

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

01 May 2015

Present: K Ball, S Barker, G Gribble, P Hitchins, J Hockridge, M Jeffery, D Lloyd,
J McInnes (Chairman), D Moyse, J Nutley, M Retallick, P Sanders,
J Shears, P Vogel (Deputy Chairman), D Webber

Apologies: P Harper, J Kidner, Dr I Mortimer, N Oakley

1583 Minutes of the meeting held on Friday 10 April 2015

Save for the amendments as detailed below, the Minutes of the meeting held on Friday 10 April 2015 were signed as a correct record.

Minute 1578, Item 3, paragraph commencing: *"The Members discussed the type of surface ..."*, to be amended to read as follows:

'In regards to this Condition 8 should be altered to read "unless otherwise agreed in writing by the Local Planning Authority, the roads and hard surfacing hereby approved shall match the rolled stone on the existing site".'

1584 Declarations of Interest

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

The Chairman declared that all Members had received email communication regarding item 0127/15 – Merrymeet, Dousland.

Messrs Webber and Sanders declared a personal interest, by way of contact, in item 0061/15 – Forty Winks, Brentor.

1585 Items requiring urgent attention

The Chairman advised Members that a Part II item would be tabled as an additional item to the agenda.

1586 Site Inspections

Members received the report of the Head of Planning (NPA/DM/15/023).

Item 1 – 0061/15 – Replacement dwelling and new garage/carport to replace existing garage/workshop – Forty Winks, Brentor

Speaker: Mrs F Maddock, Agent

Signed 

Date 5-6-15

The Case Officer advised Members that the total volume of the existing property was 514m³. The proposed replacement buildings would total 681m³, 17.5% as opposed to the 15% permitted by Policy DMD27.

The proposal would extend the height of the dwelling by 1.2m. The existing first floor rooms all have a very restrictive head height.

Mrs Maddock advised Members that the ground floor area of the proposed new dwelling would remain the same. The only increase would be the ridge height increase of 1.2m. She advised that, in her opinion, the design of the replacement dwelling was one of 'rustic contemporary' which fitted with the Authority's Design Guide. She added that all facing materials would be natural; the proposed decking could be omitted if required. The large retaining wall and Devon bank would hide the majority of the property which, in comparison with neighbouring properties, would be relatively small.

The Chairman confirmed to Members that the Case Officer's report was a fair reflection of the site visit. With regard to the raising of the roof level, he felt that this would improve the building for future use. In addition, Members felt that the use of natural materials would help the building to melt into its surroundings more than it does currently.

Mr Sanders stated that the visit to the site had been extremely helpful. With a caveat that glazing should be non-reflective, it proposed that the application be granted as he did not feel that the scale, massing and design would damage the character and appearance of the local environment. This was seconded by Mr Retallick.

The Case Officer distributed a list of proposed conditions to Members. With regard to Condition 10, the Head of Planning suggested that, for clarity, this condition should commence with the phrase "*Unless otherwise agreed in writing by the Local Planning Authority ...*". This was agreed.

In response to a Member's query regarding proposed Condition 11, the Head of Legal and Democratic Services advised that this was a standard condition which would protect existing trees, shrubs and hedges during the construction stage and would cease once construction was complete.

It was agreed that proposed Condition 15 relating to bracing details for the small sections of glazing be deleted. This was agreed.

RESOLVED:

That, subject to the conditions as proposed by the Case Officer, and the amendments thereto as detailed above, permission be GRANTED.

1587 Applications for Determination by the Committee

Members received the report of the Head of Planning (NPA/DM/15/024).

Signed James M. Tunney
Date 5-6-15

Mr Persse advised that he had noted the points raised by the Ecologist and that he would be happy to work with the recommendations. He reiterated that 11 letters of support had been received and that the Parish Council was in support of the application. The proposals would serve to integrate a third generation into the property; the overall footprint would not be increased. He added that the proposed scheme had been reduced as per Officer suggestions; the design would also address the confusion at the rear of the property. He urged Members to undertake a site inspection in order to fully understand the issues and proposals.

The Head of Legal and Democratic Services sought clarification regarding the attic space. Mr Persse confirmed that the intention was to create additional habitable space.

In response to a Member query, the Head of Legal and Democratic Services advised that when there is an issue regarding a protected species:

- There must be sufficient information available in order that an informed decision can be made – this is set out in European Law, and;
- If the above test is passed, Members need to ask whether, if permission is granted, would the protected species be adversely impacted upon within its conservation range?

