

**DARTMOOR NATIONAL PARK AUTHORITY**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**Friday 7 December 2018**

Present: K Ball, A Cooper, G Gribble, P Harper, S Hill, M Jeffery, J McInnes, D Moyse,  
N Oakley, C Pannell, M Retallick, P Sanders, D Webber, P Woods

Apologies: S Barker, W Cann, J Christophers, P Hitchins

**1333 Minutes of the Meeting held on Friday 2 November 2018**

The minutes of the meeting held Friday 2 November 2018 were agreed and signed as a correct record.

**1334 Declarations of Interests and Contact**

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

Mr McInnes, Mr Sanders, Mr Gribble, Mrs Oakley, Ms Woods, Mrs Pannell, Mr Harper and Mr Cooper all declared a personal interest in 0561/18 – Old Fire Station, Manor Road, Chagford due to receiving an email from the applicant.

Mr Parkinson declared a personal interest in 0562/18, 0563/18, 0597/18 & 0598/18 – Bagtor Barton, Ilington and would not participate in the discussion.

Mrs Oakley declared a personal interest in 0514/18 – Higher Mill Leat, Holne due to receiving an email.

Mr Harper declared an Interest in 0514/18 Higher Mill Leat, Holne due to knowing the applicant.

Mr Retallick declared a personal interest in 0537/18 – Old Glebe House, Widecombe in the Moor; 0514/18 Higher Mill Leat and 0542/18 Henscott Farm, Mary Tavy due to knowing the applicants, and in 0561/18 – Old Fire Station, Manor Road, Chagford due to receiving an email. He also declared a pecuniary interest in 0562/18, 0563/18, 0597/18 and 0598/18 Bagtor Barton, Ilington due to being related to the applicant – he advised he would leave the meeting for those four items.

**1335 Items Requiring Urgent Attention**

Minute No 1315 – 7 September 2018

**Item 1 – 0035/18 : New residential development of 23 units including flood relief works, highways, engineering, drainage works and associated landscaping (Full Planning Permission) – Brewery Meadow, Stonepark, Ashburton.**

Members agreed the amendment to minute No 1315 – 7 September 2018 to read;

Signed James P. O'Connell Date 11-01-19

**RESOLVED:** That, subject to the completion of a s106 legal agreement in respect of contributions to education infrastructure and deferred payments towards affordable housing provision and the conditions as set out in the report, permission be GRANTED.

**1336 Applications for Determination by the Committee**

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

The Chairman advised Members that Item 14 - 0548/18 - Bowden Farm, Widecombe-in-the-Moor, had been withdrawn.

**Item 1 – 0503/18 – Conversion of stables to single storey holiday let (Full Planning Permission), Old Glebe House, Widecombe-in-the-Moor**

Speaker: Mr Dunlop – Applicant’s agent

The Case Officer informed Members that the application relates to the conversion of stables in to a single storey holiday let. The stables are adjacent to the church in the centre of Widecombe and in the curtilage of a listed building. The building had an extension which was removed in 2002.

The proposed plans show a large shallow pitched roof on a new extension, which would overwhelm the character and size of the existing building.

The full planning permission should be refused due to its conflict with policy to DMD 9 and the harm to the historic and architectural merit of the building.

Mr Dunlop informed Members that the proposed changes to the building would cause little harm to the heritage asset. It would be an advantage to the village to have another holiday unit as Widecombe now relies on tourism. The Parish Council voted in favour of the application. The alterations would not be visible from the village or the church. The addition of a holiday unit is supported by policy COR1. It would be a small scale but essential addition to the local economy. It would have no adverse effect on the archaeological merits of the area. There is no better use for the building and it will fall in to disrepair if it is not converted.

In response to a Member’s question, Mr Dunlop confirmed that the stable is no longer used for any other purpose.

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

Members agreed that the building had already had too many alterations in the past and the proposed extension is too big. The building is in a prime location, adjacent to two listed buildings and it would be out of character for the area.

