

**DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE**

6 March 2015

Present: K Ball, S Barker, P Harper, P Hitchins, J Hockridge, M Jeffery,
J Kidner, D Lloyd, J McInnes (Chairman), Dr I Mortimer, D Moyse,
J Nutley, N Oakley, M Retallick, P Sanders, J Shears, P Vogel, D Webber

Apologies: G Gribble

1565 Minutes of the meeting held on Friday 6 February 2015

Save for the amendment detailed below, the Minutes of the meeting held on Friday 6 February 2015 were signed as a correct record.

Miss Moyse requested that the following declaration of interest be added:

'Miss Moyse declared a personal interest, by way of contact with the applicant and member of the Parish Council, in item 0582/14 – demolition of existing side extension and erection of two-storey side extension – The Mill, Meavy, Yelverton'.

1566 Declarations of Interest

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

Messrs McInnes, Vogel, Webber, Harper, Kidner, Hitchins, Retallick, Lloyd, Ball, Sanders, Nutley, Mrs Oakley and Miss Moyse declared a personal interest, by way of contact and communication, in connection with a number of applications featured in Agenda Items 5 – Site Inspections, and 6 – Applications to be determined by the Committee.

Mr Vogel declared a prejudicial interest, due to knowing the family, in item 0027/15 – Land at Goodstone, Bickington.

Dr Mortimer declared a personal interest, due to his involvement, in items 0032/15 (Listed Building Consent) and 0033/15 – internal and external alterations to the site and buildings – Higher Uppacott, Poundsgate.

Mr Kidner declared a personal interest, by way of contact, in items 0473/14 – Smallacombe Farm, Ilsington, and 0032/15 & 0033/15 - Higher Uppacott, Poundsgate.

Mr Hitchins declared a personal interest, by way of contact, in items 0063/15 and 0064/15 – Pew Tor Farm, Sampford Spiney.

Mr Retallick declared a personal interest, by way of contact, in item 0027/15 – Land at Goodstone, Bickington; and a prejudicial interest, by way of contact, in items 0063/15 0064/15 – Pew Tor Farm, Sampford Spiney.

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Date 10th 04 15

1567 Items requiring urgent attention

None.

1568 Site Inspections

Item 1 – 0690/14 – Change of use of land to use as part of the existing caravan site and siting of up to 20 pods with associated access road and parking spaces and siting of toilet and shower block – Woodland Springs Touring Park, Venton, Drewsteignton

Speakers: Mr E Persse – Applicant's Agent

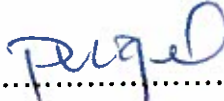
Members received the report of the Director of Planning (NPA/DM/15/013).

The Case Officer reported that Woodland Springs is a well-established touring caravan site, licensed for 85 touring units. The proposal is for 20 camping pods on the proposed site, as well as an access road, parking spaces and a toilet and shower block. No license is currently held for the proposed site. Although there is some landscaping, the site will be much more visually prominent than the existing touring caravan site. The proposed pods are considered to be permanent structures and these, together with other associated infrastructure, would permanently change the character of this part of the Dartmoor landscape. Although the National Planning Policy Framework (NPPF) and DNPA Policies support sustainable tourism and state that each application should be assessed on its own merits, it remains the view of officers that, due to its scale, character and location, the application should be refused.

Mr Barker arrived at the meeting.

Mr Persse stated that Members who had attended the Site Inspection had found no overriding reason to refuse this application. Policy DMD44 supports the siting of pods where there is no landscape impact. With regard to the suggested conditions, should permission be granted, he advised that the applicants would agree to the majority of these. The only requests they would have would be for the exclusion of any condition relating to the Devon hedgebanks, and for drainage/sewerage details to be required only once the fifth pod had been installed as current provision would cope with the first five.

In reporting back following the Site Inspection, one Member reported that it had been determined that the actual development would not increase the site in contour and would not be easily seen from the high moor; Members did not feel that the proposals would have a detrimental effect on the landscape. It was also felt that the proposals would enhance the current business but that the new development should not be separated in any way from the existing business. Pods were considered to be a lot less controversial than caravans, even though they are considered to be permanent structures, and Members had agreed that it would be better to support the growth of this existing small business.

Signed 

Date 10.04.15

Mr Shears proposed that permission be granted on the grounds that there would be no detrimental impact on the landscape and that sustainable tourism upon the moor would be enhanced and supported, which was seconded by Mr Nutley.

