moyse proposed the recommendation, which was seconded by Mr Gribble.


Members welcomed the opportunity to have affordable housing to encourage young people to live on Dartmoor and the fact it had been fully funded by the HCA.

RESOLVED: That, with the alterations to Condition 9 as stated in the report, and the addition of Condition 10 - Ecological Mitigation and Condition 11 - Boundary Fencing and the completion of a S106 legal agreement in respect of affordable housing, permission be **GRANTED**.

Item 4 – 0499/16 Change of use to form residential education centre, including the conversion of existing buildings and erection of new, for residential education purposes and demolition of existing and erection of new farm buildings, East Shallowford Farm, Widecombe-in-the-Moor

Speakers: Mr Froy - Objector
Mr Musgrave - Applicant

The Planning Team Manager reminded Members of the application site and proposals, which had previously been brought to Committee. The site is in an isolated position in the west Webburn Valley. It is a Grade II listed farm house and the farm buildings are part of the historic farmstead. The house has been used for

Signed  Date 02 - 12 - 16

residential and education purposes for 40 years, and now the application is to convert some of the farm buildings for residential purposes to formalise the educational use.

This current proposal is a reduced scheme from the previous application. It included 22 bed spaces in a 5 room dormitory as well as a drying room and catering space in the existing barn and outdoor classrooms are taking the place of some of the animal pens.

The plans indicate that the main barn lean-to needs to be reroofed, the re-slating of the main barn roof and windows and doors placed in the existing openings, as well as a new extension to replace the modern barn extension. The shippen requires windows in the current openings. A new purpose built animal barn is proposed. There will be space for at least 2 mini-buses in the courtyard. A small discreet bin store will be erected by the parking area.

East Shallowford House plan to continue to provide for educational visits for young people from Providence House as they have done for 40 years; they visit approximately 20 times a year and East Shallowford also provides facilities for other local schools. It is a facility that encourages young people to engage with farming. It is a self-sustaining project but it is not a commercial enterprise and there is an established arrangement with the neighbouring farm in terms of acres and general animal husbandry.

The groups use Bellever Youth Hostel for overnight accommodation as the current facilities at East Shallowford are not suitable for children to stay on site. The proposed arrangement would reduce traffic movements around the linking roads.

The Officer stated that the proposed designs are sympathetic to the farmstead and are in proportion to the buildings and the surrounding area. The application meets policy requirements and National Park objectives by engaging young people in the National Park. The improvements and changes to the earlier plans were pointed out to Members.

Condition 13 regarding the removal of the static caravan will be added, should permission be granted.

Mr Froy stated to Members that he believed that the current income for the farm is £17k and the forecasted income is £162k a year, which indicates the centre is becoming a commercial application and emasculates the farming enterprise, departing from Policies COR2, COR18, DMD 25 and DMD44. The Sandford Principle should be applied and understanding and enjoyment should be subordinate to conservation. He stated that there had been confusion in the bed spaces which needed to be clarified and there had be no application for the change of use of the main farmhouse where some bed spaces would be.

Mr Musgrave informed Members that he is the Chair of the Shallowford Trust. The Trust has developed a partnership with urban groups, particularly Providence House. 40 years of the partnership has recently been celebrated. The Trust is deeply committed to the project and believes it enriches the lives of young people. The proposed plans will add versatility for different size groups and will enhance the childrens stay if they can stay on site. The Trust have been working closely with the

Signed James R. Thomas Date 02-12-16

Authority to get the application right, the footprint of the development has reduced by 40% from the original application. The plans indicate that tired, old buildings will be replaced with new to enhance the appearance of the farmstead.

In response to Members questions Mr Musgrave informed Members that currently only 6 people can stay on the farm due to restrictions on mixed gender/adults & children, with the new proposed dormitory 32 people will be able to stay on the farm. The farm has a herd of 16 cows and 60 ewes, and the new animal barn will house pigs, poultry and horses. Animal are likely to be over wintered at the neighbouring farm.

The meeting was adjourned for a lunch break at 1.20pm

The meeting reconvened at 1.50pm.

The Head of Legal and Democratic Services advised that, after reviewing the file, he was happy that the description of the use of the farm as C2 – residential institution was correct and the description of the proposed development is not misleading.

