

**DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE**

**6 November 2015**

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

**Apologies:** G Gribble, J Kidner

The Chairman welcomed Mr T Stapleton, Independent Person, to his first Development Management Committee.

**1092 Minutes of the meeting held on Friday 2 October 2015**

The Minutes of the meeting held on Friday 2 October were signed as a correct record.

**1093 Declarations of Interest and Contact**

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

The Chairman noted that Members had received email communications from the applicants of 0458/15 (Full planning permission) – conversion of stores building into electrical room and kiosk, Burrator Dam, Dousland and 0488/15 (Full planning permission – householder) – erection of detached workshop; enlargement of rear dormers; erection of front dormer with associated walkway, The Glen, Plymouth Road, Horrabridge.

Mr Retallick declared a personal interest by reason of contact from the agent in item 0499/15 (Full planning permission) – Provision of an agricultural/equestrian building, Land at Clearbrook, Yelverton.

Ms Moyse declared a personal interest by reason of contact with both the applicants and agents in Items 0458/15 Burrator Dam and 0499/15 (Full planning permission) – Provision of an agricultural/equestrian building, Land at Clearbrook, Yelverton.

Mrs Pannell declared a personal interest by reason of contact from the agent in Item 0499/15 (Full planning permission) – Provision of an agricultural/equestrian building, Land at Clearbrook, Yelverton.

Dr Mortimer declared a personal interest by reason of contact from the agent in Item 0499/15 (Full planning permission) – Provision of an agricultural/equestrian building, Land at Clearbrook, Yelverton.

Mr Barker joined the meeting.

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Date 4-12-15

Mr Sanders declared a personal interest by reason of contact in Item 0499/15 (Full planning permission) – Provision of an agricultural/equestrian building, Land at Clearbrook, Yelverton and in person for Item 0488/15 (Full planning permission – householder), The Glen, Plymouth Road, Horrabridge.

**1094 Items Requiring Urgent Attention**

None

**1095 Applications for Determination by the Committee**

**Item 1 – 0458/15 – Conversion of stores building into electrical room and kiosk (Full Planning Permission), Burrator Dam, Dousland**

The application is for conversion of a first floor mess room and plant room to a retail/refreshments kiosk, kitchenette and associated store and staff toilet.

The Case Officer advised Members that there are 3 additional letters of objection.

There was a previous application on the same site that was refused in February 2014. The current application no longer proposes toilets in the stores at the rear; a fenced storage area is now proposed to the rear, plus 3 tables with 4 seats at each are proposed in the forecourt – hence condition 10.

This application also proposes replacing the flat roof, which will extend as a canopy over the entrance door and significantly less glazing on the east elevation. The building is to be clad with timber and made accessible for disabled persons. It is also proposed to provide cycle racks.

A transport statement has been submitted with this application and as previously reported to Members, it is not considered that the kiosk will attract additional visitors to Burrator. Therefore a highway objection cannot be sustained.

A Unilateral Agreement has been offered by the applicant to address the concerns raised about the operation of an ice cream vendor who currently serves the site.

Speaker: Mr Scrivener, Objector, Burrator Parish Council

Speaking on behalf of Burrator Parish Council, Mr Scrivener stated that the Parish Council objects to the application as it is felt it is identical to the plan in 2014, and that the area should remain free from commercial ventures.

Speaker: Dr Drennan, Objector, Sheepstor Village

Dr Drennan, speaking as representative of Sheepstor Village, stated that the village also object to the application, adding that a fast food or takeaway outlet would be harmful. Traffic issues are a concern as 300,000 visitors a year is not considered small scale. It is felt that nothing has changed since previous application and it should therefore be refused on the same basis.

Speaker: Mr Iestyn John, Agent

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Mr John, speaking as the agent, stated that he is mindful of the concerns of residents and emphasised the differences to the previous application being a pitched roof with a higher ridge height to reduce the height and volume with screening from hedging, and cycle racks away from the road to reduce safety concerns. He commented that it is a busy road, but it is never blocked. He confirmed that toilet and litter cleaning would be undertaken by the kiosk. With tight controls it is not felt this would lead to over commercialisation. It is considered to be a creative re-use of an existing, unattractive building.

