

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

26 May 2017

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

Apologies: D Webber, G Gribble

1222 Minutes of the meeting held on Friday 7 April 2017

Save for the amendments detailed below, the minutes of the meeting held on 7 April 2017 were agreed and signed as a correct record.

Minute 1217, Item 7 – amend paragraph to read *“Mr Ball stated that he did not like the design ...”*

Minute 1219 – Amend to read *“Dr Mortimer proposed ...”* and the resolution to read *“That the non-material amendments be GRANTED for the reasons set out in the report”*.

1223 Declarations of Interest and Contact

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

A number of Members declared a personal interest, having received email communication, in Item 0131/17 – Middle Venton Farmhouse, Drewsteignton.



Mr Sanders declared a personal interest, due to email contact, in Item 0130/17 – Stone Barn, Stone Farm, Buckland-in-the-Moor, 0649/16 – Devon Tors Hotel, Yelverton, and in Item 0117/17 Corner site between Huccaby House & Byeways House, Sheepstor, due to email contact and through knowing the objector who is due to speak at the meeting.

Miss Moyse declared a personal interest in Item 0117/17 Corner site between Huccaby House & Byeways House, Sheepstor.

Mr Retallick declared a personal interest, due to knowing the applicants, in Items 0115/17 – St John’s Ambulance Hall, Ashburton, and 0130/17 – Stone Barn, Stone Farm, Buckland-in-the-Moor.

1224 Items requiring urgent attention

The Chairman advised Members that a Site Inspection to visit Yennadon Quarry was scheduled for 16 June 2017.

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1225 Site Inspections

Members received the report of the Acting Head of Planning (NPA/DM/017/020).

Item 1 – 0090/17 – Erection of single storey rear extension – Weavers Cottage, Deancombe

Speaker: Dr Hedger, Applicant

The Case Officer advised Members that, further to their query, there is a public footpath to the south west of the property but that from the wider landscape the extension was unlikely to be prominent. In addition, there had previously been a two-storey extension to the northwest side of the property.

The proposal is to repair, renovate and extend the cottage in order for the property to provide an opportunity for people with severe mobility problems to enjoy Dartmoor. However, the proposed extension would extend beyond the original cottage on both sides and would total a 60% increase, contrary to policy DMD24.

Dr Hedger advised Members that the second letter he had received from the Authority, post site inspection, quoted policies that could be interpreted in two ways; the recommendation could, therefore, have been to grant permission. He added that the design considerations were very clear – to renovate and extend the property in order for it to be utilised by the disabled and their carer/family. He had discovered that there were four properties listed in the local area for the disabled to use, but only one of these truly provided good access for those who are wheelchair bound.

He confirmed that the junction joining new and old would consist of, predominantly, glass and stone. The suspension of the extension out over the garden was to keep the design light and airy and would follow the lay of the land. With regard to public amenity, he stated that the extension would not be visible from the front of the property. He felt that the design of the extension and repairs to be made to the original cottage were in line with the Authority's comments regarding climate change, and added that the cottage would be treated as if it were a Grade II listed building.

The Deputy Chairman reported that this type of application is difficult for Members in that they have to consider the planning application and how it applies to the land; they are not permitted to take into account personal circumstances. The cottage itself is in need of a considerable amount of work in order for it to become habitable. He added that the proposed extension, by its design and massing, would overpower the original cottage. The general consensus of the panel was that the proposed extension was too big and too modern for the cottage.

One Member stated that the cottage would need a large extension, adding that the design was an exciting one and that neighbours would not be affected in any way.

Dr Mortimer added that the cottage was a typical late 17th Century/early 18th Century worker's cottage. The Authority had seen some bad attempts made in the past to make this type of dwelling fit for 21st Century living; this design was, in his

Signed James R. N. C. T. M. S. Date 7-7-17

opinion, radical yet exciting with bold, good architectural design. He proposed that permission be GRANTED, which was seconded by Mrs Pannell.