The Head of Legal and Democratic Services reminded Members that conditions shape any planning permission and therefore need to be very clear. With this in mind Mr McInnes proposed that the matter be deferred for a period of one month in order for appropriate conditions to be drafted. This was seconded by Mr Vogel. Mr Shears and Mr Nutley confirmed their willingness to withdraw their proposal to grant permission in light of this new proposal.

RESOLVED: That the application be DEFERRED for a period of one month in order for appropriate conditions for a grant of planning permission to be drawn up.

1569 Applications for Determination by the Committee

Members received the report of the Director of Planning (NPA/DM/15/014).

Mr Vogel withdrew from the meeting.

Item 1 – 0027/15 – Provision of temporary agricultural worker’s dwelling (mobile home) – Land at Goodstone, Bickington

Speakers: Mr S Cock, Applicant

The Case Officer reported that since writing the report seven additional letters of support had been received, most of which were from local farmers and people who had known the family for many years, stating that there was a proven need for the applicant to be on site, particularly during the lambing season, and for reasons of security as the site’s location had led to many thefts.

It is understood that the applicant wishes to expand stock numbers and build up a viable business of his own. However, the Agricultural Consultant did not consider that, as the business stands, there is a functional need for a worker to be available at all times.

Officers understand the applicant’s wish to live and work independently; the site chosen for the temporary dwelling is discrete in landscape terms; however, the NPPF and Authority policies would not permit a new, even temporary, dwelling in this countryside location without agricultural justification.

Mr Cock advised Members that on completing his education he had returned to work at the family farm, whilst holding down a full time job at the same time. The business, which had to change considerably following the death of his father, has always been heavily affected by the A38 which crosses the land. He asked Members to support him in his efforts to prove to the Authority that he can build up and successfully run his own business. In response to Member queries Mr Cock advised that he had recently purchased a milking parlour as it was his intention to return to dairy farming.

Signed *P. Vogel*
Date *10.04.15*

Mr Barker stated that he was in favour of supporting young farmers whenever possible. The proposal before Members would provide a basis for the farm to grow and, with this in mind, he proposed that permission be granted for the provision of a temporary agricultural worker's dwelling for a period of three years, which was seconded by Mr Shears.

The Director of Planning clarified, in response to a Member query, future implications in planning terms should temporary permission be granted. He advised that the personal circumstances of the applicant should not be a consideration. Their task is to determine whether there is a clear functional need for a third dwelling. The granting of a three year temporary permission would effectively justify a future planning application for a permanent dwelling, provided there was a clear functional need and the business was financially sound.

Another Member felt that there were insufficient grounds to permit an additional dwelling on the site, adding that it was not the role of Members to sort out the applicant's personal circumstances.

The Head of Legal and Democratic Services, together with the Director of Planning, put forward the following conditions:

- Permission to be temporary for a period of three years; at the end of this term the mobile home to be removed and use to cease;
- To determine the siting of the mobile home, together with the size of the structure;
- An agricultural occupancy condition requiring the occupier to be solely or mainly working or last having worked in agriculture or forestry in the locality

The Director of Planning added that there would be a requirement for a new agricultural appraisal at the end of the three year term. The applicant would have the opportunity to apply for an agricultural worker's dwelling but would have to prove the viability of his enterprise. He would need to be able to provide three years audited accounts and, as the land is currently tenanted, land ownership would have to change during this time.

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

Mr Vogel returned to the meeting.

Mr Retallick withdrew from the meeting.

Item 2 – 0063/15 – Change of use of land to create residential access and driveway – Land at Pew Tor Farm, Sampford Spiney

Speakers: Mr R Beament, Objector
Mr N Cole, Applicant

The Case Officer reported that since writing the report, 15 additional letters of objection had been received; issues raised included water pollution, access to the

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Date 10.04.15

highway, land ownership. Three additional letters of support had been received, stating the importance of improved visibility regarding access to the farmstead etc. The Highways Department has raised no objections and confirmed that the proposed access is acceptable.

It was noted that proposed Condition 1 should read *'before the expiration of one year'* rather than three years.

The Head of Legal and Democratic Services advised that the issues raised regarding land ownership were not within the jurisdiction of the Authority. Members were reminded that they were being asked to approve a change of use of land to create a residential access and driveway.

