

## MEMBER APPOINTMENTS TO COMMITTEES, WORKING PANELS 2015/2016

| Committee/Working Panel/Group  | 2014/15 Member   | Expressions of Interest   |
|--|--|---|
| <p><b>Development Management Committee</b></p> <p><i>To exercise the Authority's development management functions as follows:</i></p> <ul style="list-style-type: none"> <li>- as a planning authority and mineral planning authority for Dartmoor National Park;</li> <li>- as the relevant authority under Parts I, II and III of the Planning (Listed Buildings and Conservation Areas) Act 1990; and</li> <li>- as the relevant authority for the purposes of the Town &amp; Country Planning (Environmental Impact Assessment) Regulations 2011.</li> </ul>   | <p>Mr Kevin Ball<br/>           Mr Stuart Barker<br/>           Mr George Gribble<br/>           Mr Peter Harper<br/>           Mr Bill Hitchins<br/>           Mr John Hockridge<br/>           Mr Mike Jeffery<br/>           Mr James Kidner<br/>           Mr David Lloyd<br/>           Mr James McInnes (Chairman)<br/>           Dr Ian Mortimer<br/>           Miss Diana Moyse<br/>           Mr John Nutley<br/>           Mrs Naomi Oakley<br/>           Mr Maurice Retallick<br/>           Mr Philip Sanders<br/>           Mr John Shears<br/>           Mr Philip Vogel (Deputy Chairman)<br/>           Mr Derek Webber</p> | <p>Mr Kevin Ball<br/>           Mr Peter Harper<br/>           Mr Bill Hitchins<br/>           Mr James Kidner<br/>           Mr David Lloyd<br/>           Mr James McInnes<br/>           Dr Ian Mortimer<br/>           Miss Diana Moyse<br/>           Mrs Naomi Oakley<br/>           Mr Philip Sanders<br/>           Mr Derek Webber</p> |
| <p><b>Audit &amp; Governance Committee</b></p> <p><i>Consisting of <b>Ten</b> Members, the functions of the Audit &amp; Governance Committee are:</i></p> <ul style="list-style-type: none"> <li>(a) to exercise such powers and decision-making duties as may be delegated by the Authority;</li> <li>(b) to scrutinise the activity of the Authority with particular reference to its governance, performance and use of resources;</li> <li>(c) to maintain a sub-committee to deal with Standards issues; and</li> <li>(d) to make recommendations relevant to governance, performance and resource issues.</li> </ul> | <p>Mr David Lloyd<br/>           Mr James McInnes<br/>           Mr John Nutley (Chairman)<br/>           Mr Philip Sanders<br/>           Mr John Shears<br/>           Mr Philip Vogel<br/>           Mr Derek Webber</p>  | <p>Mr Peter Harper<br/>           Mr Bill Hitchins<br/>           Mr David Lloyd<br/>           Mr James McInnes<br/>           Mr Philip Sanders<br/>           Mr Derek Webber</p>  |

| Committee/Working Panel/Group   | 2014/15 Member   | Expressions of Interest  |
|---|--|--|
| <p><b>Standards sub-committee</b></p> <p><i>Five members of the Audit &amp; Governance Committee, of whom at least two shall be Members appointed by a local authority.</i></p> <p><i>The functions of the Standards sub-committee are:</i></p> <ul style="list-style-type: none"> <li>• to promote and maintain high standards of conduct by Members and officers;</li> <li>• to advise the Authority on the adoption of a Code of Conduct pursuant to s.27(2) Localism Act 2010;</li> <li>• to assist Members to observe the Code of Conduct ;</li> <li>• to consider and determine complaints against Members under the Code of Conduct.</li> </ul>  | <p><b>Mr Peter Harper</b><br/> <b>Mr John Nutley (Chairman)</b><br/> <b>Mr Philip Sanders</b><br/> <b>Mr John Shears</b><br/> <b>Mr Philip Vogel</b></p>   | <p><b>Mr Philip Sanders</b><br/> <b>Mr Derek Webber</b></p>  |
| <p><b>Park Management Working Panel</b></p> <p><i>The Panel will meet to consider matters relevant to policy, priorities and performance in relation to the Authority's statutory conservation, and understanding and enjoyment purposes. The Panel is non-decision making, but is established to facilitate greater member focus and involvement on policy development, and the monitoring of delivery.</i></p> <p><b>Remit:</b></p> <ol style="list-style-type: none"> <li>1) to provide an informal forum to consider matters relevant to policy, priorities and performance in relation to the Authority's statutory conservation, and understanding and enjoyment purposes</li> <li>2) to facilitate greater member focus and involvement on policy development, and the monitoring of delivery</li> <li>3) to provide an opportunity for early consideration of matters likely to come before future Authority meetings</li> <li>4) to provide a forum for Members to highlight or raise issues they believe require fuller debate</li> </ol> | <p><b>Mr Kevin Ball</b><br/> <b>Mr Peter Harper</b><br/> <b>Mr Bill Hitchins</b><br/> <b>Mr John Hockridge</b><br/> <b>Mr James Kidner</b><br/> <b>Mr David Lloyd (Chairman)</b><br/> <b>Mr James McInnes</b><br/> <b>Dr Ian Mortimer</b><br/> <b>Miss Diana Moyse</b><br/> <b>Mr John Nutley</b><br/> <b>Mrs Naomi Oakley</b><br/> <b>Mr Maurice Retallick</b><br/> <b>Mr Philip Sanders</b><br/> <b>Mr John Shears</b><br/> <b>Mr Derek Webber</b></p> | <p><b>Mr Kevin Ball</b><br/> <b>Mr Peter Harper</b><br/> <b>Mr Bill Hitchins</b><br/> <b>Mr David Lloyd</b><br/> <b>Mr James McInnes</b><br/> <b>Dr Ian Mortimer</b><br/> <b>Miss Diana Moyse</b><br/> <b>Mrs Naomi Oakley</b><br/> <b>Mr Philip Sanders</b><br/> <b>Mr Derek Webber</b></p> |

