

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

7 April 2017

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

Apologies: W Cann, J Christophers

1214 Minutes of the meeting held on Friday 3 March 2017

The minutes of the meeting held on 3 March 2017 were agreed and signed as a correct record.

1215 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 McInnes stated that he had received emails from 0655/16 and 0674/16 which had been sent to all Members.

Mr Sanders declared a personal interest in 0655/16 due to speaking to the applicant and residents.

Mr Barker declared a personal interest in 0655/16 and 0647/16 due to contact with the applicant.

Mr Gribble declared a personal interest in 0069/17 due to communications with the applicant.

Mrs Pannell declared an interest in 0090/17 due to contact with the applicant

Mr Hill declared an interest in 0069/17 due to attending the Parish Council Planning meeting.

Mr Retallick declared an interest in 0069/17 due to contact with the applicant.

1216 Items requiring urgent attention

The Chairman informed Members that the Steward Wood petition was delivered to Parke by a group of approximately 100 supporters and residents of the community on Monday 3 April 2017. The residents were told that any decision was now up to the Planning Inspectorate but Dartmoor National Park Authority would inform them of the petition.

Signed  Date 26.05.17

1217 Applications for Determination by the Committee

Members received the report of the Acting Head of Planning (NPA/DM/017/016).

Item 1 – 0655/16 – Construction of whisky distillery, visitor centre, small scale spirit storage, new road access and associated parking and demolition of two industrial units – Land west of public car park, Station Road, Princetown

Speaker: Ms Suzanne Davies – Objector
Mr Gareth Roberts – Applicant's Agent

The Case Officer informed Members of a revision to condition 17 which should begin "Prior to the construction of the buildings hereby approved". The Case Officer also informed Members of late comments by The Dartmoor Society stating that they do not object to the distillery but to the loss of the unique and significant electricity buildings. The Dartmoor Society requested retention of the 'Pressed Men' building within the scheme and the marking out of the footprint of the 'Pocket Power Station' and therefore a deferral for revised plans. The Campaign for the Protection of Rural England welcomes the proposal but also has concerns about the loss of the power station building.

The Case Officer stated that the proposal is for a new whisky distillery and visitor facilities located west of the public car park in Princetown. The proposal is on the edge of the settlement and there are no other suitable or available sites. The site is close to existing industrial units and the centre of Princetown. Another site was explored but was discounted due to the investment required and the level of alterations to Duchy farm buildings.

This application proposed the demolition of the former pocket power station and 'Pressed Men' building to enable a comprehensive redevelopment of the site. The special interest of these non-designated heritage assets is due to the contribution to understanding of the history of power generation, but they do not have any architectural interest and are not authentically intact. Historic England declined an application to list the buildings. The Case Officer stated that although the removal of these buildings is regrettable the removal is justified by, the planning merits of the scheme and the redevelopment of the site.

The Highways Authority is satisfied with the junction on to Tavistock Road.

The development will include a whisky production hall, back office, visitor entrance, tasting rooms and a shop as well as a storage warehouse, access and underground attenuation tank, staff room, visitor area and café as well as a private meeting room.

The design of the buildings is a traditional distillery design responding to the functional requirements. The proposal is to have a mix of granite and lime render with slate roofs, timber windows and metal workshop glazing. A distillery pagoda features on the design, which would create a new landmark. Full details of colour finish and design would be included in the conditions.

The pagoda roof would stand at 19 metres high, approximately 3 metres higher than the Fire Station tower. The development would be excavated into the site and a Devon Hedge Bank would be planted to enclose the site. The site lies 31 metres

Signed Samuel Jones Date 26-05-17

from the nearest neighbours boundary, 47 metres from the actual dwelling and 4 metres lower than the dwelling.

The Case Officer stated that key issues have been considered through the consultation process including the loss of heritage assets, pollution, natural resources and highway safety. But, on balance, the impact is not considered to be harmful and the positive economic impact providing employment, adding to existing tourism and opportunities for linked trips and spending will have a positive effect on the local area.

Ms Davies informed Members that she objects to the proposal as it would be a major development, exceeding 1700m² outside of the settlement boundary and going against planning policy. All the jobs will be low skilled jobs and possibly zero hour contracts, not improving the job opportunities and economy in Princetown. She stated that the selling points were based around Scottish Distilleries, and that Dartmoor is very different as the barley required for the whisky could not be grown in the local area and would possibly be sourced from the north of the country. Therefore it would not be sustainable. It would be the largest whisky distillery outside Scotland.