Mr Beament advised Members that he had previously surveyed this access point in 2011. He had revisited the site last month and had observed that the field entrance had altered significantly. He stated that he was objecting to the application as he felt that the works would have a detrimental effect on the leat and could affect the quality and yield of the water source. With regard to the drawings provided he advised that, in his opinion, the annotations were incorrect; to go ahead with what was shown would cause a reverse in the flow of the leat which would, in turn, create problems downstream. He advised that he had submitted a report and had made suggestions as to how to correct the errors.

Mr Cole advised that as this proposal was for a domestic access, there would be less usage of the entrance, which would not cause any damage to the leat below. The other access onto the site would be used for agricultural vehicles and machinery. He proposed to install a gate rather than a stile which would open up the footpath to more users. With regard to the leat he confirmed that he had not carried out any work; this had all been done prior to his taking over the site. The land agent and solicitor had carried out extensive investigations – the land between his property and the highway was unregistered.

The Director of Planning sought assurance from Mr Cole that the plans were indeed accurate and that the weight of the vehicles which would use this access would not cause collapse or impede the flow of the leat. Mr Cole confirmed that the plans were accurate and that no heavy agricultural vehicles would use this access.

Miss Moyse proposed that a site inspection be undertaken in view of the concerns raised by members of the local community, which was seconded by Mr Ball. This proposal was not carried.

Mr Harper proposed the recommendation as set out in the report, which was seconded by Mr Webber.

RESOLVED: That, subject to the conditions in the report, with condition one amended as above, permission be GRANTED.

Item 3 – 0064/15 – Variation of condition 7 of planning application number 0141/14 to ensure alternative access, turning area and drainage have been provided – Lane at Pew Tor Farm, Sampford Spiney

Speakers: Mr N Cole, Applicant

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Date 10.04.15

The Case Officer reported that the existing agricultural access had been approved under 0141/14. Condition 7 attached to the planning permission stated that no development should take place until the improved access, turning area and surface water had been provided. Land ownership issues have meant that the applicant has been unable to use the access for domestic purposes, hence the earlier application on this agenda, and this application to vary condition 7 to planning permission 0141/14. Condition 7 as printed in the report would need to be amended to confirm the access works to be substantially complete prior to other works, and strictly in accordance with the approved plans.

Mr Cole assured Members that everything had been taken into consideration prior to this application for a variation of condition. This application ties in with application 0063/15 detailed above. He added that the Parish Council had raised no objections.

Mr Shears proposed the recommendation, which was seconded by Mrs Oakley.

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

Mr Harper withdrew from the meeting.

Item 4 – 0473/14 – Removal of agricultural tie from farmhouse in association with comprehensive restoration of house and associated outbuildings – Smallacombe Farm, Ilsington

Speakers: Ms G Ceriden-Morse, Applicant

The Case Officer reported that the farmhouse itself is not listed but that there is a listed barn nearby. The main house, which is restricted by an agricultural occupancy condition, is currently in a poor state of repair. The condition was imposed when permission was granted for the conversion of a nearby building (not in the applicant's ownership) into an agricultural worker's dwelling. The applicant proposes to renovate and repair the existing house and barns for domestic use.

The owners are not farming at present but intend to use the barns for small scale agricultural purposes and rear livestock on the land. In exchange for the lifting of the agricultural tie, they have offered to enter into a Section 106 Agreement to preserve the site as a historic asset; the barns and other outbuildings would be renovated, not converted.

Officers have concluded that although the application proposes a departure from policy, it is justified under Policy DMD10 as the proposed development significantly outweighs the disadvantages of departing from the development plan or from national policies,

An independent valuation, ordered by the Authority, confirmed that at the time of purchase the applicant had paid market value for the property. Although the Parish Council had raised objections, the occupiers of the agriculturally tied bungalow upon the site had registered their support.

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Date *10.04.15*

Mrs Ceriden-Morse stated that, in her opinion, she had purchased a property which deserved restoration – a heritage asset. History of the site, as a farmstead, dates back to 1303. She advised that she was seeking to preserve the site 'in perpetuity', and felt that her application to restore the site was a model example of adhering to policy. It was her intention to use the property as a family home, and to re-introduce livestock onto the land.

Dr Mortimer commented that this was a prestige farmhouse and was pleased to see the application come before Committee. He proposed the recommendation, which was seconded by Mr Ball.

Another Member added that they felt it would be worth the removal of the agricultural tie to see the farmstead made good.

RESOLVED: That, subject to the completion of a Section 106 agreement in respect of phasing of the works, to return the integrity of the farmstead, and the conditions in the report, permission be GRANTED.