| Committee/Working Panel/Group   | 2014/15 Member  | Expressions of Interest  |
|---|---|--|
| <p><b>Planning &amp; Sustainable Development Working Panel</b></p> <p><i>The Panel will meet to consider the work of the Authority relevant to its planning functions and engagement with socio-economic issues. The Panel is non-decision making, but is established to facilitate greater member focus and involvement on policy development, and the monitoring of delivery.</i></p> <p><b>Remit:</b></p> <ol style="list-style-type: none"> <li>1) to provide an informal forum to consider matters relevant to policy, priorities and performance in relation to the Authority's forward planning and development management functions and the statutory duty to seek to foster the socio-economic well-being of the local community insofar as this is compatible with the pursuit of National Park purposes</li> <li>2) to facilitate greater member focus and involvement on policy development, and the content of the Development Plan and supplementary planning guidance</li> <li>3) to provide an opportunity for early consideration of matters likely to come before future meetings of the Development Management Committee or full Authority</li> <li>4) to provide a forum for Members to highlight or raise issues they believe require fuller debate</li> </ol> | <p><b>Mr Stuart Barker</b><br/> <b>Mr Bill Hitchins</b><br/> <b>Mr Mike Jeffery</b><br/> <b>Mr James Kidner</b><br/> <b>Mr James McInnes</b><br/> <b>Dr Ian Mortimer (Chairman)</b><br/> <b>Miss Diana Moyse</b><br/> <b>Mr John Nutley</b><br/> <b>Mrs Naomi Oakley</b><br/> <b>Mr Philip Sanders</b><br/> <b>Mr John Shears</b><br/> <b>Mr Philip Vogel</b><br/> <b>Mr Derek Webber</b></p> | <p><b>Mr Bill Hitchins</b><br/> <b>Dr Ian Mortimer</b><br/> <b>Miss Diana Moyse</b><br/> <b>Mrs Naomi Oakley</b><br/> <b>Mr Philip Sanders</b><br/> <b>Mr Derek Webber</b></p> |