Mr Roberts stated to Members that the distillery will be creating a slow maturing, quality product. The Station Road site was the only appropriate site available and having industrial buildings around the site makes it suitable. The distillery would create 22 full time equivalent jobs and full distillery training will be given. Local farmers will benefit as well. The distillery will not produce any smell and cattle feed will be produced from the waste products.

Members questioned whether it would be possible to retain the non-designated historic buildings that are currently on the site and the loss of historic importance in the town. Mr Roberts stated it would be necessary to clear the site. Some of the Members suggested that interpretation of the historic buildings and the importance of them should be displayed on a plaque on site, and potentially information displayed at DNPA's visitor centre, other Members stated that they were keen to protect what is already on site. Members went on further to discuss the economic benefit to Princetown and the tourist industry. More visitor attractions are needed and it also keeps Princetown as a working community.

Members questioned if it would be possible to put the attenuation tank in the 'Pressed Men' building; the Case Officer explained that the option hadn't been explored, and that Devon County Council have been involved with the flood risk and tank plans.

Mr Sanders stated that this is a rare opportunity for private investment in Princetown. Currently there is very little to attract visitors. The old buildings are a shell and not listed. Mr Sanders proposed the recommendation, which was seconded by Mr Gribble.

The Chairman pointed out to Members that condition 8 does cover protecting the history by including amendment to require some form of interpretation on the site.

RESOLVED: That permission be GRANTED subject to the conditions in the Report with the amendments to conditions 8 and 17 AND subject to the receipt of a Section

Signed James P. T. Jones Date 26-05-17

106 planning obligation as set out above, to ensure the connection of the site with the footpath/cycleway to the west and the public car park to the east.

Dr Mortimer asked that his abstention be recorded.

Item 2 – 0069/17 – Construction of farmhouse – Thorn Farm, Chagford

Speaker: Mr Tony Mears - Applicant

Mr Barker left the meeting room

The Case Officer stated to Members that this application is for a permanent Agricultural Workers Dwelling at the rear of the farmstead. The Parish Council have shown support for the proposed dwelling. The dwelling would be sited on a flat open piece of land away from the highway, and it would be screened by existing trees on two sides.

The dwelling would consist of a large 3 bedroom property with a farm office, boot room, shower facilities and an attached garage with plant room. Currently there is a temporary mobile home on site indicating there is a functional need for a dwelling on the site.

The Case Officer outlined the design concerns relating to the attached garage and the size of the dwelling. The total floor space would be 140m², the application indicates that 29m² would be business floorspace and 111m² would be residential.

Mr Barker returned to the meeting room.

The Case Officer stated that the large integrated double garage is excessive for the dwelling. Policy DMD23 states that a new farm dwelling should be on a scale appropriate to the functional needs of the holding. There is a need to ensure that agricultural worker's dwellings are of an affordable size and scale and can revert to an affordable dwelling for local persons should the dwelling no longer be required for agricultural purposes. The Case Officer had suggested to the applicant that a detached garage would be more suitable, and feels the link between the main elevation and garage provide a bulky appearance with little reference to Dartmoor's vernacular buildings. Therefore the dwelling would have a harmful impact on the character and appearance of this part of the National Park.

Mr Mears informed Members that in pre- application advice the size of the dwelling was deemed acceptable and that this would be the only farm house for the farm and therefore no specific policy applies. The impact on the surrounding area would be minimal as it would be well screened from public view. It is a dwelling that meets the growing functional need of the enterprise, and the attached garage is to hold the plant pump for the ground source heating. If there was a gap between the garage and the house energy would be lost, making the ground source heating less efficient.

Members questioned if there was another dwelling on site, or whether this would be the primary dwelling. Mr Mears stated that this would be replacing the mobile home

Signed John R. Mears Date 26-05-17

on site which is 128m² with no office space. With the business space the residential use is actually downsizing.

The Case Officer confirmed to Members that there would be a condition on the permission to state the garage could not be converted in the future to residential space.

In response to Members questions, Mr Hart explained it would be the principal building on the holding and there is a requirement of a dwelling, but if, in the future, the building is not needed for agricultural use, it would need to be an affordable dwelling. The SPD states that affordable dwellings should be no more than 85m² for a 3 bed dwelling. There are no guidelines on the size of a garage.

Members discussed the design of the building. One Member stated that as the principal farm house having a multi-purpose use, it needs to be bigger than an agricultural worker's dwelling and clearly the farm needs this facility.

