

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

**1 April 2016**

Present: K Ball, S Barker, J Christophers, G Gribble, P Harper, S Hill, P Hitchins, J Hockridge, M Jeffery, J McInnes (Chairman), I Mortimer, D Moyse, N Oakley, C Pannell, M Retallick, P Sanders (Deputy Chairman), D Webber

Apologies: J Kidner, D Lloyd

**1130 Minutes of the meeting held on Friday 4 March 2016**

The minutes of the meeting held on 4 March 2016 were signed as a correct record.

**1131 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 declared a personal interest in Item 1 – 0671/15 Gooseford Farm, Whiddon Down, due to contact with the applicant, and a personal interest in Items 3,4 and 5 – 0018/16, 0026/16 & 0102/16 Wringworthy Farm, Mary Tavy, due to knowing the applicant.

Mr Harper, Mr Hitchins and Mr Barker declared a personal interest in Item 1 – Gooseford Farm, Whiddon Down and Items 3,4 and 5 – Wringworthy Farm, Mary Tavy, due to receiving emails from the applicants.

Mrs Pannell and Mr Hill declared a personal interest in Item 1 – Gooseford Farm, Whiddon Down due to receiving emails from the applicants.

Miss Moyse, Mr Hockridge and Mr Ball declared a personal interest in Items 3,4 and 5 – Wringworthy Farm, Mary Tavy due to knowing the applicant.

Mr Webber declared a personal interest in Items 1 – Gooseford Farm, Whiddon Down due to receiving a telephone call from the applicant.

Mr Sanders declared a personal interest in Item 1– Gooseford Farm, Whiddon Down due to contact with the applicant and items 3,4 and 5 – Wringworthy Farm, Mary Tavy due to knowing and having discussions with the applicant, and visited the site.

**1132 Items requiring urgent attention**

None.

Signed .....



Date .....

6-5-16

**1133 Applications for Determination by the Committee**

Members received the report of the Head of Planning (NPA/DM/16/012).

The Head of Legal and Democratic Services informed Members that some of the business on today's agenda is connected with current appeal hearings and legal proceedings. While Members should always feel able to debate applications on their merits, Members should bear in mind that their views could be quoted in any such appeal or legal proceedings.

**Item 1 – 0671/15 - Erection of an agricultural building to house new dairy unit milking parlour, together with hardstanding, collection yard and new access track and landscaping – Gooseford Farm, Whiddon Down**

Speaker: Mr Courtier - Applicant

The Case Officer reported that the application for a rotary milking parlour located south west of Widdon Down, as part of Gooseford Farm. The proposed site is in a prominent location and can be seen from the wider countryside. The proposed building would measure 24m x 19m x 7m but would be set in to the ground by 3.5m and have native trees and Devon hedge banks planted to reduce the visual impact. Officers believe that the building would be unsympathetic to the location. The Case Officer informed Members that two late letters of support had been received.

Mr Courtier, the applicant, informed Members that the proposed parlour is based on the New Zealand system of milking cattle, which is environmentally friendly and more economical than other milking systems. The parlour needs to be central to the grazing fields otherwise the cattle would have to walk over a mile to the farmstead to be milked. He reiterated the point that the building would be dropped down in to the ground to minimise the visual impact. The family are trying to build a business to secure the future for the family and for farming on Dartmoor; it will also produce jobs in the local area.

In response to a Members question, the Head of Planning informed Members that it is not normal practice for an agricultural appraisal to be conducted for this type of application. The decision is more one of the landscape impact and whether the site is acceptable.

Members expressed their support for the business venture in the current economic climate, but felt a site visit should be held to better assess the acceptability of the building in the landscape.

Dr Mortimer proposed a site visit, which was seconded by Mr Harper.

Members believed that a site visit would be beneficial to see the wider infrastructure of where tracks and drainage would be and asked for more detailed information to be available at the site visit.

Signed .....



Date .....

6-5-16

**RESOLVED:**

That the application be DEFERRED for a site inspection.

**Item 2 – 0060/16 – Demolition of side extension and erection of two-storey extension in same location – The Mill, Meavy**

Members were advised that the application had been DEFERRED pending consideration of revised plans.

**Item 3 – 0018/16 – Replacement of seven windows and retrospective and amended design for eighth approved additional window (WF07) – Wringworthy Farm, Mary Tavy**

Speaker: Mrs Roberts - Applicant

The Case Officer informed Members that the next 3 applications concern different aspects of the same property. Members had received a late letter from the applicant requesting that the items for Refusal were to be deferred for further discussion. The Head of Planning ensured that Members were aware of the content of other correspondence items from an advisor acting for the applicant and stated it was the Members decision to defer or determine the applications.

The Case Officer informed Members that the retrospective application is for the replacement of seven windows in a Grade II\* listed building. Historic England have stated that the building originated from the 16<sup>th</sup> Century, with further works in the 19<sup>th</sup> Century, it is in the top 6% of all listed buildings and consent was granted in 2013 for a comprehensive scheme of repairs.

The seven windows that have been replaced were 20<sup>th</sup> century windows. The new frames have a heavier profile in particular the bottom rail of each window and are heavy mullioned, which give the windows different proportions. The uniformity of the new windows adversely affect the character of the buildings.