| Committee/Working Panel/Group  | 2014/15 Member   | Expressions of Interest                                    |
|--|--|--|
| <p><b>Chairman's Advisory Group (CAG)</b></p> <p><b>Membership</b><br/> <i>As determined by the Authority at its Annual Meeting, and usually:</i></p> <ul style="list-style-type: none"> <li>• <i>Chairman &amp; Deputy Chairman of the Authority (ex officio)</i></li> <li>• <i>Chairman of the Development Management Committee</i></li> <li>• <i>Chairman of the Audit &amp; Governance Committee</i></li> <li>• <i>Chairman of the Park Management Working Panel</i></li> <li>• <i>Chairman of the Planning &amp; Sustainable Development Working Panel</i></li> <li>• <i>Chief Executive (National Park Officer)</i></li> <li>• <i>Other Officers or Members by invitation</i></li> </ul> <p><b>Remit</b></p> <ol style="list-style-type: none"> <li>1) to provide an informal forum for the exchange of information, discussion and debate on matters relating to the Authority</li> <li>2) to facilitate greater member involvement on all matters relevant to the Authority</li> <li>3) to provide an opportunity for early consideration of matters likely to come before future Authority meetings</li> <li>4) to provide a forum for panels and committees to highlight or raise issues they believe require fuller debate</li> </ol> | <p><b>Mr Peter Harper (Chairman)</b><br/> <b>Mr David Lloyd</b><br/> <b>Mr James McInnes</b><br/> <b>Dr Ian Mortimer</b><br/> <b>Mr John Nutley</b><br/> <b>Mr Maurice Retallick (Deputy Chairman)</b></p> |  |
| <p><b>Chief Executive Performance Review Group (3)</b></p> <p><i>The purpose of the Committee is to carry out the target setting, performance review and appraisal functions in respect of the Chief Executive.</i></p>  | <p><b>Mr Peter Harper</b><br/> <b>Mr James McInnes</b><br/> <b>Mr Maurice Retallick</b></p>  | <p><b>Mr Peter Harper</b><br/> <b>Mr James McInnes</b></p> |
| <p><b>Member Champions</b></p> <p><b>eGovernment Champion</b></p> <p><b>Social Inclusion</b></p>   | <p><b>Mr Philip Vogel</b></p> <p><b>Mrs Naomi Oakley</b></p>   | <p><b>Mrs Naomi Oakley</b></p>                             |
| <p><b>Postbridge Visitor Centre Working Group</b></p> <p><i>As part of the Moor than meets the eye Landscape Partnership scheme the Authority is proposing to extend the Postbridge National Park Visitor Centre. It is proposed that <b>two</b> members are appointed to a member/officer working group to oversee this project. The Working Group will not have any formal decision making powers.</i></p>   |  | <p><b>Mr Peter Harper</b><br/> <b>Mr David Lloyd</b></p>   |

## MEMBER APPOINTMENTS TO OUTSIDE BODIES 2015/2016

NB Attendance figures have been calculated from meetings that have taken place during the period 1 July 2014 to 31 May 2015.

| Body/Group  | 2014/15 Member   | Expressions of Interest                                     |
|---|--|---|
| <p><b>Campaign for National Parks (1)</b><br/> <i>The Campaign for National Parks is a charity that works to protect and enhance the National Parks and areas that merit national park status, and to promote understanding and quiet enjoyment of them. (The member is invited by the Campaign, but approved by the Authority)</i></p>   | <p><b>Mr David Lloyd</b><br/>                     (Attended 2 out of 2 Meetings)</p> <p><b>Miss Diana Moyse</b><br/>                     (Substitute)</p>  | <p><b>Mr David Lloyd</b><br/> <b>Miss Diana Moyse</b></p>   |
| <p><b>Dartmoor Access Forum (2)</b><br/> <i>The Local Access Forum is a statutory advisory body established by the DNPA in accordance with the requirements of the CROW Act 2000. The Forum meets four times a year. At least one member should be a serving member of the Park Management Working Panel.</i></p>   | <p><b>Miss Diana Moyse</b><br/>                     (Attended 2 out of 2 meetings)</p> <p><b>Mrs Naomi Oakley</b><br/>                     (Attended 1 out of 2 Meetings)</p>  | <p><b>Miss Diana Moyse</b><br/> <b>Mrs Naomi Oakley</b></p> |
| <p><b>Dartmoor Commoners' Council (1 Member plus a substitute)</b><br/> <i>The Dartmoor Commoners' Council was set up under the provisions of the 1985 Dartmoor Commons Act, to regulate agricultural use of the commons. It consists of representatives of the commoners, the DNPA, the Duchy of Cornwall, common land owners and a Veterinarian Surgeon. It meets eight times a year.</i></p>   | <p><b>Mr Derek Webber</b><br/>                     (Attended 3 out of 5 meetings)</p> <p><b>Mr John Hockridge</b><br/>                     (Substitute)</p>  | <p><b>Mr Derek Webber</b></p>                               |
| <p><b>Dartmoor Hill Farm Project Steering Group (1)</b><br/> <i>The DNPA has secured funding via the Prince's Countryside Fund to extend work of the Dartmoor Hill Farm Project. The overall aim of the project is to contribute to the viability of farm businesses on Dartmoor in ways that help sustain the special qualities of the National Park. A new Steering Group has been appointed and will meet on at least three occasions in each year. The Authority appointee to this group normally Chairs the Steering Group.</i></p>  | <p><b>Mr Maurice Retallick (Deputy Chairman)</b><br/>                     (Attended 1 out of 2 Meetings)</p>   |   |
| <p><b>Dartmoor Steering Group (3)</b><br/> <i>The Steering Group was set up by Parliament following the 1975/76 inquiry conducted by Lady Sharp into the military training use of Dartmoor. Its purpose is to reconcile the (sometimes) competing interests of military training and national park designation and to seek ways of minimising the adverse impact of the training requirement at any one time. More recently the Group has focussed in a positive way on conservation and access benefits of the Defence Estate on Dartmoor. It consists of representatives of all the military interest, the DNPA, the Duchy of Cornwall, Natural England, Historic England and the Dartmoor Commoners' Council. It is served by the Dartmoor Working Party comprised of officers of the DNPA, MoD and other bodies. The Steering Group reports to the Department for the Environment, Food and Rural Affairs and the Ministry for Defence. It meets annually (it is customary for the Chairman and Deputy Chairman to take two of these seats)</i></p> | <p><b>Mr Kevin Ball</b><br/>                     (Attended 1 out of 1 meeting)</p> <p><b>Mr Peter Harper (Chairman)</b><br/>                     (Attended 1 out of 1 meeting)</p> <p><b>Mr Maurice Retallick (Deputy Chairman)</b><br/>                     (Attended 1 out of 1 meeting)</p> | <p><b>Mr Kevin Ball</b><br/> <b>Mr Peter Harper</b></p>     |