Mr Hill proposed to GRANT permission which was seconded by Mr Gribble. The reason for granting permission is that the dwelling is related in size to the functional requirement of the farm holding (DMD23).

The Case Officer took the Members through the conditions should permission be granted.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission
2. The proposed development shall, in all respects, accord strictly with the approved drawings.
3. Prior to commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials and windows shall be submitted to and approved in writing by the Local Planning Authority; thereafter unless otherwise agreed by the Local Planning Authority in writing, only the approved surfacing, external facing and roofing materials shall be used in the development
4. Unless otherwise agreed in writing by the Local Planning Authority, all new external timber on the building hereby approved shall be stained dark brown or black, not later than 30 days after the substantial completion of the development. Prior to the application of any timber stain, a sample of the stained timber showing the timber stain proposed to be used shall be submitted to the Local Planning Authority for approval; at all times thereafter only the approved timber stain shall be used on external timber on the building, unless otherwise agreed by the Local Planning Authority in writing.
5. The garage and quad store hereby permitted shall only be used for the storage of private motor vehicles and incidental domestic or agricultural storage in association with the farm enterprise.
6. The occupation of the accommodation hereby permitted shall be limited to a person (together with their spouse or partner, children and dependants) solely or mainly working, or last having worked, in the locality in agriculture or forestry, as defined in Section 336 (1) of the Town and Country Planning Act 1990 (as amended).

Signed James RMT Date 26-05-17

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the building(s) shall be carried out and no extension, building, enclosure, structure, erection, hard surface, swimming or other pool shall be constructed or erected in or around the curtilage of the dwelling hereby permitted, and no windows or roof lights other than those expressly authorised by this permission shall be created, formed or installed without the prior written authorisation of the Local Planning Authority.
8. All gutters and downpipes on the development hereby approved shall be finished in black and round or half-round in section and, unless otherwise agreed by the Local Planning Authority.
9. The roof of the building hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.
10. Notwithstanding the plans hereby approved, there shall be no boxed eaves or verges. The verges on the building hereby approved shall be constructed of timber and maintained as such at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

RESOLVED: That, subject to the conditions determined by the Officer, permission be GRANTED for the reason as stated above.

Mr Gribble left the meeting room.

Item 3 – 0043/17 – Construction of driveway – Ferndale, Throwleigh Road, South Zeal

Speaker: Mr Paul Wastell – Applicant's Agent

The Case Officer explained that the application proposes a new driveway to the existing dwelling across an agricultural field. The Parish Council are in support of the application. The Officer informed Members that there is an existing track which is considered acceptable. The new track would run through an existing gateway and would present a stark feature cutting across the field. It would be visually intrusive and have a detrimental impact on the character of the area. The proposal is contrary to DMD5.

Mr Gribble returned to the meeting room.

Mr Wastell informed the Members that the Parish Council had no objections to the proposed driveway, which is necessary due to the current driveway not being wide enough for large vehicles including ambulances and supermarket delivery vans. The proposed driveway would be created using a surface where the grass grows through the stones and therefore no stark contrast would occur.

Mr Webber proposed a site inspection, which was seconded by Mr Ball.

RESOLVED: That determination be deferred for a SITE INSPECTION to be undertaken.

Signed Samuel James Date 26-05-17.....

Item 4 – 0044/17 – Installation of a mobile telecommunications and ancillary equipment involving the erection of 12m high telegraph pole with eight consumer antennae and four backhaul radio antennae – Dinnwell, Livaton, South Tawton

The Case Officer informed Members that the application site is approximately 100 metres west of Dinwell. The application proposes the installation of telecommunications equipment in association with the Airband wireless superfast broadband network. The Parish Council raised concerns regarding the location of the mast in the application. The mast would be close to other telegraph poles and the visual impact would be limited, and is not considered harmful to the area. The application meets with the requirements of DMD20 relating to installation of new telecommunications equipment. 19 similar masts have been approved in the Dartmoor National Park.

Members agreed that it is important for communities to have fast broadband for businesses and domestic use. Mr Ball proposed the recommendation which was seconded by Mrs Oakley.

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

Item 5 – 0674/16 – Replacement windows on North East, South East and North West elevations – The Old School, Horrabridge

Speaker: Mr Steve Small – On behalf of the Applicant

The Case Officer stated to Members that The Old School House is an undesignated heritage asset, which was turned in to a guest house in 2005. Some of the existing timber framed windows now need replacing. As a guest house the building has no permitted development rights. The UPVC windows that exist in the building have been there for some time.