Members asked Mr John a number of questions for clarification.

A Member highlighted that out of 19 properties in Sheepstor, 24 letters of objection have been received.

Dr Mortimer proposed to refuse permission for the following reason:-

The introduction of a commercial facility in a location outside a settlement is considered to be inappropriate and unjustified and will have an adverse impact on the special character and quality of the National Park, contrary to the Dartmoor National park Development Plan in particular policies COR1, COR2, COR11, COR18, DMD1b, DMD5, DMD6 and DMD31 and the advice contained in the English National Parks and the Broads UK Government Vision and circular 2010 and the national Planning Policy Framework 2012.

This was seconded by Ms Moyse.

**RESOLVED:**

That permission be REFUSED due to the reasons stated above.


**Item 2 – 0462/15 – External alterations to disused public convenience (Full Planning Permission), Burrator Dam, Dousland**

The application is to refurbish and reclad the existing toilet building, and to provide improved disabled access.

The Case Officer advised Members that since the report there have been two additional letters of objection, (one from Dartmoor Society), and one letter of support.

The Case Officer showed Members plan 8, the existing tired looking toilet building and explained they are, however, conveniently located near to the dam. The Case Officer confirmed that the toilets could be re-opened without planning permission. Recladding will enhance the look of the building and this does require planning permission.

The other issue is there is no disabled access in the building at present. The application proposes to have a disabled toilet, ramp and wheelchair turning facility. The Case Officer has concerns about the edge of the ramp and it is considered that

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an additional condition should be imposed, requiring details of this to be submitted and the ramp constructed in accordance with the approved details.

The second additional letter of objection raised issues about the incursion of the ramp onto the walkway. The Highways Officer in consultation with the Neighbourhood Highways officer has considered the letter and concluded that there would not be a negative effect on highway safety as a result of the ramp. He has however asked for an Informative stating 'The permission hereby granted shall not be construed as authority to carry out works to the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway'.

This is to be included in the letter accompanying the planning permission if Members grant permission.

Speaker: Mr Scrivener, Objector, Burrator Parish Council

Mr Scrivener stated that the old toilet block was closed in 2009 due to vandalism and risk of accidents. He indicated its current siting was originally to coincide with the siting of the bus stop. Re-opening the toilets will add to congestion at an already dangerous pinch point. He added there are deep concerns locally of possible accidents. He also added that they do not need toilets everywhere. A Member asked whether the Parish Council would object to the disabled access being added to the toilets; Mr Scrivener confirmed the Parish Council would not object to such access.

Speaker: Dr Drennan, Objector, Sheepstor Village

Dr Drennan listed Devon County Council, West Devon Borough Council, Dartmoor National Park, Police, South West Water and South West Lakes Trust as all having reported problems with traffic and parking at this location. He questioned why highways issues would not be relevant and re-iterated the concerns over highways safety at this spot. He stated that there are already public toilets across the road.

A Member asked whether the Sheepstor objectors would object to the disabled access being added to the toilets, to which Dr Drennan replied they would prefer the Discovery Centre to be used to avoid danger to users. They do not object to the addition of such access to the toilets.

It was confirmed by a Member that access to the toilets in the Discovery Centre are only available to the general public visiting their facility and they are aware some people have previously been turned away.

Speaker: Mr Iestyn John, Agent

Mr John confirmed that toilets at Burrator Lodge have been closed due to the proposed sale of the building, and that the toilets at the Discovery Centre are not available for public use as there are limitations including drainage issues. It is much less likely the toilet works will now go ahead as the previous application has been refused.

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A Member asked for clarification regarding the problem with the drainage. It was confirmed it is at the end of a water supply and sewage line, and there is a capacity issue on the system.

The Chairman drew Members attention to the application set out in front of them.

The general consensus was that an improvement to the current building and facilities would be positive step.