Mr Harper returned to the meeting.

Item 5 – 0019/15 – New signage – The Drewe Arms, The Square, Drewsteignton (Listed Building Consent) &

Item 6 – 0020/15 – New Signage – The Drewe Arms, The Square, Drewsteignton (Advertisement Consent)

The Chairman proposed that applications 0019/15 and 0020/20 be dealt with together which was agreed.

Speaker: Cllr Sue Power – Representative of Drewsteignton Parish Council

The Case Officer advised Members that the Drewe Arms is a public house dating from around the 17th century. It is grade II* listed and lies within the Conservation Area.

Previous retrospective applications (0383/14 and 0384/14) for aluminium signs had been refused due to their siting, size, materials, appearance and illumination. Whilst the font type and layout of the boards was acceptable the choice of materials was not in keeping with the grade II* listed building. It is now proposed that the sign board is made of wood, hand painted in a traditional font. The Authority's Historic Buildings Officer does not object to the current application.

It is unfortunate that the old sign was removed during the re-branding of the business; it was distinctive and formed part of the character and significance of the building. The proposed signage is considered an acceptable alternative to the current high gloss, shiny metal signs.

Cllr Power advised Members that the Parish Council had objected to the original application for new signage, in the context of the grade II* listed building and its position within the historic village square. The main sign above the entrance, according to the applicant, is supposed to increase visibility and footfall, but is

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Date 10.04.15

considered inappropriate. No justification can be made for the lantern, but the Parish Council does not object to the menu signage and the car park sign.

Following a discussion regarding the merits of each sign, Mr Kidner proposed the recommendation, with the exception of the lantern, which was seconded by Dr Mortimer. Members considered the lantern was unacceptable in visual terms, adding clutter to this important Listed Building.

RESOLVED:

0019/15 - That, subject to the conditions in the report and with the exception of the lantern, consent be GRANTED.

RESOLVED

0020/15 – That subject to the conditions in the report, consent be GRANTED.

Item 7 – 0707/14 – Erection of 14m x 4.5m timber-framed agricultural barn to enable the successful operation of established market garden enterprise – Rushford Mill Park, Chagford

Speakers: Mr E Hamer, Applicant

The Case Officer reported that this application is for an agricultural barn, 4.5m x 14m, to support the operation of the established market garden business. The barn would be used as a packing shed for harvested produce, tie up space for working horses, storage space and a tea room/small office for staff. Planning permission for an identical barn was refused in 2013 due to the prominence of the proposed location and the fact that it would have been detached from other building groups.

The site of the proposed building is on an elevated part of the field with open, uninterrupted views across the moor. The proposed building would be highly visible and would also be seen in isolation within the landscape.

Mr Hamer advised Members that he was a Director of Chagfood Community Market Garden. The organisation has grown over the last few years and now has six acres from which it provides high quality vegetables to six villages. It is a valuable community resource for school visits etc. Turnover is currently £60,000. He stated that the barn was needed to provide shelter from the elements for staff when working with produce; in addition there is currently no shelter at all for visitors.

In response to Member queries, he advised that with regard to the location of the barn; no groundworks/hardstanding would be needed; the hardstanding and bunds for the car parking area are already in place; it would be in the ideal position for access from the road and the structure would be such that it could easily be removed on cessation of the use of the land. The Case Officer clarified that the application included a formal car parking area.

The Director of Planning confirmed that, apart from the reduction in height of the proposed building, nothing had substantially changed since the previous

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application. Other alternative sites or buildings should be considered and officers would be open to further discussions with the applicant.

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

RESOLVED: That, due to the reasons set out in the report, permission be **REFUSED**.

Item 9 – 0033/15 – External alterations to the site and buildings, including restoration of the barn to provide interpretation space in association with programmed heritage visits – Higher Uppacott, Poundsgate

Speakers: Mr J Rhind, Applicant's Agent

The Case Officer reported that English Heritage has confirmed its support for the revised scheme and amendments to the proposed conditions. A Conservation Plan has been developed; the proposals before Members form part of the 'Moor than meets the eye' scheme. There are no proposed works to the cottage, which is used as a dwelling. The application seeks a change of use of the detached barn opposite the cottage for it to be used as an educational resource and interpretation centre; in addition, the longhouse would be used for programmed visits up to 50 times per year. The proposal would be consistent with the Authority's statutory purpose to promote the understanding and enjoyment of the special qualities of the National Park by the public. The Parish Council has no objection to the proposals in principle but has concerns regarding a lack of parking. As part of the application parking provision is to be improved to provide three spaces, including disabled parking provision, plus a drop off point. Groundworks to incorporate a small increase in the width of the existing pedestrian access are required in order to enhance accessibility for all abilities.