The windows that require replacement are on public display and the windows are visible to visitors. In total 14 windows need replacing with new high quality units. UPVC as a material has not been ruled out but however better quality design than the existing UPVC windows was sought.

Mr Small informed Members that different options had been verbally discussed with the Authority's Planning Department, and it was suggested that bespoke UPVC windows would be suitable to replace the timber framed windows. No objections had been raised to the planning application notice, and the Parish Council support the application. He stated that the old chapel next door to the guest house had replaced the windows with UPVC. The Old School would not look out of place and the windows would have no negative impact on the local area.

Members discussed the design and the merits of UPVC versus timber frames. They said that the proposed design of the windows could be improved.

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

Signed  Date 26-05-17

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

Item 6 – 0641/16 – Demolition of two obsolete buildings and construction of a new portal frame extension and separate covered storage area – Bradfords Building Supplies, The Old Mill, Station Road, Moretonhampstead

Speaker: Mr Matt Bonfield – On behalf of the Applicant

The Case Officer informed Members that the proposal is to demolish the existing obsolete buildings and build an extension at right angles to the current sales area. The access is proposed to be improved for lorries involving cutting back the hedge and trees and the introduction of a one way system in and out of the site. A new 1.2 metre post and rail fence is proposed around the perimeter behind a new native species hedge, retaining the low level stone wall. The proposed building would have timber cladding, grey powder coated metal framed windows, stepped access and boxes for House Sparrows, Swallow Cups and bats. The conditions listed in the report would ensure the use, materials and landscaping are appropriate to the site. Signage would be decided under a separate application.

Mr Bonfield stated to Members that the discussions between the Planning Officers and Bradfords had been positive in respect of the redesign, and both were happy with the proposal.

Dr Mortimer stated that he had not liked the previous plans but this indicates a much more sympathetic design and applauded the applicants for persevering and communicating with the Case Officer to come up with a suitable design for the site. Dr Mortimer proposed the recommendation which was seconded by Mr Hitchins.

Mr McInnes thanked the Officer and the Applicants for a positive planning process, indicating what can be done when both parties are co-operative.

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

Item 7 – 0670/16 – Construction of four dwellings with associated access, parking and external works – land off Heather Terrace, Princetown

Speaker: Mr Ed Persse – On behalf of the Applicant

The Case Officer advised Members that the site is off Heather Terrace, in the Princetown Conservation Area. The site was formerly an amenity space for Grosvenor House at the rear of the site. Concerns regarding privacy and proximity from neighbouring houses have been raised by the residents of Grosvenor House. The application was originally to construct 5 open market dwellings. This has been reduced to 4 open market dwellings with a parking court at the rear.

The siting of the properties would be more prominent than the existing buildings, and the size and design of the dwellings would not conserve and enhance the Conservation Area. Therefore the development does not comply with DMD12 and COR4 and DMD7.

Signed  Date 26-05-17

Mr Persse informed Members that the application had been submitted following pre-application advice and the DNPA Conservation Officer had no objections. He stated that Grosvenor House, which is a non-designated historical asset would not be affected by the development. The architectural design follows the local design guide and the materials used would be controlled by the conditions set out by the Authority. The Parish Council have supported the application.

Members discussed the proximity to the existing properties and agreed the revised layout was improved. They questioned the need for affordable housing in Princetown. Mr Hart informed Members that Officers wished to seek 50% affordable and 50% open market properties on this site.

Mr Ball stated that he did not like the design and therefore proposed the recommendation.

One Member questioned if the reasons for refusal would stand up at appeal. The Case Officer reminded Members that the refusal reasons were due to the design and layout of the proposed dwellings which do not conserve and enhance the area and the requirement for affordable housing provision. The dwellings would dominate the non-designated heritage asset, Grosvenor House. The Officer stated that she is satisfied that the reasons for refusal would be a sufficient should the applicant appeal a refusal to grant permission.

Mr Retallick seconded the proposal.

Dr Mortimer requested for his abstention to be recorded.

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

Item 8 – 0090/17 - Erection of single storey rear extension – Weavers Cottage, Deancombe

Speaker: Mr James Hedger - Applicant

The Case Officer advised Members that the dwelling is a non-designated heritage asset which is currently in a state of disrepair, and has had many changes over the decades. The proposed extension will overwhelm the existing cottage with a 60% increase in floor space, including wide doors and corridors suitable for wheelchair users. DNPA supports disabled access but does not feel this is a suitable property.