Other Members added that, in their opinion, none of the rooms appeared to be oversized and the extension was modest in size when taking into account mobility issues; the proposals were for a highly sustainable property, of a bold and ambitious design. There is a need to make 'Dartmoor for All'.

The Planning Team Manager advised Members that he understood their concerns and sympathy for the applicant; however, Members were reminded that planning permission goes with the property, not the owner. The application was for a 60% increase in size, twice that allowed under current policy. In addition, all extensions should be subservient to the original building which, in this instance, it clearly would not be.

Having been requested to advise his reasons for his proposal to grant planning permission, Dr Mortimer stated that he felt the extension's design was exceptional and would be of social benefit for the disabled. He added that the extension would enhance the existing building and would enable those with mobility issues to enjoy the moor.

With regard to possible conditions, should permission be granted, the Case Officer advised that the applicant should obtain prior approval of materials such as slates, rainwater goods etc; an ecological survey to be undertaken; no external lighting to be permitted, and the renovations and construction would be required to comply with the Lifetime Homes standard for disabled persons.

The proposal was NOT CARRIED.

Mr Hitchins proposed the recommendation, which was seconded by Mr Cann.


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

Item 2 – 0043/17 – Construction of driveway – Ferndale, Throwleigh Road, South Zeal

Speaker: Mr P Wastell, Applicant's Agent

The Case Officer advised Members that the application seeks to create a new driveway to the existing dwelling across an agricultural field. The existing access to the property is located to the north east of the dwelling along an existing track. There appears to be no overriding need for a domestic drive over the agricultural field. The proposed track would be visually intrusive and have a detrimental impact on the character of the area.

Mr Wastell advised Members that the existing access was inadequate; it had been confirmed that an ambulance would be unable to get to the property in an emergency. The new drive would not be visually intrusive as it would be created using a surface which would allow the grass to grow. With regard to exiting the proposed drive onto the public highway, Mr Wastell advised that the creation of the

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drive would not increase traffic movements onto the Throwleigh Road; Members had parked in the field and had not tried to drive to the property. His clients have lived at the property for the past 15 years and would be forced to move should permission be refused.

Members who had attended the site inspection advised other Members that they had been directed to park in the field; exiting onto the Throwleigh Road was extremely difficult. The 'pinch point' is very near to the house. It was suggested that some stones could be removed to alleviate this situation. Members felt that there was no logical justification to create the drive.

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

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

1226 Applications for Determination by the Committee

Members received the report of the Acting Head of Planning (NPA/DM/017/021).

Item 1 – 0115/17 – Conversion of hall to three dwellings – St John's Ambulance Hall, Ashburton


Speaker: Mr P Pascoe, Applicant

The Case Officer advised Members that the Hall is in the centre of Ashburton, adjacent to St Andrew's Church which is a listed building. There is no vehicular access to the Hall. The proposal is to convert the building into three open market dwellings – one with one bedroom, one with two and one with three bedrooms. The existing outbuilding would be used as a bin store and for bike storage. The large windows to the eastern elevation are to be removed and replaced with more cottage style windows. Original roof timbers would be retained and roof lights installed; these would not compromise the amenity or privacy of nearby properties. Amended plans, proposing obscured glass to two windows on the east and two on the west elevations have addressed privacy issues originally raised.

Some of the objections by the Town Council have been addressed but the Council still has concerns that the scheme represents overdevelopment with no parking proposed. Officers however, in line with guidance in the National Planning Policy Framework, feel that it is not appropriate to refuse permission based purely on a lack of parking spaces.

Mr Pascoe advised Members that his application is, in his opinion, a sensible proposal for the conversion of the Hall which was, originally, four separate dwellings. He feels that the conversion would enhance Church Path, taking it back to cottage-style properties which would be more in keeping with the rest of the area.

In response to Member queries, Mr Pascoe confirmed that there would be disabled access to Church Path during any works to the Hall. The Case Officer suggested an additional condition requiring a Construction Management Plan to be drawn up and adhered to.