It was pointed out that on the plans the door is shown to be hung the wrong way for wheelchair access, and would need to be changed. Railings would also be a requirement on the right hand side of the ramp.

Dr Mortimer proposed the recommendation subject to the additional condition stated below:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Prior to the commencement of the development hereby approved, samples of the proposed cladding shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing only approved cladding shall be used in the development.

Notwithstanding the drawings hereby approved, no development shall take place until details of the edge of the ramp and any railings required; together with revised details of door access to the accessible toilet shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

A note be added as per the request of the Highway Authority.

This was seconded by Mr Barker.

**RESOLVED:**

That, subject to the conditions as set out in the report and with the additional condition as set out above, permission be GRANTED for the reasons as set out in the report.

**Item 3 – 0499/15 – Provision of an agricultural/equestrian building (Full Planning Permission), SX 5279 6465, Land at Clearbrook, Yelverton**

The Case Officer informed Members that the proposal is to erect a building for equestrian and agricultural purposes, which will be 18m long and 11m wide with a ridge height of 4.8m. It is also proposed to erect a hedgebank to enclose a yard around the building.

Speaker: Amanda Burden, Agent

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Ms Burden confirmed it was in keeping with design guidelines for 25 ewes, 5 pigs, 4 horses and a pony all needing shelter in winter and use for breeding. Ms Burden confirmed the size of the proposed design as 18m x 11m 4.8 ridge height. Seven acres is maintained as pasture which helps conserve and enhance National Park. There will be an enclosed Devon hedge bank. It was carefully chosen as it is surrounded by woodland backdrop. The proposed single building is much needed and would replace a number of temporary haphazard buildings.

A Member questioned the positioning of the building and was informed the reason is because there are large overhanging trees in the corner of the field.

Ms Moyle proposed that the matter be deferred for a site inspection to be undertaken, this was seconded by Mr Ball.

**RESOLVED:**

That, the application be DEFERRED for a site inspection to be undertaken to consider issues of siting and local impact.

**Item 4 – 0488/15 – Erection of detached workshop; enlargement of rear dormers; erection of front dormer with associated walkway (Full Planning Permission - Householder), The Glen, Plymouth Road, Horrabridge**

The Case Officer reported that all Members had received an email from the applicant. This application proposes to enlarge existing rear dormers, erect a front dormer with a walkway to provide access from the garden which is at a higher level, and erect a detached workshop.

After a short discussion regarding whether the proposed dormers will have an adverse impact, it was considered a site visit might be appropriate to consider design issues and local impact.

Ms Moyle proposed that the application be deferred for a site inspection to be undertaken. This was seconded by Mr Retallick.

**RESOLVED:**

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

**Item 5 – 0414/15 – Erection of livestock polytunnel (310sqm) (Full Planning Permission), Westabrook Farm, Rew Road, Ashburton**

The Case Officer reported that this is a livestock holding on the northern edge of Ashburton. There is an existing cluster of buildings around the farmyard and dwelling. The application proposes a polytunnel for rearing sheep away from the main farm group, measuring 10m x 31m and 3.7m in height, with plastic netting alongside panels and a stock gate at either end. This is not a traditional livestock building.

The site is exposed to views from surrounding well used public footpaths on high ground.

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Polytunnels are particularly conspicuous structures in the landscape.

Policy DMD34 requires new agricultural development to be of a form well related to its function. Polytunnels are not designed for the keeping of livestock and there is no special justification for this type of development which will have a harmful impact on landscape character and visual amenity.

Policy also requires new farm buildings to be grouped with existing buildings, landscape features and have regard to topography. The proposed polytunnel is divorced from the existing building group, located on the highest part of the field and visible from surrounding footpaths where, it will appear as an isolated and visually intrusive structure.

Officers have discussed an alternative option for a traditional timber livestock building grouped closer to the existing farm building group, and re-orientated to reduce its visual impact. However, the applicant would like a decision on this application before considering alternative options.

