

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 6 December 2019

Present: K Ball, A Cooper, G Gribble, P Harper, G Hill, J McInnes,
S Morgan, J Nutley, N Oakley, M Renders, P Sanders, P Smerdon,
P Vogel, D Webber, P Woods

Apologies: S Barker, D Moyse, C Pannell, R Parkinson

1384 Minutes of the Meeting held on Friday 1 November 2019

The minutes of the meeting held Friday 1 November 2019 were agreed and signed as a correct record.

1385 Declarations of Interest and Contact

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

1386 Items requiring urgent attention

None.

1387 Applications for Determination by the Committee

Members received the report of the Head of Development Management (NPA/DM/19/030).

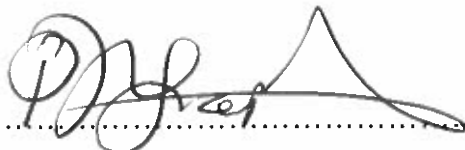
Item 1 – 0447/19 – Replacement dwelling – The Pavilion, Lustleigh

Speaker: Mr Hugh Clements, Applicant

The Case Officer advised Members that the former tennis court pavilion building, which has the benefit of established residential use, is situated high on a wooded valley slope on the outskirts of Lustleigh. The building has undergone alterations and modernisation over the years and has lost much of its original charm as a sports pavilion. The floorspace is only 36sqm. Its loss would not be detrimental and the application is supported by the Parish Council. No objections have been received.

The application is for a high quality design which would result in significant enhancement to the site and would contribute positively to the Dartmoor vernacular. The design, proportions, materials and detailing proposed are all appropriate. The proposed size is comparable to Dartmoor's intermediate affordable three bedroom dwelling and, as such, would be easily absorbed into the site.

Signed



Date

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The application is before Members due to the conflict with the 15% restriction for volumetric increase (Policy DMD27); this is purely due to the small scale of the existing building. All other tests within DMD27 are significantly met in terms of the replacement of a poor quality building and significant enhancement in design, appearance, energy efficiency and scale appropriate to the site.

Officers felt that the replacement of the building with one of a smaller scale than that proposed would be unlikely, due to potential costs involved regarding access and construction as the site is on a difficult slope.

Mr Clements advised Members that he has owned the property since 2013. He has concentrated on returning the land to natural woodland, clearing the invasive trees and plants, replacing them with native trees, shrubs and meadow grasses in order to reinforce the site's existing landscape qualities and to encourage biodiversity. Due to the size and condition of the pavilion his family has used the house for short periods only and, following a thorough structural survey, he was advised that the building would not stand further renovation or restructuring. He added that in order to meet his desire to replace the building with a design which echoes the original, his architect had had extensive consultations with Planning Officers. His neighbours are fully supportive of the application.

He stated that the proposed replacement dwelling would be 112sqm, including the loggia and would be simple, modest and traditional in its design. Sustainable construction methods would be used with timber framing and high levels of insulation. An air source heat pump, solar collectors, PVs and no use of fossil fuels would ensure a low carbon footprint.

In response to Member queries, the Case Officer advised that no comments from the CEECD (Devon County Highways) had been received. This was a one for one replacement dwelling, hence no highways issues. She confirmed that this could be removed from the recommendation. The existing septic tank would be utilised; should anything larger be required then this would be dealt with via Building Control. Surface water drainage would be dealt with via soakaways.

Mr Sanders proposed the amended recommendation, which was seconded by Mr McInnes, who added that he was pleased to see that the applicant had elected for a simple design. He congratulated Mr Clements for resisting any temptation to apply for something larger.

RESOLVED: That, subject to the conditions as detailed below, permission be GRANTED.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the site location plan 1:2500 (amended 10.10.19) and drawings numbered 949/20A and 949/21A.

Signed




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3. All metal flues shall receive a black finish within two months of their installation unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking and re-enacting that Order with or without modification, no material alteration to the external appearance of the building(s) shall be carried out and no extension shall be constructed or buildings within the curtilage, without the prior written authorisation of the Local Planning Authority.
5. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations in the Preliminary Ecological Assessment (Protected Species Survey) by George Bement Associated, dated 16 June 2019.
6. Notwithstanding the drawings hereby approved, full details of the proposed new windows and doors, to include details of materials and external finishes, shall be submitted to the Local Planning Authority for approval prior to their installation. At all times thereafter, the development shall be maintained in accordance with the approved details.
7. Samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval prior to their installation on the building; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
8. Unless otherwise agreed in writing by the Local Planning Authority, all verge and fascia boards on the development hereby approved shall be constructed of timber.
9. Prior to the commencement of any works, demolition or development on the land, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.

Item 2 – 0376/19 – Replacement roof to dwelling and garage, removal of link to dwelling and construction of new porch (retrospective) – Little Trumpeter, Ilington

The Case Officer advised Members that since writing the report, revised plans had been received in which the garage roof had been amended from hipped gables to a simple pitched roof. The amendments have been subject to consultation. The same objectors have commented again expressing concerns over the ridge height of the garage roof. However, the external measurements are exactly the same. The small extension to the front of the

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dwelling equates to a 6% increase in size in order to allow for the hipped roof. The increase is well within the requirements of Policy DMD24.

The application is mainly retrospective; the roof, extensions and elongation of the property has been carried out; the re-roofing of the garage is almost complete.

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

In response to Member queries regarding the possible future use of the garage, the Head of Development Management proposed that an additional condition be attached to the application as follows:

"2. The garage building shall only be used for domestic use and private vehicle garaging and for no other purpose."

Mr Harper proposed the added condition, which was seconded by Mr Vogel.

Mr Sanders and Mr McInnes advised their agreement to the proposed additional condition.

RESOLVED: That, subject to the conditions as detailed below, permission be GRANTED.

1. The planning permission hereby given shall be carried out strictly in accordance with the application dated 18 July 2019 together with supporting documents.
2. The garage building shall only be used for domestic use and private vehicle garaging and for no other purpose.

1388 Appeals

Members received the report of the Head of Development Management (NPA/DM/19/031).

RESOLVED: Members NOTED the content of the report.

1389 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/19/032).

RESOLVED: Members NOTED the content of the report.

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