| Body/Group  | 2014/15 Member   | Expressions of Interest                                   |
|---|--|---|
| <p><b>Dartmoor Trust (1)</b><br/> <i>The Dartmoor Trust has one DNPA Member representative on the Board of Management. The purposes of the Trust closely reflect National Park purposes. The Trust was established by the DNPA as an independent charitable Trust in the early 1990s in order to harness public and other donations for the good of Dartmoor.</i></p>   | <p><b>Mr Bill Hitchins</b><br/>           (Attended 2 out of 5 meetings)</p>   | <p><b>Mr Bill Hitchins</b></p>                            |
| <p><b>Devon Communities Together (1)</b><br/> <i>Devon Communities Together (former Community Council for Devon) exists to promote local community interests. Member representation is required only at the Annual Conference and the Annual General Meeting.</i></p>   | <p><b>Miss Diana Moyse</b><br/>           (Attended 2 out of 2 Meetings)</p>   | <p><b>Miss Diana Moyse</b></p>                            |
| <p><b>Devon Strategic Partnership Board (1)</b><br/> <i>The Devon Strategic Partnership comprises public, private, voluntary and community sector organisations, all working together to improve the quality of life for those who live, work in and visit Devon. Their focus is on delivering real improvements to the issues that matter most to the people of Devon; working towards a joint aim to be "a County with safe, healthy and inclusive communities, a strong and diverse economy and a cherished environment. The group holds two workshops a year.</i></p> | <p><b>Mr Peter Harper (Chairman)</b><br/>           (Workshops have not taken place during this period)</p>  | <p><b>Mr Peter Harper</b></p>                             |
| <p><b>Greater Dartmoor Local Enterprise Action Fund (1)</b><br/> <i>The LEAF is responsible for providing the overall strategic direction of the programme, approving projects and allocation of funding and ensuring that the programme is implemented effectively.</i></p>  | <p><b>Mr Peter Harper (Chairman)</b><br/>           (Attended 1 out of 4 meetings)</p>   |   |
| <p><b>Joint Advisory Committee on Provision of Housing for Local Needs (3)</b><br/> <i>This is a joint advisory committee of the three District Councils in the National Park, the DNPA, the Community Council for Devon and the Housing Corporation. It exists to co-ordinate the planning functions of the NPA with the housing functions of the other bodies. It meets twice a year and is chaired by an Authority Member.</i></p>   | <p><b>Mr Mike Jeffery</b><br/>           (Attended 0 out of 1 meetings)</p> <p><b>Mr Philip Sanders</b><br/>           (Attended 1 out of 1 meetings)</p> <p><b>Mr John Shears</b><br/>           (Leave of Absence for meeting)</p> | <p><b>Mr Derek Webber</b></p>                             |
| <p><b>Joint Meeting Between the Authority and Dartmoor Commoners Council (4)</b><br/> <i>The establishment of this annual liaison meeting will help to ensure a strong and effective relationship between the Commoners Council and DNPA.</i></p>   | <p><b>Mr Peter Harper (Chairman)</b><br/> <b>Mr John Hockridge</b><br/> <b>Mr John Shears</b><br/> <b>Mr Derek Webber</b></p>  | <p><b>Mr Peter Harper</b><br/> <b>Mr Derek Webber</b></p> |
| <p><b>Landscape Partnership – Moor Than Meets the Eye Project Board (1)</b><br/> <i>The primary purpose of the Board is to advise, support and steer the development, management and delivery of the Scheme for the benefit of the landscape, local community and visitors. The Board will meet quarterly.</i></p>  | <p><b>Mr David Lloyd</b><br/>           (Attended 2 out of 3 meetings)</p>   | <p><b>Mr David Lloyd</b></p>                              |