In response to a Member's questions, the Officer clarified that no rooflights were intended in the plans. In reponse to further questions the Officer informed Members that the planning permission would not be limited to the Trust, it would be planning permission for the buildings and land, so it could become a commercial enterprise in the future albeit one limited by planning conditions. The increase in traffic will only be small. The increase in income will be due to the parties paying for accommodation, rather than paying for Bellever YHA.


Mr Retallick stated that the two previous owners, who set up the partnership, had spent a lot of their own money on the site which may distort the income generation. The new building will tidy up the appearance of the farmyard and ehance the character of the buildings and therefore proposed the recommendation, which was seconded by Mr Cann.

RESOLVED: That, subject to the conditions in the report and revised wording for Condition 5, permission be **GRANTED**.

Item 5 – Works relating to Change of use to form residential education centre, including the conversion of existing buildings and erection of new, for residential education purposes and demolition of existing and erection of new farm buildings, East Shallowford Farm, Widecombe-in-the-Moor

The Planning Team Manager reminded Members that the farmhouse is a Grade II listed building and all the outbuildings are within the curtilage. Members were reminded that planning issues were not material considerations to this Listed Building Consent application.

One Member stated that the heritage of the farmstead should be highlighted within the educational visits.

Signed  Date 02 - 12 - 16

Condition 10 should be added, to state that a detailed schedule of works should be produced to ensure the buildings, including the internal fixtures are treated well and enhance their character.

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

RESOLVED: That, with the addition of Condition 10 as noted above, permission be **GRANTED**

Item 6 – Change of use for part of agricultural building to office and workshop for the treatment and processing of wool and running associated education, Greenbank, Chagford

Speaker: Mrs Goudge - applicant

The Planning Team Manager reminded Members that the application had been brought to committee in September 2016, and has returned with conditions (in the even of members being minded to Approve) and amended plans. The current set up has residential use on the first floor and a carpentry workshop on the ground floor. If planning permission is granted, the enforcement action from 2014 would cease. Previously the application has been refused and dismissed at appeal as it is a new unjustified business in the countryside. The Inspector at appeal had no issues with the building being used for secure storage but could see no reason for the business to be run from the building. Visual harm would be caused by the proposed unnecessary flue pipe, windows and rooflights. The Enforcement Notice required the use to cease, agricultural use be re-instated and remedial works to remove elements of domestication from the building.

The current plans are simpler and have removed the solar thermal panels, but features are still at odds with the Inspectors findings and therefore the Officer is still of a the mind to recommend refusal of the application.

Mrs Goudge informed Members that the development is based on an existing farm enterprise of wool spinning courses. The barn is suitable for wool storage coming from 40 sheep, plus deliveries from other Dartmoor farms. She stated that every effort had been made to reduce the visual impact. The rooflights are required for light and the wood burner (hence the flue) is required for heat when running the wool spinning courses. The location is perfect for the students to engage from sheep to end product. She stated that it supports COR18 – support growth of enterprise and heritage of Dartmoor.

In answer to Members questions, Mrs Goudge stated that at the moment in the current location only 10 people can attend the course, but if the barn was used they could double the numbers making the courses more viable. She informed Members that no chemicals are used during the wool cleansing, and therefore excess water can be disposed of in a normal manner.

It was discussed if this was considered farm diversification as it is not part of the current farming business. Members were keen to see that conditions be placed on any approval, to ensure it reverts to an agricultural building should it be sold.

Signed James R MCT Date 02.12.16

The Planning Team Manager advised Members that, should permission be granted, the following conditions would be proposed:

1. Standard three year condition for works to commence;
2. Agricultural purposes, office and workshop for wood course only
3. Ground floor window, north-east elevation to be removed
4. Within three months of permission being granted, windows and French doors to be removed;
5. All replacement window/door frames to be of timber construction;
6. Within 30 days the flue be painted black;
7. Car parking spaces to remain be retained or shown on plan;
8. Works to be carried out strictly in accordance with the permission and conditions attached;
9. Building to revert to agricultural use once the permitted use ceases;
10. No retail sales to be undertaken from the site.

After further discussion Mr Lloyd proposed the recommendation to refuse, which was seconded by Mr Ball.