Mr Rhind introduced himself to Members. He advised that he was an independent historical architect. This application is a project to enhance access – both physical and actual. The proposed expansion to the parking area would incorporate a very slight change which would minimise impact and improve access for all.

Proposed works to the barn are based on photographic evidence, the plan being to get as close to the original as possible. This proposal would reduce the pressure on the longhouse from visitors.

In response to Member queries, Mr Rhind advised that small granite stones marking the line of the original building would be used in order to provide a clear indication, archaeologically, of what is original and what is new build. With regard to the widening of the garden gate, one granite post will be move by approx. 8" which will then accommodate wheelchairs. He also noted the suggestion from one Member, and confirmed that any new cobbled floor would be flat in order that wheelchair users/visually impaired would not be impeded.

Discussion regarding the proposed parking spaces followed. Some Members felt that the area should be marked up as a drop-off point only; others questioned the need to undertake some excavation work in order to create three full size parking bays and suggested that other alternatives were sought prior to any works taking place.

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Date *10.04.15*

Members also discussed a potential viewing hatch showing the thatch being glazed but noted that this was precluded because of the protected bat species present in the building.

Mr Webber proposed the recommendation, which was seconded by Mr Harper.

Mr Lloyd proposed that the matter be deferred in order that the issues surrounding the parking could be settled. The Head of Legal and Democratic Services advised that the piece of land was not in the ownership of the Authority and that the spaces marked out on the plans were shown accurately. Condition 9 adequately covered parking provision issues.

Mr Ball left the meeting.

RESOLVED: That, subject to the conditions in the report, as amended in consultation with English Heritage, permission be GRANTED.

Item 8 – 0032/15 – Internal and external alterations to the site and buildings, including restoration of the barn to provide interpretation space in association with programmed heritage visits – Higher Uppacott, Poundsgate.

Speakers: Mr J Rhind, Applicant's Agent

The Case Officer reported that English Heritage was in support of the revised Listed Building Consent application. A number of amendments to the proposed conditions were also agreed as was an additional condition for sample panels of new internal wall, ceiling and floor finishes to be inspected and agreed.

In addition to the works to the barn, it is proposed that the modern porch on the west elevation of the cottage be removed and the roof replaced in Cornish natural slate. Internal works to remove modern fabric and restore historic finishes to the longhouse, including the replacement of the modern cross passage door, uncovering the cobbled floor and the removal of small areas of cement flooring in the shippin, have also been agreed with English Heritage.

If Members approve Listed Building Consent, it will be necessary to refer the application to the Secretary of State as the property is in the ownership of the Authority.

Mr Rhind advised that the works proposed would not harm the state of the building. Original surfaces would go on show which will give historical evidence to the visitors. It is important to show the historical links to rural crafts, farming and life in general to visitors. In response to a Member's query, Mr Rhind confirmed that the installation of an inspection panel to show the original thatch would be reversible.

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

RESOLVED: That, subject to the conditions in the report, as amended in consultation with English Heritage, and the application referred to the Secretary of State for confirmation, permission be GRANTED.

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Date 10.04.15

Item 10 – 0666/14 – Erection of roof canopy over performance area at existing recreational open space on land at Orchard Millennium Green, Buckfastleigh

The Case Officer reported that the area is an important public open space for the town and is well used by the community. The proposal is for the erection of a simple structure, formed of a canvas canopy stretched over a steel frame.

The application was being presented to Members due to the level of public response. The main concerns relating to the proposal were that its presence may affect bat flight lines and it was considered that it would be a magnet for late night youthful exuberance.

The Case Officer confirmed that a Habitats Regulation Assessment screening report had been carried out, which had concluded that there was no likely significant effect on the greater horseshoe bats. Natural England had concurred with this conclusion.

Members were informed that it was recommended to grant the proposal subject to the three conditions as laid out in the report and the completion of a satisfactory Section 106 Agreement to restrict the use of the canopy for events in the summer to daylight hours only.

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

A Member stated that the green is used very well locally but lacks a shelter in the event of rain. He felt that the proposal would be useful for the events that take place there and for the hundreds of people that use it.