| Body/Group  | 2014/15 Member   | Expressions of Interest  |
|---|--|--|
| <p><b>Meldon Viaduct Company (1)</b><br/> <i>In February 1999 the Meldon Viaduct Company was set up for the sole purpose of safeguarding and maintaining the Viaduct to ensure its future as a monument to Victorian engineering and as a valuable recreational resource. The appointed member will sit on the Board of Directors along with representatives from the Aggregate Industries Limited, Dartmoor Railway, Sustrans, and the County and Borough Councils. The group meets quarterly.</i></p> | <p><b>Mr Derek Webber</b><br/>           (Attended 2 out of 2 meetings)</p>                        | <p><b>Mr Derek Webber</b></p>  |
| <p><b>South West Water Recreation &amp; Conservation Forum (1)</b><br/> <i>This Forum consists of representatives of South West Water, local authorities, the DNPA, conservation bodies and recreation user groups. It advises SWW on recreation and conservation issues on its land and water holding. It meets twice a year.</i></p>  | <p><b>Mr Maurice Retallick (Deputy Chairman)</b><br/>           (Attended 0 out of 2 meetings)</p> | <p><b>Miss Diana Moyse<br/>           Mr Philip Sanders</b></p>          |
| <p><b>Your Dartmoor Fund (Formerly Sustainable Development Fund Advisory Panel) (1)</b><br/> <i>To consider applications for grant aid from the Fund which are above the £2,000 delegated level. It has seven members, including one Authority Member and meets twice a year.</i></p>   | <p><b>Mr David Lloyd</b><br/>           (Attended 1 out of 2 meetings)</p>                         | <p>Your Dartmoor Fund no longer exists as a budget is not available.</p> |

# DARTMOOR NATIONAL PARK AUTHORITY

## CALENDAR OF MEETINGS 2015/2016

**Development Management Committee** will commence at 10.00am, **Authority Meetings** and **Audit and Governance Committee** will commence at 11.30am or on the rising of the Development Management Committee, whichever is the later, on the dates shown below and **Standards Sub-Committee** will commence on the rising of the Audit and Governance Committee, on the dates shown below. All other meetings will normally commence at 10.00am unless otherwise notified. All Members of the Authority are welcome to attend the Planning and Sustainable Development Working Panel and the Park Management Working Panel.

\*Meetings open to the public

| <b>JULY 2015</b>      |   |                          |
|-----------------------|---|--------------------------|
| 3 JULY 2015           | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 3 JULY 2015           | <b>ANNUAL MEETING*</b>                                | COMMITTEE ROOM,<br>PARKE |
| 10 JULY 2015          | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| 15 JULY 2015          | NATIONAL PARK FORUM (2PM)                             | COMMITTEE ROOM,<br>PARKE |
| 16 JULY 2015          | NEW MEMBER INDUCTION (9.15am)                         | COMMITTEE ROOM,<br>PARKE |
| 17 JULY 2015          | ANNUAL MEMBER WORKSHOP                                | COMMITTEE ROOM,<br>PARKE |
| <b>AUGUST 2015</b>    |   |                          |
| 7 AUGUST 2015         | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 21 AUGUST 2015        | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>SEPTEMBER 2015</b> |   |                          |
| 4 SEPTEMBER 2015      | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 4 SEPTEMBER 2015      | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 11 SEPTEMBER 2015     | PLANNING AND SUSTAINABLE<br>DEVELOPMENT FULL DAY TOUR | ON SITE                  |
| 15-17 SEPTEMBER 2015  | NATIONAL PARKS UK NEW MEMBER<br>INDUCTION COURSE      | PEMBROKESHIRE<br>COAST   |
| 18 SEPTEMBER 2015     | SITE INSPECTION (IF NEEDED)                           | COMMITTEE ROOM,<br>PARKE |
| <b>OCTOBER 2015</b>   |   |                          |
| 2 OCTOBER 2015        | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 2 OCTOBER 2015        | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 9 OCTOBER 2015        | PARK MANAGEMENT WORKING PANEL                         | COMMITTEE ROOM,<br>PARKE |
| 14-16 OCTOBER 2015    | NATIONAL PARKS CONFERENCE                             | BOVEY CASTLE             |
| 19 OCTOBER 2015       | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |