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With regard to the preservation of the original roof timbers, the Case Officer advised that the proposal is for two storey dwellings with a partition being installed at the third storey level to ensure that the original timbers are not disturbed/damaged. A Member commented that they would like to see a photographic recording made before the timbers are hidden from view.

Mr Hill proposed the recommendation, which was seconded by Dr Mortimer.
RESOLVED: That, subject to the conditions as set out in the report, plus an additional condition requiring a Construction Management Plan, and a photographic record being made of the original roof timbers, permission be GRANTED.

Item 2 – 0111/17 - Conversion of stables building to holiday let unit – Bank House Stables, rear of 19 East Street, Ashburton

The Case Officer advised Members that the Bank House Stables building is located at the rear of the former National Westminster Bank. It is proposed to convert the building to a holiday let and enclose part of the yard to form a walled garden. Two parking spaces are also proposed. The property would be 52sqm overall in size. Additional conditions proposed are:

- The property should not be occupied until one parking space has been created; and
- Paving slabs taken from the stable are to be re-laid within the walled garden.

In response to a Member query the Case Officer advised that the application was made for a holiday let, in consideration of the size of the accommodation, following pre-application advice.

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

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

Item 3 – 0131/17 – Hinging of shippon door to allow inward opening – Middle Venton Farmhouse, Drewsteignton (Listed Building Consent)

The Planning Team Manager advised Members that Middle Venton is a Grade II* listed Devon longhouse, situated in the small hamlet of Venton in the parish of Drewsteignton. The application seeks consent to allow the shippon door to open inwards instead of outwards.

Planning permission was granted in 2009 for an extension on the rear of the dwelling for a bathroom and a replacement staircase. The application was supported because it enabled the cross passage to be re-opened. The approved drawings showed the existing, solid timber shippon door to be rehung to open outwards.

Signed James D. N. T. Jones Date 7.7.17

In 2014 an application for retrospective consent was refused and a subsequent Enforcement Notice issued requiring the glazed door to be replaced with a plain, plank door, to open outwards.

Members noted and agreed with the Inspector's appeal decision that the door should remain opening outwards.

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

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

Item 4 – 0117/17 – Construction of new dwelling house (Under National Planning Policy Framework paragraph 55) – Corner site between Huccaby House and Byeways House, Sheepstor

Speakers: Mrs S Scrivener, Objector
Mr D Sheppard, Agent and Applicant


The Planning Team Manager advised Members that the site for this application is located within Sheepstor, with Burrator Reservoir to the northwest. Sheepstor is classified as open countryside where new housing is strictly controlled. Permission is sought for a dwelling of exceptional quality or innovative nature under the countryside policy exemptions set out in paragraph 55 of the National Planning Policy Framework (NPPF). This type of scheme is only permitted in exceptional circumstances and a high bar is set which required schemes to:

- Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- Reflect the highest standards in architecture;
- Significantly enhance their immediate setting; and
- Be sensitive to the defining characteristics of the local area.

An application for a new dwelling on this site was refused in 2015 and the decision was upheld at appeal against the paragraph 55 tests. This new application is based around a serpentine dry wall which would arc through the site and form the spine of the proposed dwelling. The wall is designed to anchor the proposed single storey dwelling into its setting; a new garden is proposed, parking would be tucked away behind the wall feature and existing hardcore tracks, beneath grass would provide access. The proposed dwelling is single storey with a sedum and moss roof, with small rooflights, and seeks to work with the sloping levels on the site.

Officers do not dispute the high quality and integrity of the proposed design and acknowledge that it has the support of the South West Design Review Panel. However, they do not accept that all of the necessary tests have been satisfied and feel that the proposal fails to meet the necessarily high bar set under paragraph 55 of the NPPF.