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

Signed James Dunlop Date 11 - 01 - 19

**Item 2 – 0537/18 - Conversion of stables to single storey holiday let (Listed Building Consent), Old Glebe House, Widecombe-in-the-Moor**

Speaker: Mr Dunlop – Applicant's agent

The Case Officer had nothing further to add.

Mr Dunlop informed Members that the building itself is not listed.

The Case Officer clarified that the building is a curtilage listed building.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders. Mr Sanders stated that the development would harm the neighbouring listed buildings.

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

**Item 3 – 0561/18 - Erection of office (Full Planning Permission), The Old Fire Station, Manor Road, Chagford**

Speakers: Mr Alan Deacon – Objector  
Mr Alex O'Connor – Applicant's Agent

The Case Officer reminded Members that the application is for a proposed office building which had previously been refused due to the scale, massing and design (0101/18). The application had received 61 letters of objection and 15 letters of support. The location is outside of the conservation area and is currently a grassy bank. The application is supported by policies including COR18, which supports small scale business opportunities that are compatible with National Park purposes.

The application has received objection from the Parish Council which stated that the 20% reduction in size is not enough for them to support the proposed building, and the concerns with parking have not been addressed.

The proposed building would be at juxtaposition to the neighbouring properties. The changes to the design mean the ridge will have less impact on the neighbours and the design will not detract from the area. It is a sustainable form of development and therefore the application is recommended for approval.

Mr Deacon stated to Members that the proposed design is of an inappropriate size and will be detrimental to the area. It is contrary to policy and the changes since the last application are only minor. Over 60 home owners have objected to the application, as have the Parish Council. He stated that there is no need for offices in this residential part of Chagford. There is no car parking available. The design is out of character for the area. It has been refused before and the residents are seeking consistency. Mr Deacon suggested that should it be approved, a commuted sum and 12 months construction time should be written in to the conditions.

Mr O'Connor reminded Members that a site visit has already been conducted for the previous application. The design has been changed to address the issues with size, scale and massing and is supported by policy as a light industrial building. The application has received the support from the Case Officer and the Highways Authority. The Highways Authority has raised no objection in respect of parking. In

Signed  Date 11-01-19

response to the comments from the last application, the roof has been reoriented and the gable end is further from the neighbour. The roof would be 1.5m lower than the nearest property.

In response to Members questions, Mr O'Connor stated that currently 3 people work for Squirrel Designs but it could go up to 7 people. He also confirmed that there is currently no suitable office space available in Chagford.

The Case Officer confirmed that the area of green space has no requirement to be kept as a landscaped area. Members required clarification on Condition 4 "The premises shall be used for A2 (Professional Services, Architect's Office)...", the Case Officer stated that a further application would have to be made if the use of the building was to change from this specific use.

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

A Member stated that there have been numerous consultations for the local plan and four business units will be available in the near future within Chagford, which will be in close proximity to the car park. Members stated that the public's objections should be listened to and car parking for this unit will always be an issue. Members agreed that the character of the setting will be changed if this development should be approved and support for the Parish Councils comments was shown.

The proposal was put to the vote, but was not carried.

Members agreed that the reasons for refusal need careful consideration. Therefore Mr Harper proposed that the application be DEFERRED in order for reasons for refusal to be set out and properly considered before a decision is made, and this was seconded by Mr Ball.

**RESOLVED:** That the application be DEFERRED to allow for further consideration of Members concerns: the report to be represented at the next Development Management Committee.

**Item 4 – 0543/18 – Change of use from agricultural land to campsite for 12 tents and associated shower/toilet and storage shed (Full Planning Permission), Field opposite Waye Down, Murchington**

Speaker: Mr Duncan Vincent -Applicant

The Case Officer informed Members that the application is for 6 pitches for "pitch your own tent" sites, 6 safari style tents, 5 toilets blocks and 3 showers blocks, a storage shed and a recreational space. The safari tents would measure 5m x 4m x 3.1m in height. The toilets and showers would be timber with a metal roof. The tents and sheds would run along the northern boundary of the field, and access would be through the existing gateway. The land was used this summer for camping for the 28 day period allowed under Permitted Development rights.