Mrs Roberts stated that the windows which have been replaced were 20<sup>th</sup> Century windows and have been replaced on a like for like basis. The larger, stronger frames improve the security of the property. The bottom rail is thicker for strength purposes. She stated that the timber to glazing % is only slightly different to the previous windows and they are traditional styles. In response to a question from a Members, Mrs Roberts informed them that the designs of the windows had come from other buildings in the Tavistock area.

A Member commented that there is a range of acceptability and the property was not graded on its windows, but a few have caused harm to the character. Members agreed that as a remote property security and strength is important, but felt that it is difficult to judge the appearance just from the photos presented in the Officers report.

The Head of Planning informed Members that an exact like for like replacement would not have needed Listed Buildings Consent but as the styles differ, Listed Building Consent is required.

Signed .....



Date .....

6-5-16

Miss Moyse proposed a site visit, which was seconded by Mr Sanders.

Members were advised that a split decision would not be possible. The application needed to be determined in whole. Other options were available to the applicant.

**RESOLVED:**

That the application be DEFERRED for a site inspection.

**Item 4 – 0026/16 – Part replastering of walls to dining room and living room with lime plaster – Wringworthy Farm, Mary Tavy (Listed Building Consent)**

Speaker: Mrs Roberts - Applicant

The Case Officer informed Members that removal of internal wall finishes had been undertaken without Listed Building Consent. Lime plastering is proposed for the walls in the dining room and sitting room, but evidence of haired earth plaster has been found in the ceiling and at least one wall of the dining room, and as such the use of lime plaster raises a strong objection from the Historic Buildings Officer and Historic England. The Case Officer stated that the objections have been acknowledged but the historical evolution of the property and lack of clear evidence regarding the previous plastering of the wall, mean that the lime plastering is considered acceptable.

Mrs Roberts informed Members that in the renovation of this property, large areas of historic plaster has fallen off, but also modern techniques of insulation have been found such as polystyrene and gypsum plasters. Lime plaster has been revealed in some areas of the house.

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

**RESOLVED:**

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

**Item 5 – 0102/16 – Structural repairs to ceiling, including strengthening works to beam, insertion of new joists and construction of concrete block supporting wall – Wringworthy Farm, Tavistock**

The Case Officer informed Members that this application seeks to regularise the structural works carried out to the ceiling, joists and beam in the dining room (formally the Medieval Hall). "C" section steel fittings have been attached to the beams, and 200mm have been removed off the beams to remove rotten ends. New joists have been put in between the old beams to strengthen the ceiling/floor. The joists have been positioned to create a gentle slope as the original ceiling did. A 1.2m wide dense concrete block wall has been constructed to support the middle of this beam. The works have resulted in strong objections from Historic England and the Authority's Historic Buildings Officer.

Signed .....



Date .....

6.5.16

The Authority commissioned a firm of structural engineers to assist in finding an alternative solution, which has now been proposed. However, the consultants and Officers agree that remedial works to remove the steels could result in further loss of historic fabric, and cannot be recommended.

The Case Officer acknowledged that the building has been neglected and there has been decay which needed to be addressed, but there are more sympathetic options available.

Mrs Roberts informed the Members that the aim is to ensure the property is structurally sound. The building has suffered chronic damp over the years. She had used a highly regarded conservation engineer who identified a real risk of structural failure. She stated to Members that she notified the Authority about the proposed repairs 2 months before the works took place but had no reply so continued. She expressed concern over who is responsible for the safety of the building.

Members questioned Mrs Roberts over the reasons for the concrete block wall and why her structural engineer had not contacted the Authority's HBO. She stated that the Structural engineer had forwarded his reports to the Authority. The block wall had been the preferred option over the single post suggestion creating an alcove.

Members discussed the benefits of a site visit.

Mr Gribble joined the meeting.

Mrs Pannell proposed the site visit, which was seconded by Dr Mortimer.

**RESOLVED:**

That the application be DEFERRED for a site inspection.

**1134 Monitoring and Enforcement**

Members received the report of the Head of Planning (NPA/DM/16/013).

**Item 1 – ENF/0245/14 – Replacement windows and structural alterations in Grade II\* listed farmhouse – Wringworthy Farm, Tavistock**

The report was WITHDRAWN by the Head of Planning in the light of the delay in the determination of the applications set out above.

**1135 Appeals**

Members received the report of the Head of Planning (NPA/DM/16/014).

**RESOLVED:**

Members noted the content of the report.

Signed .....  ..... Date ..... 6-5-16 .....

**1136 Enforcement Action Taken Under Delegated Powers**

Members received the report of the Head of Planning (NPA/DM/16/015).

**RESOLVED:**

Members noted the content of the report.

**1137 Appointment of Site Inspection Panel and Arrangements for Site Visits**

Item 1 – 0671/15 - Erection of an agricultural building to house new dairy unit milking parlour, together with hardstanding, collection yard and new access track and landscaping – Gooseford Farm, Whiddon Down

Item 3 – 0018/16 – Replacement of seven windows and retrospective and amended design for eighth approved additional window (WF07) – Wringworthy Farm, Mary Tavy

Item 5 – 0102/16 – Structural repairs to ceiling, including strengthening works to beam, insertion of new joists and construction of concrete block supporting wall – Wringworthy Farm, Tavistock

Members to attend: Mr Harper, Mr Hill, Mr Hitchins, Mr Hockridge, Mr Jeffery, Mr McInnes, Dr Mortimer, Miss Moyse, Mr Retallick, Mr Sanders, Mr Webber

Signed .....

Date .....

6-5-16