Mrs Scrivener stated that 14 out of 17 immediate neighbours had objected to the proposals, stating that the application represented a departure from DNPA planning

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policies. For example, there is no proven agricultural or horticultural need for the proposed dwelling and it would, effectively, be built within the open countryside; nor does it meet the requirements of paragraph 55 of the NPPF. Objectors feel that it is not of a truly outstanding design, or sensitive to the area. Sheepstor is in a pastoral setting; it should remain untouched. The scenic beauty of the National Park should be conserved and enhanced; the proposal would have an adverse effect on the surrounding area. In addition, the Trees and Landscape Officer's recommendation is for refusal as the paddock is likely to be mediaeval and there is no record of any buildings on the site.

Mr Sheppard advised Members that his application had been a hard project. In his opinion the proposal met the requirements of paragraph 55 of the NPPF as the exception to the rule and that Members should heed that advice. He stated that his design was an exemplar – proposing an exceptional quality building, judged as such by the South West Design Panel. He added that the proposed dwelling would be of great value to the National Park, and implored Members to think long and hard about his application.

In response to Member queries Mr Sheppard advised that his inspiration for his design was Sheepstor itself. With regard to the serpentine wall, he added that there are dry stone walls all over Dartmoor from which to obtain examples/ideas. He confirmed that some excavation would take place, reducing levels by 1 metre.

The Planning Team Manager clarified for Members that paragraph 55 of the NPPF should be read in conjunction with, or alongside the Authority's own policies. He confirmed that there were no properties within the National Park which had been approved under paragraph 55 of the NPPF.


Mr Hill stated that the Authority's Design Guide provided examples of 'exceptional design'; he did not feel that this proposal did meet the criteria and proposed the recommendation, which was seconded by Mr Jeffery.

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

Item 5 – 0068/17 – Replacement of existing garage with new garage/studio – Lower Hillsborough, 2 Southcombe Street, Chagford

The Case Officer advised Members that the property is a semi-detached house, situated within the Chagford Conservation Area. The application is for the demolition of the existing garage and its replacement with a large garage/studio in the same location. The applicant has attempted to address the concerns which have been raised by neighbours by lowering the pitch of the roof from 36 degrees to 30 degrees. The Parish Council has advised that it was now in support of the application following these amendments. It is considered that the proposed building would not be overbearing or dominant, nor would it result in any significant loss of privacy for neighbours.

A Member stated that he had attended the Parish Council meeting where the application had been discussed and confirmed that the amended plans had alleviated prior concerns.

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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 6 – 0649/16 – Change of use from bar/restaurant to five flats – Devon Tors Hotel, Yelverton

The Case Officer advised Members that with regard to this application, an email had been received advising precise measurements for each of the proposed flats; each flat is slightly above the National Space Standard Regulations with flat 1 being significantly above those requirements. The proposed sizes are as follows:

Flat 1 – 77sqm, Flat 2 – 44 sqm, Flat 3 – 53 sqm, Flat 4 – 55 sqm and Flat 5 – 75 sqm.

The application for the site, which is situated in the centre of Yelverton, proposes the change of use of the bar and restaurant to five open market flats. Supporting information indicates that the property has been marketed continuously for a period of 12 months; there has been some interest in the purchase of the bar/restaurant. It has been marketed solely as such; no alternative uses have been considered, for example as offices or alternative business use. It is felt that a change of use to residential should be considered as a last resort once all alternative employment uses have been deemed unviable. In addition, no affordable housing is proposed as part of the application; however, there is a local identified need for 17 affordable units.

The applicant provided a viability report part way through the application process; based on the report officer opinion is that the viability of the scheme is marginal. In this situation an independent viability appraisal is required; however, the applicant has not agreed for this report to be undertaken.