Mr Hedger stated to Members that this application was to conserve a heritage asset and not driven by profit. The extension will be a clear glazed area reducing its visual impact on the landscape. The original footprint of the cottage has been reduced by 70m² and replaced with a caravan and wooden studio which would be removed. The plans for wheelchair accessible accommodation needs additional space. This light and airy structure would provide this.

A Member questioned the use of the buildings. Mr Hedger clarified that it would be a property available for disabled people and families to use for un-predetermined amounts of time, to enjoy the peace of the countryside.

Signed James Hedger Date 26-05-17

In response to another Member's question, Mr Hedger confirmed that all 1960s materials were being removed to be replaced with traditional building materials to enhance the dwelling.

Mrs Pannell proposed a site inspection to assess whether the size of the extension is reasonable.

A Member stated that there is planning gain to be had by the removal of the shed and the previous extension, therefore reducing the % of the size increase. This modern extension has a reason, disabled equipment needs space which is what the proposed extension is offering. There is a requirement to restore and improve this cottage which is what is being offered. Everybody should have the opportunity to enjoy the countryside and there are not many facilities within the National Park which allow for this.

Mr Cooper seconded the proposal for a site inspection.

RESOLVED: That determination be deferred for a site INSPECTION to be undertaken.

1218 Appeals

Members received the report of the Acting Head of Planning (NPA/DM/17/017).

RESOLVED:

Members NOTED the content of the report.

1219 Request for Approval of Non-Material Amendments

Members received the report of the Acting Head of Planning (NPA/DM/17/018).

0253/15 – Change of cladding, relocation of bedroom window on plot 3, swapping of bathroom and bedroom on plot 5 and realignment of plot 1 boundary wall – 24 Station Road, Horrabridge

Mr Gribble and Mr Barker left the meeting.

Speakers: Mrs Marian Harris – Objector
Mr Jon Woodhouse – Applicant's Agent

The Case Officer informed Members that the applicants had advised that a bedroom and bathroom in Unit 5 needed to be switched due to problems with the fall to the foul sewer. The bedroom window in Unit 3 had been moved to improve privacy, and there would need to be realignment of a wall adjacent to Unit 1 to improve vehicular access. The main concerns have arisen from the bedroom/bathroom window in Unit 5 being changed impacting the privacy of the resident of 15 Chapel Close. The Parish Council have objected to the plans.

Mrs Harris informed Members that the development backs on to her perimeter fence. There was not a problem when the plans initially were permitted but with the

Signed  Date 26-05-17

bathroom window becoming a bedroom window her garden and house would be overlooked. Even if the glazing were to be frosted, there is nothing stopping the bedroom window from being opened. If future residents were to change the opaque window it would be up to the residents of Chapel Close to police it and notify the DNPA. She stated to Members that should this window become a bedroom window her privacy and peace would be greatly affected.

Mr Woodhouse advised Members that South West Water had changed the drainage plans, and they had confirmed the revision was acceptable. Building control needed the pipes in a certain position creating this change of layout within the dwelling.

Mr Gribble and Mr Barker re-entered the meeting room.

In response to a Members question, Mr Woodhouse informed Members that the change of pipe layout had been necessary to accommodate drainage requirements for building control purposes. The floor level had also had to be raised by 400mm.

A Member stated that it is a difficult site and there were considerable concerns locally. There should be a way to move the pipe work without switching the bedroom and bathroom.

Members agreed that it is not unreasonable to stick to the original plans.

Dr Mortimore proposed that the amendments should not be approved. The window change in Unit 5 would cause unacceptable overlooking and loss of amenity. This was seconded by Miss Moyse.

RESOLVED: That the non-material amendments for the reasons set out above.

1220 Enforcement Action taken under Delegated Powers

Members received the report of the Acting Head of Planning (NPA/DM/17/019).

RESOLVED:

Members NOTED the content of the report.

1221 Site Inspection

Site inspection is to be held on Thursday 20 April 2017, regarding:

Application No.

0090/17 - Erection of single storey rear extension – Weavers Cottage, Deancombe
0043/17 – Construction of driveway – Ferndale, Throwleigh Road, South Zeal

The following Members were appointed to the Site Inspection Panel: Mr McInnes, Mr Sanders, Mrs Pannell, Miss Moyse, Mr Lloyd, Mr Webber.

Signed  Date .. 26-05-17