RESOLVED:

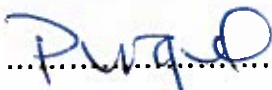
That, subject to the completion of a Section 106 Agreement in respect of the restriction of the use of the canopy and the conditions as stated in the report, permission be GRANTED.

Item 11 – 0726/14 – Conversion of existing garage to form holiday let on land at Great Barley Arrish, Old Liverton Road, Liverton

The Case Officer reported that the application is for the conversion of an existing garage to a holiday let. The proposal was presented to Members due to the views of the Parish Council.

Members were informed that in 2009 permission was granted to replace the existing flat roof garage with a new double garage and boiler room with a pitched roof, which is now substantially complete. The current proposal is to convert this part of the building into a unit of holiday accommodation which will not require extensions, only the installation of new windows in the north, east and west elevations. The internal floor space would be divided up to create a lounge/kitchen and dining area, two bedrooms and a shower room, a total of 57sqm.

The proposal was considered to be compliant with Policy DMD44 as it represents the conversion of an existing building within a Rural Settlement into short-stay

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holiday accommodation. The conversion works would result in minimal changes to the appearance of the building, with the replacement of the garage door with windows and a fence erected to create a small garden area for the holiday accommodation. These changes were considered to have no adverse impact on this part of the National Park.

Members were advised that parking was a key consideration in the proposal and the cause of concern by the Parish Council who had objected to the application on the basis of insufficient parking on site. Whilst the original plans submitted had showed that two parking spaces would be provided for the holiday let, in accordance with DMD40, when the site was measured by officers it was apparent that there would be insufficient space to fit two spaces side by side in front of the building. Having consulted with the County Council's Highways Officer, it was recommended that the number of spaces was reduced to one. Although it was recognised that the level of parking falls below the adopted standard, on the basis of the size of holiday accommodation, the fact that the use of the building will be sporadic and the availability of on-street parking close by, it was considered that there should be no objection to the proposal on highway safety grounds.

In response to Members concerns, regarding whether the unit will be tied to the main dwelling, the Case Officer confirmed that an additional condition could be added to ensure that the use of the proposal remains ancillary to the main dwelling.

Subject to the addition of the additional condition as set out above, Mr Harper proposed the recommendation, which was seconded by Mr Hitchins.

RESOLVED:

That, subject to the conditions, as stated in the report, together with an additional condition to ensure the use of the unit remains ancillary to the main accommodation, permission be GRANTED.

Item 12 – 0625/14 – Change of use of part of agricultural building into a holiday-let (retrospective application) on land at Westford Farm, Drewsteignton

The Case Officer reported that the application is for the retrospective Change of Use of the ground floor area of the south-western portion of the agricultural building.

The application had been submitted as the result of an enforcement investigation by the Authority. In 2014 following the determination of an application to allow a toilet block area to be created, it was noted that the remainder of the building was in use as a games room and as a holiday let. Members were informed that the use of the building as a games room continues to be investigated.

The Case Officer informed Members, that whilst the applicant has carried out works to convert the south-western portion of the agricultural building into a two-storey habitable space, the application presented to Members seeks permission to retain the conversion works at ground floor level only and to enable the area to be used as a holiday let.

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An assessment was made to ascertain whether the development had a detrimental impact and also whether it was compliant with the Authority's policies relating to holiday accommodation. It was considered that the visual impact of the development is relatively minimal as it is enclosed within an existing building and would appear relatively unchanged when viewed from within the site. There are very limited views of the building from outside of the site and the building was seen in the context of the existing buildings on site.

The Parish Council had objected to the development on the basis that it considered the proposal to be inappropriate to the farm environment and it increased the accommodation beyond the licensed camping pitches. The Highways Authority had no objection to the proposal. A Flood Risk Assessment had been carried out and submitted which had been considered acceptable by the Environment Agency.

The Case Officer reported that the land immediately surrounding the building and a nearby building were used for camping and holiday purposes and that the character of the site is one of holiday use rather than agriculture. It was also considered that it was unlikely that the new holiday unit would result in a discernible increase in traffic.

The Case Officer stated that COR18 and COR19 seek to ensure small scale expansions of existing businesses, support sustainable tourism and respect the special qualities of the National Park. The proposal was considered to be a small scale extension that would not cause an undue impact upon the special qualities of that part of the National Park. He also stated that DMD44 seeks to encourage self-catering units in close proximity to the main dwelling, where the management of the tourism enterprise can be undertaken. The holiday let was considered to be in close proximity to both the main dwelling and the campsite office.