Mr Sanders advised that, in his opinion, insufficient information had been provided to enable Members to gain a proper understanding of how bat species use the building and, therefore, proposed the recommendation, which was seconded by Mr Ball. In response to a query from the Head of Planning the proposer confirmed that both reasons for refusal were proposed.

RESOLVED:

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

Item 3 - 0101/15 – Change of use of land to equestrian including the erection of a wooden stable block with two stables, hay store and tack room – Land to the rear of The Oaks, Peter Tavy

The Case Officer reported that the application was for the erection of a stable block and change of use of land from agricultural to equestrian; the field measuring 0.33ha.

Following a brief discussion an additional condition was proposed, requiring the removal of the mobile field shelter within one month of the completion of the works. Members asked for confirmation that there was no proposal to make a hard-surfaced track to the stables. The Head of Planning advised that this could be conditioned also. In addition, Members commented that they would also prefer to see an additional condition regarding the storage and disposal of dung.

One Member stated that they were in support of the Parish Council's view that the proposed development was too large for the size of the field.

Signed 

Date 5-6-15

Mr Barker proposed the recommendation, subject to the amendments and additions as stated above, which was seconded by Miss Moyse.

RESOLVED:

That, subject to the conditions listed within the report, and the amendments and additions as detailed above, permission be GRANTED.

Item 4 – 0163/15 – Extension (224sqm) of agricultural barn to provide covered livestock feeding area and farmyard manure store – Challacombe Farm, Postbridge

Speaker: Mr M Owen, Applicant

The Case Officer advised Members that the application relates to a range of historic and modern farm buildings to the north east of, and part of, Challacombe Farm which lies to the north-west of Widecombe-in-the-Moor. The farm is set within a sensitive landscape, much of which is designated scheduled ancient monument. The proposed building is outside of this area. The application is for a 23m x 9m wide extension over an existing hard standing to provide a covered livestock feeding area and manure store.

The need for a covered area for winter feeding of cattle was identified by a Catchment Sensitive Farming Infrastructure Report undertaken in 2012.

The existing barns are well screened by a strip of mature trees and a landscaping scheme has been submitted to further reduce the visual impact. The Authority's Trees and Landscape Officer has determined that the proposed development would have minimal impact on the local landscape. He has, however, suggested that the submission of a method statement showing how the trees in the shelterbelt would be protected during construction should be conditioned, should permission be granted.

The application is made in the interests of preventing water pollution and improving animal welfare.

Mr Owen advised Members that he would be happy to abide by the conditions requested. The SSSI and Scheduled Ancient Monument status puts restrictions on how the farm is run and the assessment undertaken in 2012 identified three things to be done. Two have been achieved and this application was the final job to be undertaken. There have been challenges along the way but the application before Members today was, in his opinion, the least damaging proposal.

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

The Case Officer advised that the formal consultation period does not expire for another week. Therefore, it is proposed that the recommendation is amended to read: "*Subject to no new material planning considerations being raised during the remaining consultation period, permission be granted*". Members authorised the Head of Planning to determine the application in consultation with the Chairman and Deputy Chairman.

Signed 

Date 5-6-15

RESOLVED:

That, subject to the conditions listed within the report, and the consideration of any comments received during the remaining consultation period, permission be GRANTED.

1588 Consultations by Neighbouring Local Authorities

Members received the report of the Head of Planning (NPA/DM/15/025).

The Chairman requested that Consultation be added to the Weekly List.

RESOLVED:

Members noted the content of the report.

1589 Appeals

Members received the report of the Head of Planning (NPA/DM/15/026)

RESOLVED:

Members noted the content of report

1590 Applications Determined Under Delegated Powers and Applications Withdrawn

Members received the report of the Head of Planning (NPA/DM/15/027)

RESOLVED:

Members noted the content of the report

1591 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Planning (NPA/DM/15/028).

RESOLVED:

Members noted the content of the report.

Part II

1592 It was duly proposed, seconded and resolved that the following item of urgent business be taken in the absence of the Press and Public, in accordance with s.100A of the Local Government Act 1972 as amended, on the grounds that exempt

Signed



Date

5-6-15

information within the meaning of Part 1 Paragraph 5 to Schedule 12A of the 1972 Act (as amended) would be discussed, namely:-

- *Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.*

1593 Unauthorised alterations to a Grade II* Listed Building known as Wringworthy Farmhouse

Members considered the verbal report of the Planning Team Manager and Head of Legal and Democratic Services.

RESOLVED:

Members authorised legal action to secure an immediate cessation to unauthorised works to the listed building.

Signed 

Date 5-6-15