The proposed development would have an impact on the local landscape character and the tents and other camping infrastructure would not reflect the agricultural use of the land contrary to policy DMD5. The campsite would be considered visually

Signed  Date 11-01-19

intrusive and have a detrimental impact on the landscape character which is contrary to policy COR1 (h) and COR 3.

Mr Vincent stated to Members that he and his daughter are seeking an opportunity for farm diversification. The campsite would not be permanent, as they are only looking at using the field for camping between April to September. Nothing in the field would be a permanent structure and therefore could all be removed in the off season. The farm is not financially viable as it is and an additional income needs to be sourced. The campsite would be low impact. He stated that the ridge is in the middle of the field and the tents would be below the ridge along the hedge line. The holiday makers that visited this last year have appreciated the small farming business and location.

In response to Members questions, Mr Vincent clarified that all the structures are temporary and could be removed in the winter months. The tents could be a less intrusive colour i.e. brown instead of cream. The closest point that the field can be seen is 4 miles away on common land. He stated that the toilets are sawdust toilets, therefore the waste can be composted and put back on to the land. The shower water is pumped in from the farm which is only one field away. The pop up campsite this year indicated that the systems worked well.

The Head of Development Management stated to Members that the application is for a permanent change of use. The applicant may only choose to use it for 6 months of the year but the toilets and showers could become permanent fixtures and could be replaced by block buildings in the future.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders. Mr Sanders stated that the applicant needs to be clear in what they require, whether it is a permanent change to the use of the land or a mixed use.

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

Mr Retallick left the Meeting

**Item 5 –0562/18 – Change of use from farm walk meeting room to holiday accommodation and insertion of a roof window (Full Planning Permission), Bagtor Barton, Ilsington**

The Case Officer informed Members that the application related to a previously converted barn, that has been used for an educational space for farm walk groups, which is no longer required. The applicant now wishes to convert it in to a holiday let. The conversion would require stud walls to be erected on the first floor and the removal of stud walls on the ground floor and the insertion of a roof light. The alterations would be minimal and compliant with policies DMD 35 and DMD38 and would not harm the building. The DNPA Ecologist has requested a condition that the roof light be inserted before March to avoid disturbance to bats.

The Case Officer stated to Members that financial information had been sourced to ensure that the farm diversification is subservient to the main business of the farm.

Signed James De Jesus Date 11-01-19

In response to a Members question, the Case Officer clarified that this type of application would normally be determined under delegated powers. It had only been brought to committee as the applicant is a relative of a Member.

The Case Officer confirmed that no objections had been raised by Historic England or DNPA's Building Conservation Officer.

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

A Member stated that farm walks and talks were paid for by stewardship grants and have now been scaled back and so the building is definitely redundant from its previous use.

**RESOLVED:** That, subject to the conditions, as set out below, permission be GRANTED:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall, in all respects, accord strictly with drawings: Site Location Plan and drawings 16/59 – 1/01, 16/59/02 valid 17 October 2018.
3. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation and shall not at any time be used, let, sold or otherwise occupied as a separate dwelling. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year. A register of all occupiers shall be retained by the applicant for inspection by the Local Planning Authority on request.
4. Any new pointing shall be carried out using a lime based mortar mix with raked jointing.
5. The rooflight on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
6. The installation of the conservation rooflight shall take place before March 2019. If this work takes place after March 2019, additional advice must be obtained from a suitably qualified ecologist.

**Item 6 –0563/18 – Insertion of rooflight on north east elevation and internal re-arrangement of first floor (Listed Building Constent), Bagtor Barton, Ilington**

The Case Officer had nothing more to add.