**DARTMOOR NATIONAL PARK AUTHORITY**

**CALENDAR OF MEETINGS 2015/2016**

| <b>NOVEMBER 2015</b> |   |                          |
|----------------------|---|--------------------------|
| 6 NOVEMBER 2015      | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 6 NOVEMBER 2015      | AUDIT AND GOVERNANCE COMMITTEE*                       | COMMITTEE ROOM,<br>PARKE |
| 6 NOVEMBER 2015      | STANDARDS SUB-COMMITTEE*                              | COMMITTEE ROOM,<br>PARKE |
| 20 NOVEMBER 2015     | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| 27 NOVEMBER 2015     | NATIONAL PARK FORUM (2PM)                             | COMMITTEE ROOM,<br>PARKE |
| <b>DECEMBER 2015</b> |   |                          |
| 4 DECEMBER 2015      | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 4 DECEMBER 2015      | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 11 DECEMBER 2015     | PLANNING AND SUSTAINABLE<br>DEVELOPMENT WORKING PANEL | COMMITTEE ROOM,<br>PARKE |
| 18 DECEMBER 2015     | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>JANUARY 2016</b>  |   |                          |
| 8 JANUARY 2016       | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 8 JANUARY 2016       | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 19 – 21 JANUARY 2016 | NATIONAL PARKS UK NEW MEMBER<br>INDUCTION COURSE      | TBC                      |
| 22 JANUARY 2016      | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>FEBRUARY 2016</b> |   |                          |
| 5 FEBRUARY 2016      | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 5 FEBRUARY 2016      | AUDIT AND GOVERNANCE COMMITTEE*                       | COMMITTEE ROOM,<br>PARKE |
| 19 FEBRUARY 2016     | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>MARCH 2016</b>    |   |                          |
| 4 MARCH 2016         | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 4 MARCH 2016         | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 11 MARCH 2016        | PARK MANAGEMENT WORKING PANEL                         | COMMITTEE ROOM,<br>PARKE |
| 18 MARCH 2016        | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>APRIL 2016</b>    |   |                          |
| 1 APRIL 2016         | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 1 APRIL 2016         | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 15 APRIL 2016        | PLANNING AND SUSTAINABLE<br>DEVELOPMENT WORKING PANEL | COMMITTEE ROOM,<br>PARKE |
| 22 APRIL 2016        | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |

**DARTMOOR NATIONAL PARK AUTHORITY**

**CALENDAR OF MEETINGS 2015/2016**

| <b>MAY 2016</b>        |   |                          |
|------------------------|---|--------------------------|
| 6 MAY 2016             | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 6 MAY 2016             | AUDIT AND GOVERNANCE COMMITTEE*                       | COMMITTEE ROOM,<br>PARKE |
| 6 MAY 2016             | STANDARDS SUB-COMMITTEE*                              | COMMITTEE ROOM,<br>PARKE |
| 20 MAY 2016            | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>JUNE 2016</b>       |   |                          |
| 3 JUNE 2016            | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 3 JUNE 2016            | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 17 JUNE 2016           | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| 24 JUNE 2016           | PARK MANAGEMENT WORKING PANEL<br>ALL DAY TOUR         | ON SITE                  |
| <b>JULY 2016</b>       |   |                          |
| 1 JULY 2016            | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 1 JULY 2016            | <b>ANNUAL MEETING*</b>                                | COMMITTEE ROOM,<br>PARKE |
| 8 JULY 2016            | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| 13 JULY 2016           | NATIONAL PARK FORUM (2PM)                             | COMMITTEE ROOM,<br>PARKE |
| 14 JULY 2016           | NEW MEMBER INDUCTION (9.15am)                         | COMMITTEE ROOM,<br>PARKE |
| 15 JULY 2016           | ANNUAL MEMBER WORKSHOP                                | COMMITTEE ROOM,<br>PARKE |
| <b>AUGUST 2016</b>     |   |                          |
| 5 AUGUST 2016          | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 19 AUGUST 2016         | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>SEPTEMBER 2016</b>  |   |                          |
| 2 SEPTEMBER 2016       | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 2 SEPTEMBER 2016       | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 9 SEPTEMBER 2016       | PLANNING AND SUSTAINABLE<br>DEVELOPMENT FULL DAY TOUR | ON SITE                  |
| 13 – 15 SEPTEMBER 2016 | NATIONAL PARKS UK NEW MEMBER<br>INDUCTION COURSE      | TBC                      |
| 16 SEPTEMBER 2016      | SITE INSPECTION (IF NEEDED)                           | COMMITTEE ROOM,<br>PARKE |