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

**RESOLVED:**

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

**Item 6 – 0444/15 – Change of use of community building to holiday-let (Full Planning Permission), Haytor Vale Lodge, Haytor**

The Case Officer informed Members that the proposal is for the change of use of the timber framed and clad former Women's Institute building into a holiday let. The building is a 150m from the Rock Inn, which is at the centre of Ilington. The proposal seeks permission to use existing building for holiday use with minor changes to insert windows. It will be single storey with two bedrooms, and the floor area will be 105m<sup>2</sup>.

The Women's Institute have moved their meetings to other village facilities, so the building is therefore redundant for their purposes.

The Case Officer confirmed that the location is outside of the recognised settlement. They referred to DMD9 - appropriate conversion of non-residential building and to DMD44 – supports short-term holiday lets.

The Parish Council do not consider it an appropriate re-use of the building. They would prefer to see a permanent dwelling. The Case Officer confirmed policies COR15 and DMD23 would not allow for an open market unit.

Speaker: Mr Williams, Applicant

Before purchasing, Mr Williams said he made clear his intention and took advice in principle. It will offer a resource in particular to walkers and cyclists and is in close

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proximity to Haytor and Devon Cycle Way. It offers an affordable facility within Dartmoor National Park.

Mr Webber proposed the recommendation as set out, which was seconded by Mr Barker.

A Member raised the issue that Haytor Vale is part of Ilington Parish. Parking is of some significance. The road is not wide. It is essential that there is an off-street parking space and a condition should be included to allow some parking.

Mr Harper left the meeting.

The Head of Planning confirmed that monitoring will be put in place to ensure the building continues to be used for holiday let purposes.

Ms Moyses left the meeting.

**RESOLVED:**

That, due to the reasons and the conditions set out in the report, permission be GRANTED, subject to the conditions set out in the report.

**Item 7 –0463/15 – Replace patent glazing on roof to south-east elevation with natural slate (Listed Building Consent), 56 East Street, Ashburton**

Mr Harper returned to the meeting.


The Case Officer informed Members that the proposal is a retrospective application for a minor change to the approved scheme for the conversion of the building into a mixed use residential/commercial and two residential units.

The building is the former Red Lion Public House, which is now closed. It was a public house on the ground floor, with residential use above. The rear outbuildings were of poor quality and have been demolished.

Members' attention was drawn to the planning history from 2010. Listed Building Consent was granted for internal works to refurbish the main building, retaining commercial space on ground floor and residential above. Linked full planning permission was granted for additional two residential units, and an extension to the rear. One of the units is subject to a planning obligation in respect of affordable housing.

The applicant requires consent to change a minor detail of removing patent glazing in favour of a fully slated lean-to roof. Officers consider this to be a very minor change, not affecting the Listed Building Consent. It is not on public view, and will preserve the integrity of the listed building. The works have already been undertaken. There is no need for further conditions.

Mr Sanders proposed the recommendation as set out, seconded by Dr Mortimer.

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In response to a Member's question as to why the application was before Committee, the Head of Planning stated that he would write and remind the Town Council that objections should only be raised where they concern material considerations.

**RESOLVED:**

That, due to the reasons set out in the report, permission be GRANTED.

**1096 Appeals**

Members received the report of the Head of Planning (NPA/DM/15/053)

A Member highlighted an error in the wording in the report on page 42 which should be 'allowing' not 'dismissing'.

**RESOLVED:**

Members noted the content of the report.

**1097 Applications Determined Under Delegated Powers and Applications Withdrawn**

Members received the report of the Head of Planning (NPA/DM/15/054)

**RESOLVED:**

Members noted the content of the report.

**1098 Enforcement Action Taken Under Delegated Powers**

Members received the report of the Head of Planning (NPA/DM/15/055)

**RESOLVED:**

Members noted the content of the report.

**1099 Appointment of Site Inspection Panel and Arrangements for Site Visits**

A site inspection is to be held for application 0499/15 land at Clearbrook, Yelverton and also for application 0488/15 The Glen, Plymouth Road, Horrabridge on Friday 20 November.

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Date 4-12-15