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

The Case Officer confirmed that no objections had been raised by Historic England or DNPA's Historic Buildings Officer.

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

Signed James Rolfe Date 11-01-19

**Item 7 – 0597/18 - Change of use from agricultural barn to holiday accommodation and insertion of roof window (Full Planning Permission), Bagtor Barton, Ilington**

The Case Officer informed Members that the application is for part of the same group of buildings as 0562/18 & 0563/18. The barn has not yet been converted and Listed Building Consent has been applied for, for a new floor, staircase and stud walls. Window and door openings will stay the same. The barn has previously been reroofed and the change of use will have minimal impact on the fabric of the building. The listed building will not be harmed.

The DNPA ecologist requested a condition be added to ensure all works to the barn are undertaken before March (outside the bat breeding season).

In response to Members questions, the Case Officer confirmed that the barn was redundant as the farm has large barns for agricultural use outside of the farm yard. Modern equipment would struggle to reach this barn.

The Case Officer confirmed that no objections had been raised by Historic England or DNPA's Historic Buildings Officer.

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

**RESOLVED:** That, subject to the conditions, as set out below, permission be GRANTED:

1. The development hereby permitted shall be begun before the expiration of three years for the date of this permission.
2. The development hereby approved shall, in all respects, accord strictly with drawings: 16/59-1/01, 16/59 -1/04 A and 16/59 – 1/05 valid 30 October 2018.
3. No work shall commence on the development hereby permitted until a written scheme providing for appropriately qualified archaeologist to carry out a full archaeological watching brief on all groundworks associated with the development has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to installation, full details of the proposed windows and doors to be used, including details of materials, colour finish, and large scale section drawing of the window and door frames proposed shall be submitted to and approved in writing by the Local Planning Authority. Once approved work shall proceed in accordance with the approved detail.
5. Large scale section drawings for the proposed staircase shall be submitted to the Local Planning Authority for approval prior to its installation. Thereafter, the staircase shall be installed in accordance with the approved details.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.

Signed James McInnes Date 11-01-19

7. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
8. The development hereby permitted shall not be used or occupied other than for the provision of short let holiday accommodation and shall not at any time be used, let, sold or otherwise occupied as a separated dwelling. No person, couple, family or group shall occupy or use the accommodation hereby permitted for a single period or cumulative periods exceeding 28 days in any calendar year. A register of all occupiers shall be retained by the applicant for inspection by the Local Planning Authority on request.
9. Any new pointing shall be carried out using a lime based mortar mix with raked jointing.
10. Installation of external doors, windows and roof work (i.e. installation of rooflight) shall take place before March 2019. If works affecting the roof coverings or filling the external openings take place after March 2019, additional advice must be obtained from a suitably qualified ecologist.

**Item 8 – 0598/18 – Change of use from agricultural barn to holiday accommodation and insertion of roof window (Listed Building Consent), Bagtor Barton, Ilington**

The Case Officer confirmed that no objections had been raised by Historic England or DNPA's Historic Buildings Officer.

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

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

Mr Retallick returned to the Meeting

**Item 9 – 0560/18 – Siting of office pod in the domestic curtilage of the dwelling (Full Planning Permission- Householder), London House, 22 Station Road, Horrabridge**

The Case Officer informed Members that the application for the siting of an office pod is retrospective. The office pod is currently adjacent to the boundary wall. The applicant wishes to move it back so it is less visible from the street, which would be less harmful for the surrounding buildings.

The Parish Council have objected to the pod as it is unsightly and prominent in the street scene and moving it back would make little difference.

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

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

Signed James D. McInnes Date 11-01-19



**Item 10 – 0517/18 – Change of use of garage to form short stay holiday letting unit including addition of flue (Full Planning Permission), 1 Model Cottages, Lower Town, Poundsgate**

Speaker: Mr Mathew Wood –Applicant

The Case Officer stated to Members that the application is for an existing barn/garage to be converted in to a holiday property with two parking spaces. A roof light and flue would be added to the property and a bed loft area would be created.