**DARTMOOR NATIONAL PARK AUTHORITY**

**CALENDAR OF MEETINGS 2015/2016**

| <b>OCTOBER 2016</b>  |   |                          |
|----------------------|---|--------------------------|
| 7 OCTOBER 2016       | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 7 OCTOBER 2016       | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 14 OCTOBER 2016      | PARK MANAGEMENT WORKING PANEL                         | COMMITTEE ROOM,<br>PARKE |
| 21 OCTOBER 2016      | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| <b>NOVEMBER 2016</b> |   |                          |
| 4 NOVEMBER 2016      | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 4 NOVEMBER 2016      | AUDIT AND GOVERNANCE COMMITTEE*                       | COMMITTEE ROOM,<br>PARKE |
| 4 NOVEMBER 2016      | STANDARDS SUB-COMMITTEE*                              | COMMITTEE ROOM,<br>PARKE |
| 18 NOVEMBER 2016     | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |
| 25 NOVEMBER 2016     | NATIONAL PARK FORUM (2PM)                             | COMMITTEE ROOM,<br>PARKE |
| <b>DECEMBER 2016</b> |   |                          |
| 2 DECEMBER 2016      | DEVELOPMENT MANAGEMENT*<br>COMMITTEE                  | COMMITTEE ROOM,<br>PARKE |
| 2 DECEMBER 2016      | <b>AUTHORITY MEETING*</b>                             | COMMITTEE ROOM,<br>PARKE |
| 9 DECEMBER 2016      | PLANNING AND SUSTAINABLE<br>DEVELOPMENT WORKING PANEL | COMMITTEE ROOM,<br>PARKE |
| 16 DECEMBER 2016     | SITE INSPECTION (IF NEEDED)                           | ON SITE                  |

DARTMOOR NATIONAL PARK AUTHORITY  
STANDARDS SUB-COMMITTEE

**Annual Report 2014/15**

**1. Introduction**

The terms of reference set by the Authority for its Standards sub-committee are as follows:

**Aims**

- *to promote high standards of conduct by Members and officers;*
- *to advise the Authority on the adoption of a Code of Conduct pursuant to s.27(2) Localism Act 2011*
- *to assist Members to observe the Code of Conduct*
- *to consider and determine complaints against Members under the Code of Conduct*

Standing Orders also state that without prejudice to its general functions, the Standards sub-committee shall have the following specific duties:

- (a) to monitor the operation of the Code of Conduct;*
- (b) to advise, train and arrange to train Members on matters relating to the Code of Conduct;*
- (c) to promote high standards of conduct within the Authority, through observation, advice and training;*
- (d) to monitor complaints alleging non-compliance with the Code of Conduct*
- (e) to hear and determine allegations of non-compliance with the Code of Conduct, as requested by the Monitoring Officer*
- (f) to consider and advise on other matters relating to conduct, ethics and propriety as requested by the Monitoring Officer;*

**2. Annual Report**

This Annual Report concerns the work of the Standards sub-committee under the arrangements for Standards introduced by the Localism Act 2011. This report covers the period from the Annual Meeting of the Authority in July 2014 to May 2015. The purpose of the Annual Report is to record a summary of the activities of the Standards sub-committee over the preceding twelve months, including:

- (a) considering and determining Code of Conduct complaints against Members;
- (b) promoting high standards of conduct by Members of the Authority; and
- (c) assisting Members of the Authority to observe the Code of Conduct.

Members of the sub-committee feel that the arrangements have worked well over the past 12 months and the remit is appropriate. Officers have not identified any concerns or need for change.

### **3. Membership**

The Standards sub-committee comprises:

- Five members of the Audit & Governance Committee, of whom at least two shall be Members appointed by a local authority
- Up to three co-opted persons, as approved by the Authority, who shall have the right to receive the agenda and papers for meetings of the sub-committee, and to attend and participate at meetings of the sub-committee, but not to vote on any issue

The Independent Person(s) appointed pursuant to s.27(7) Localism Act 2011 are invited to attend meetings of the sub-committee and participate, but they are not a member or co-opted member of the sub-committee, nor are they entitled to vote on any issue

The quorum for a meeting of the Standards sub-committee is three members, of whom one must be a local authority member. It is very unfortunate that only a bare quorum of three members have attended both meetings in 2014/15.

### **4. Monitoring Officer**

The Authority's Monitoring Officer is Christopher Walledge, Head of Legal & Democratic Services. The Monitoring Officer is appointed by Members under section 5 of the Local Government Act 2000 and in respect of his duties as Monitoring Officer is accountable directly to Members. The Monitoring Officer has a statutory duty to report to the Authority on any proposal, decision, or omission by the Authority, or a committee or sub-committee or an officer of the Authority, which has given rise to, as is likely or would give rise to:

- (1) *a contravention of law or any code of practice made or approved by or under an enactment; or*
- (2) *maladministration or injustice... in connection with action taken by or on behalf of the Authority, in the exercise of the Authority's administrative functions.*

For the purposes of the proper exercise of this statutory duty, the Monitoring Officer has the right to attend (as an observer) any meeting of the Authority, its committees, sub-committees, working panels. The Monitoring Officer also has a legal right of access to all minutes, reports, documents and other material relating to the business of the Authority, so as to be able to carry out his statutory duty to guard against unlawful action, maladministration or injustice. The Monitoring Officer also has an important role in advising on governance arrangements, ensuring probity, upholding standards in public life and in particular advising Members on issues arising in connection with the Constitution, declaration of interests and the Code of Conduct.