Mr Sanders reminded Members that Officers were, in providing proposed conditions, responding to the instructions they were given at the meeting of the Development Management meeting in September 2016.

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

Item 7 – Erection of an additional dwelling (open market), Land adj 2 Old School House, Ashburton

Speaker: Mr Atkinson, Objector
Mr Daniel, Applicant

The Planning Team Manager advised Members that 2 Old School House is located on the north edge of the South Dartmoor Community College campus. The proposal is for the erection of a dwelling in the garden to the side of the existing dwelling, with vehicular access from Place Lane.

Ashburton Town Council has raised an objection, stating that access to the site is considered dangerous. Two letters of objection have been received, citing the condition of the land, aspirations of the college and highway safety matters.

The Devon County Highways Officer was invited to address the committee and advised that he had visited the site. Place Lane is narrow and subject to a 20mph speed restriction. Visibility splays must be a minimum of 2.4m with an ability to see 25m in either direction. The existing access would meet these criteria, only requiring the vegetation to the left to be cut back and maintained. Additional vehicle movements would likely be between 6 – 8 per day. As the access does not exit onto an A or B class road, the Highways Authority would not insist on the construction of a turning area on site. It is therefore considered that there are no reasons to sustain an objection to the application.

Signed James R. H. T. Jones Date 02-12-16

Mr Atkinson advised that his opinion differed from that of the Highways Officer. He felt that there was not enough room to turn a vehicle within the parking area. There would, he stated, be additional traffic movements from two dwellings. He stated that children from the local area use the lane to walk to school. He added that as the land belongs to the Academy he would prefer to see the land used for educational purposes.

In response to a Member query, Mr Atkinson advised Members that a great many children from the surrounding area do indeed use Place Lane to walk to and from school. Place Lane is also heavily used by parents driving children to school.

Mr Daniel advised Members that the land is currently unused; the adjacent property has been sold and is now in private ownership. The land on three sides of the site is not in the ownership of the Academy, and the site has never been used for educational purposes. The secretary of State has agreed that the land should be sold. It is considered that the most feasible use for the site is for a residential dwelling; the visibility splay could easily be increased in size; there would be no student access to the site.

Mr Cann proposed that a site inspection be undertaken to consider matters of highway safety in particular, which was seconded by Mr Jeffery.

RESOLVED: That the application be **DEFERRED** in order for a **SITE INSPECTION** to be undertaken.

1177 Monitoring and Enforcement

Item 1 – ENF/0152/14 – Unauthorised building works and subdivision of property – The Roost, Broomcroft, Docombe, Moretonhampstead

The Planning Team Manager advised Members that permission was granted in 2005 for the construction of a single storey extension to the rear of the existing bungalow. Resultant works deviated from the approved drawings; the extension has a ridge height greater than that of the original dwelling and is made up of two storeys, creating a visually dominant feature which has a detrimental impact when viewed from the immediate vicinity. The extension represents a 74% increase in habitable floor space.

A planning application for the current extension was refused in May 2015. Since that time, officers have attempted to secure an acceptable resolution, consistently advising that any extension should be subservient to the original dwelling. However, the schemes that have been submitted to date do not address this issue. The landowner has stated that the property is not sub-divided in any way and has advised that, in his opinion, he has not been given sufficient time to respond.

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

RESOLVED: That the appropriate legal action be taken to secure the removal of the unauthorised development from the land.

Signed James P. [Signature] Date 02-12-16

1178 Appeals

Members received the report of the Head of Planning (NPA/DM/16/037).

RESOLVED:

Members noted the content of the report.

1179 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Planning (NPA/DM/16/038).

RESOLVED:

Members noted the content of the report.

1180 Site Inspection Panel

Site Inspection panel to consist of: Mr Cann, Mr Jeffery, Mr Gribble, Mrs Pannell, Mr Sanders and Mr Webber. Mr McInnes as DM Chairman could also attend. Members requested that DCC Highways Officer also attend.

Applications: 0514/16 – Erection of an additional dwelling (open market)
(Outline Planning Permission) – land adj. 2 Old School House,
Ashburton

on Friday 18 November 2016

Signed James McInnes Date 02-12-16