

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 2 November

Present: S Barker, K Ball, W Cann, J Christophers, G Gribble, P Harper,
S Hill, P Hitchins, M Jeffery, J McInnes, D Moyse, N Oakley, C Pannell,
M Retallick, P Sanders, P Woods

Apologies: A Cooper, D Webber

1325 Minutes of the Meeting held on Friday 5 October 2018

The minutes of the meeting held on Friday 5 October 2018 were agreed and signed as a correct record.

1326 Declarations of Interests and Contact

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

Mr Harper declared an interest in 0487/18 – Field at Manley Mead, Bridford, due to knowing the applicant. He confirmed that he would not participate in the vote on that item.

1327 Items Requiring Urgent Attention

None.


1328 Site Inspections

Members received the report of the Head of Development Management (NPA/DM/18/035).

1329 Item 1 – Erection of two-storey side extension – 3 New London, Princetown

Speaker: Mrs Harries – Applicant

The Case Officer reminded Members that the dwelling in question is a small semi – detached house on the edge of Princetown. The recommendation for refusal is due to the size and massing of the extension (a 77% increase in habitable floorspace), which is contrary to policy. The Parish Council and neighbours have registered their support for the extension. The property is modest and has historical interest. The extension would overwhelm the property and affect the character of the row of cottages.

Signed  Date 7.12.18

Mrs Harries thanked Members for attending the site visit. She felt it was important to show the Members the footprint of the proposed extension and the little impact it would have on the neighbours, while maintaining their privacy. She stated that the current staircase is unsafe. She also stated that many of the other neighbouring properties have been extended therefore this would not be changing the character of the row of cottages. The applicant indicated that she would be happy to take in to consideration recommendations from the Case Officer.

The Chairman stated that at the site visit the Members had a good look at the property and the surrounding properties. All Members said that they were in favour of an extension but the proposed extension would be too dominant on the modest sized cottage.

Members agreed with the principle of the extension of the cottage, as it is important to encourage families to stay in Princetown. The cottage is an odd layout and an extension could offer a more family friendly dwelling, but the proposal would overwhelm the existing property. A more fitting solution could be considered in a future application with the guidance of the Case Officer.

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

Mr McInnes stated that there is no doubt that this property needs to be extended, but it needs a more sympathetic solution, similar to the neighbouring dwellings.

RESOLVED:

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

1330 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/18/036).

Item 1 – Erection of general purpose agricultural building - Field at Manley Mead, Bridford

The Head of Development Management informed Members that revised plans had been received since the Agendas were distributed. He advised Members should defer the application as the revised plans could alter the recommendation which could lead to the application being decided under delegated powers.

RESOLVED:

That determination be DEFERRED to allow the Case Officer to assess the new plans.

Signed James McInnes Date 7-12-18

1331 Appeals

Members received the report of the Head of Development Management (NPA/DM/18/037).

RESOLVED: Members NOTED the content of the report.

1332 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/18/038).

(ENF/0168/18) Mr Cann stated to Members that the residents of Sticklepath have objected to the wall, and requested that the Deputy Head of Development Management should review it. The Head of Development Management stated he would look in to the case.

RESOLVED: Members NOTED the content of the report.

Signed James D. Cannon Date 7-12-18