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

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

Item 7 – 0130/17 – Conversion of barn to holiday let – Stone Barn, Stone Farm, Buckland-in-the-Moor

Speaker: Mr Andrew, Agent for the Applicant

The Case Officer advised Members that the barn is located approximately 1.6km north of Buckland in the Moor, in an isolated position. There are ruins comprising some stone walling to the rear of the barn. The building is listed on the Historic Environment Record and is considered an un-designated heritage asset. The application is to convert the barn into a holiday let. A second letter of support has

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been received from the Parish Council outlining concerns in relation to the refusal reasons recommended and suggests that there may be ways of overcoming the design concerns. In addition, the financial pressures on farmers in the current economic climate were highlighted some historical information relating to the Stone Barn farmstead were provided.

An application was received for the conversion for the same barn to an agricultural dwelling in 2007. This was refused. This application proposes the same alterations to the barn as the previous application but as a holiday let. The application is proposed as a farm diversification scheme for Pudsham Farm which is located approximately 0.5km from Stone Barn. The Farm is approximately 250 acres with 250 cattle and 90 sheep. There are no alterations proposed to the existing access and one parking space is proposed. The barn is divorced from the farmhouse and farmstead; this means that means that there is no reasonable access to local services and facilities on foot or by other sustainable means of transport.


A letter has been received from Francis Clark LLP advising that in recent years the return from farming at Pudsham Farm has been at a level which would represent a significant shortfall compared to the National Minimum Wage and in the long term is unlikely to be sustainable. No formal statement has been submitted to the Authority to assist Officers in understanding the relationship of the holiday accommodation to the farming activities at Pudsham Farm; no robust justification for diversification has been submitted. The barn fails to meet the policy requirements for farm diversification. Its conversion into holiday accommodation would have a harmful impact on the setting of the barn and character and appearance of the isolated location.

Mr Andrew advised Members that he was attending the meeting as a representative of the Chairman of the Parish meeting. He stated that Mr Hext's family had farmed the land for a great many years; however, it was becoming increasingly difficult to make a living, without the need for farm diversification. The level of support for the applicant was very strong; Parish Meeting members feeling that he should be granted the planning permission to assist him to remain in the parish. Should permission be refused and the matter be taken to appeal, he was certain that the applicant would have the support of every Parish meeting member. He added that, in his opinion, the barn is no more isolated than the rest of Buckland-in-the-Moor. The proposed replacement slate roof would conserve and enhance the building. At a recent meeting with the Authority's Building Conservation Officer, Mr Andrew advised, provided some amendments were made to the design of the conversion, the Building Conservation Officer would be in favour of the application.

In response to queries from Members Mr Andrew advised that three other farms have closed in the last 100 years; the track to the barn would be levelled out and gravelled. He added that he would provide the financial backing for the work.

The Planning Team Manager advised Members that the agricultural appraisal was needed to ensure that the holiday let would support the farming enterprise, not the other way around.

Members had some sympathy with the applicant; however, in the absence of requested information, felt that permission should be refused.

Signed  Date 27-17

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

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

The Chairman encouraged the applicant to talk further with officers to seek a way forward.

1227 Appeals

Members received the report of the Acting Head of Planning (NPA/DM/17/022).

RESOLVED:

Members NOTED the content of the report.

1228 Enforcement Action taken under Delegated Powers

Members received the report of the Acting Head of Planning (NPA/DM/17/023).

RESOLVED:

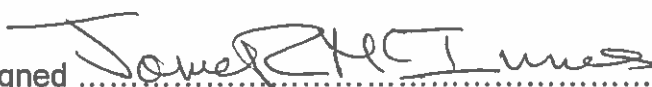
Members NOTED the content of the report.

1229 Site Inspection

Site inspection is to be held Friday 16 June 2017, regarding:

Application No. 0348/15 – Extension of the working plan area of the existing quarry at Yennadon Quarry, Iron Mine Lane, Dousland.

The following Members were appointed to the Site Inspection Panel: Mr McInnes, Mr Sanders, Miss Moyse, Mr Hitchins, Mr Hill, Mr Jeffery, Mr Cann, Mrs Oakley and Ms Woods.

Signed  Date 7-7-17