Mr Harper proposed the recommendation which was seconded by Dr Mortimer.

Members expressed concerns regarding a holiday let being put into the corner of an existing barn, which was considered to be an infringement as it would not be a conversion but partial use of a large building.

The Case Officer confirmed that if Members determined to refuse the application the continued use of the building as accommodation would be unauthorised and would be open to enforcement/legal action.

Members were advised that there was no evidence that the original permission for the agricultural building included a condition requiring the removal of the building upon the cessation of the agricultural use. Members were also asked to be mindful of the fact that part of the building is already being used as a toilet block.

Members expressed concerns about the changes in usage that were occurring within the agricultural building and that the proposed use of a portion of the building as holiday accommodation, did little to resolve the problems associated with the use of the building as a whole and also could, if granted, lead to applications seeking to convert the remainder of the building to holiday accommodation.

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The Head of Legal and Democratic Services advised Members that if they were minded to refuse the application, then they should be guided by the Authority's policies relating to design and which seek to preserve the special qualities of the Park.

The Director of Planning advised it was current Government policy to encourage the proposed use and it would be difficult to find compelling reasons why permission should be refused.

After further discussion regarding the existing and future use of the building, Members felt that permission should not be granted and Mr Harper withdrew his proposal.

It was proposed to refuse the application on the basis that the proposal is not based upon and did not respect the special qualities of the National Park and because it is considered that the poor design of the holiday unit has an adverse impact. The proposal was duly seconded by Dr Mortimer.

RESOLVED:

That permission be REFUSED for the reasons set out above.

Mr Nutley left the meeting.

Item 13 – 0025/15 – Demolition of existing dwelling, garage and attached structures; construction of replacement dwelling; barn extension to stable block and widening of gateways – Wyndhurst, Throwleigh

The Director of Planning reported that the proposal is for the demolition of the existing dwelling and attached structures and its replacement with a new two-storey dwelling located approximately on the same footprint. The proposal also includes a small extension to the existing stable block for additional agricultural/stabling purposes and the existing vehicular garage is to be replaced under permitted development rights with a new garage.

Members were advised that additional correspondence had been received from the Dartmoor Society expressing concern regarding the loss of an interesting historic dwelling and a letter of response from the applicant stating that the existing dwelling was failing its requirements. The Historic Buildings Officer had recently inspected the property and confirmed that the dwelling had little or no historic interest. No other objections had been received.

Members were informed that a Certificate of Lawfulness had been previously issued for the proposed erection of a large extension and a number of smaller additions to the existing dwelling. These extensions would significantly increase the footprint of the dwelling and increase the floor area by 135%, which would virtually double the volume of the existing dwelling by 96%. Regardless of the success or otherwise of the current application this would remain a valid 'fall back' position which could be implemented.

Signed *P. W. 40*
Date *10.04.15*

The Director of Planning advised Members that condition 3 in the report be deleted and condition 4 in the report be replaced with:

Condition (4): The development hereby approved shall be carried out strictly in accordance with the schedule of materials submitted on 5 March 2015 unless otherwise agreed in writing by the Local Planning Authority. Only approved surfacing, external facing and roofing materials shall be used in the development.

Dr Mortimer stated that the building was not worthy of protection on heritage grounds and proposed the recommendation, which was seconded by Mr Shears.

RESOLVED:

That, subject to the conditions as stated in the report, with the deletion of condition 3 and the amendment to condition 4 as set out above, permission be GRANTED.

1570 Consultations by Neighbouring Local Authorities

Members received the report of the Director of Planning (NPA/DM/15/015)

RESOLVED:

Members noted the content of the report.

1571 Appeals

Members received the report of the Director of Planning (NPA/DM/15/016)

RESOLVED:

Members noted the content of the report.

1572 Applications Determined Under Delegated Powers and Applications Withdrawn

Members received the report of the Director of Planning (NPA/DM/15/017)

RESOLVED:

Members noted the content of the report.

1573 Enforcement Action Taken Under Delegated Powers

Members received the report of the Director of Planning (NPA/DM/15/018)

RESOLVED:

Members noted the content of the report.

1574 Appointment of Site Inspection Panel and Arrangements for Site Visits

None.

Signed P. W. G. P.
Date 10.04.15