The Trees and Landscape officer had no issues with the hedge being removed to create a parking area.

The barn is currently used for domestic storage. It is well grouped with other properties therefore complies with policies DMD1b, DMD9 and COR1.

Mr Wood stated to Members that there will be no problems with parking as there would be a space off the road and a small portion of the hedge will be retained.

In response to Members questions Mr Wood clarified that there would be 2 spaces for No1 Model Cottages, plus 1 for the holiday let. No trees would be removed.

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

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

**Item 11 – Construction of agricultural worker’s dwelling (Full Planning Permission), Higher Mill Leat, Holne**


Speaker: Ms Amanda Burden - Agent

The Case Officer stated to Members that the application is for a three bedroom agricultural worker’s dwelling on the opposite side of the road to the main farm house. Outline planning permission was granted for a two bedroom dwelling in February 2018.

The proposed dwelling exceeds the functional requirement for the farm and compromises the affordability of the dwelling, and therefore it conflicts with policy DMD23. The total floor space would be 124sqm including an 18sqm farm office, and this is considered in excess of what is reasonable in size and scale.

Ms Burden informed Members that this alternative accommodation is required for a substantial farming business with 500 cattle and 200 turkeys. The design has been supported by the Parish Council. It would be much smaller than the main house but would be providing a long term housing solution for the farming family.

In response to a Members question Ms Burden stated that both the main farm house and the farm workers dwelling would need an office each as there are two very separate business roles for the two farmers.

Signed  Date 11 - 01 - 19

The Head of Development Management clarified that the outline permission for a farm workers dwelling was still extant. This is a fresh application to make a larger farm worker's dwelling. There is already a large farm house and the proposed dwelling would also be a very generous house. A farm worker's dwelling should be modest and there is no justification for such a large dwelling in this situation.

Members discussed the farming needs and the appropriate size of an affordable dwelling in this location. The Head of Development Management clarified that if, in the future, the dwelling was no longer needed by the farm, it should be an affordable dwelling adding to the local housing stock.

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

Mr Sanders drew Members attention to Page 63 of the report which states "the size of the dwelling is the main issue with this application". Policy is clear and the application needs to relate to supplementary housing guidance.

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

**Item 12 – 0544/18 – New dwelling with associated parking (Full Planning Permission – Householder), site adjacent to School Houses, Place Lane, Ashburton**

Speakers: Mr Simon Atkinson – Objector  
Ms Kathryn Nickson – Agent

Mrs Pannell left the meeting.

The Case Officer stated to Members that the site, adjacent to South Dartmoor Community College, had received outline planning permission in 2016, but that has now expired. The site is a former garden of an existing property. The application is a departure from the Development Plan due to the addition of an open market property in a local centre, which the applicants have been made aware of. The design concerns relate to the size and massing. The incongruous design is not considered to be of sufficient quality or distinctiveness to outweigh the policy objection. The sustainability objectives that the application proposes with the "Passivhaus" aspects of the design are not overriding.

Mr Atkinson informed Members that the main areas of concern relate to the fact that pre-application advice has been ignored and the application goes against policy. The neighbours' concerns relate to the ridge height, the 2m wide eaves and the visual contrast with the existing dwellings. The over-hanging eave will result in loss of sunlight for the adjacent properties. The steep roof with solar-panels will cause harsh reflections and the proximity of the building will mean there is a loss of privacy on the neighbouring properties. The proposed dwelling would dominate the plot.

Ms Nickson suggested than an extension of time would be preferable to address the issues addressed in the report. She stated that the design is not compatible with affordable housing size restrictions. Passivhaus is the best method to create a family home with reduced energy demands. With lower energy demands the house would be more affordable to run. The development would be used as a project for the Atrium School, therefore benefiting the local community. The applicants require more

Signed James Atkinson Date 11-01-19

time to deal with the issues, for example the solar panels on the NW side of the roof could be omitted.

In response to a Members question, Ms Nickson stated that the house would comply with Passivhaus guidance.

It was clarified that South Dartmoor Community College are the applicant. The couple who hope to purchase the property, are in discussions with the College in relation to the design.

The Case Officer informed Members that deliveries to the site would have to be through the College site, and therefore a condition on timings would have to be added if the application were to be approved.

Mr McInnes proposed the recommendation, which was seconded by Mr Sanders. Mr Sanders stated that an open market dwelling is unjustified in this area.

Members agreed that the reasons for refusal are clear.

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

**Item 13 – Erection of single storey extensions to existing farmhouse to provide living accommodation and farm office (Full Planning Permission- Householder), Henscott Farm, Mary Tavy**

Speaker: Ms Lucy Payne – Applicant

The Case Officer informed Members that Henscott Farm is an agricultural worker's dwelling in the open countryside, in a relatively isolated location. The current dwelling is simple in its form and design, totalling 199sqm and the proposed extension would increase the dwelling by 35%. Policy DMD24 limits the size of extensions on agricultural worker's dwellings to limit the affordability, and therefore the principle of extending is unacceptable. The extensions would over-complicate what is currently a simple building. There are alternative solutions that could be explored to provide additional accommodation.

Ms Payne stated to Members that the dwelling was constructed in 2005 when there was no limit on size. She stated that it doesn't seem right that the size criteria be applied to a dwelling that already exists. The dwelling has no architectural merit and no character that requires enhancing. The plans comply with the Dartmoor Design Guide. There will be no increase in height and the over-hanging roof is for weather proofing.

In response to a Members question, Ms Payne stated that she thought an extension would be preferable to ancillary accommodation. She confirmed that the farm has a total of 400 acres of land.

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

In response to Members comments, the Head of Development Management reminded Members that decisions must be made on the policies currently adopted.

Signed  Date 11 - 01 - 19

**RESOLVED:** That permission be REFUSED for the reasons as stated below:

1. The proposed extension to a dwelling limited by condition for workers in agriculture which already has over 120sqm of habitable floorspace is contrary to policy DMD24 of the Dartmoor National Park Development Plan.
2. The proposed extensions by virtue of their inappropriate scale, massing and design would fail to conserve or enhance the character and appearance of the dwelling and the wider landscape contrary to policies COR1, COR3, COR4, DMD1a, DMD1b, DMD3, DMD7 and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and circular 2010 and the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

**Item 14 – Remove metal roof and replace with natural slate, installation of new rooflights, removal of existing extension and addition of new extension and erection of timber framed garage/car port (Full Planning Permission)**

The Chairman advised this item had been WITHDRAWN.

**Item 15 – Erection of stable block and hay store (Full Planning Permission), Sky-star Paddocks, Jordan Lane, Horrabridge**

Speaker: Ms Julie Oliver – Applicant

The Case Officer informed Members that the application is for a site accessed off Jordan Lane, north of Horrabridge. The application is for the erection of a timber stable block/haystore/tack room. The field currently contains no buildings and is very open to the south where it is visible and prominent in an historic field system. It would create an unacceptable impact on the historic landscape.

Ms Oliver informed Members that she had carefully considered the location of the stable block so it would not be visible. It is a fair distance away from Roborough Down. There would not be any lorries or trailers in the fields, but space is needed for horse paraphernalia and the welfare of her animals. No further development would be required.

In response to Members comments the Case Officer stated that the whole field is open to the wider view. The site is the best option but it would still adversely affect the wider landscape. There is no better alternative within this field.

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

Members agreed that the development would be unacceptably intrusive in the landscape.

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

**1338 Appeals**

Members received the report of the Head of Development Management (NPA/DM/18/039).

**RESOLVED:** Members NOTED the content of the report.

Signed James D. H. Jones Date 11 - 01 - 19