### **5. Independent Persons**

Mr Rod Blackshaw and Mr Bob Woodall have served the Authority as *Independent Members (2008 - 2012)* and since 2012 as *Independent Persons*. It is very much regretted that the legislation requires their appointments to be terminated in July 2015 and does not allow for them to be re-appointed. The Authority is very fortunate to have benefitted from their experience, support and commitment to the work of the

Authority and to promoting high standards of conduct in public life and probity over the past 7 years.

## **6. Investigations**

Although there have been a very small number of written complaints about the conduct of Members at meetings, none of these have raised issues requiring formal investigation under the Code of Conduct.

## **7. Advice & Training**

Members are encouraged to seek advice whenever they are unsure about a possible pecuniary, personal or prejudicial interest, as well as any suggestion that they might be disqualified from participation in an item of business by pre-determination (having a closed mind). Given the recent local authority elections, the ballot process for Secretary of State (Parish) appointees and the results of the local authority Annual Meetings, there will be several new members joining the Authority. It will be important to ensure that they receive the time and support needed to familiarise themselves with the Authority's code of conduct (which will be materially different to any other local authority or Parish Council code of conduct) and the protocols and procedures adopted by Members to promote and underpin good working relationships.

## **8. Informal Observations**

The two *Independent Persons* have continued a rolling programme of attending meetings of the Authority and its committees as observers. This has extended beyond the full Authority and Development Management Committee to include some meetings of the Audit & Governance Committee. This continues to bring benefits, both in introducing the *Independent Persons* to Members and officers and providing some informed feedback on behaviour observed at meetings.

## **9. Future Work**

The Standards sub-committee will continue to meet twice annually, normally on the same date as a meeting of the Audit & Governance Committee in May and November each year. The focus for 2015/16 will be:

- (a) ensuring that two new Independent Persons are recruited and introduced to the workings of the Authority and the Standards regime as operated by the Authority
- (b) supporting new members of the Authority in their responsibilities under the Member Code of Conduct
- (c) continuing with a programme of observations at meetings
- (d) continuing to promote high standards of conduct by Members of the Authority

**John Nutley**  
**Chairman 2014/15**

## DARTMOOR NATIONAL PARK AUTHORITY

3 July 2015

### ASHBURTON MASTERPLAN

#### Report of the Senior Forward Planner

#### Recommendation : **That Members approve the Masterplan**

## **1 Introduction**

- 1.1 The Masterplan for Chuley Road, Ashburton has been developed in response to an approach from several major landowners at Chuley Road who wish to redevelop their sites. The site is identified in the Local Plan (Proposal ASH2), as a 3.5 hectare site for mixed use redevelopment including housing, commercial and employment uses and public car parking. The Authority appointed Building Design Partnership (BDP) to carry out a masterplanning exercise working closely with the community, the National Park Authority (DNPA), Teignbridge District Council and Ashburton Town Council.
- 1.2 The Masterplan provides a 'blueprint' for the redevelopment, it will ensure that opportunities are taken to provide wider community benefit (for example through new parking and flood mitigation), and require that individual planning applications piece together and contribute towards these wider improvements. The Masterplan includes a vision and set of objectives which were identified together with stakeholders at an early stage of the process, and are consistent with the allocation in the local plan.
- 1.3 The Masterplan is not a grant of planning permission, however it will be a strong material consideration in any subsequent planning applications submitted for this site. The Masterplan does not and cannot contain all the relevant information for any possible application and more detailed information will be required to support and planning application, including viability appraisal, flood mitigation works, investigation of management arrangements for parking and more detailed on and off site highway design.
- 1.4 In addition, the phasing of any development and how various elements such as roads, car parking, affordable housing and flood mitigation works will need to be subject of further agreement at planning application stage.

## **2 Preparation of the Masterplan – consultation, engagement and evidence**

- 2.1 The project has been managed by DNPA officers with support of a Masterplan Steering Group made up of officers of relevant local authorities and agencies and elected representatives from Teignbridge District Council and Ashburton Town Council. The Steering Group is not a decision making body, but exists as a forum for the Masterplan progress to be presented and discussed.

- 2.2 At a wider level three 'People's Panel' meetings have been held over the course of preparing the Masterplan. These meetings, held in Ashburton and open to anyone to attend, have taken the form of workshops discussing initially the vision and objectives of the Masterplan, and then the potential design and delivery approaches as options were proposed.
- 2.3 A 'Stakeholder Surgery' was held, where appointments could be made for one to one discussions. Meetings have also been held with Ashburton Town Council, Ashburton Neighbourhood Plan Group, railway interest group, and with businesses and residents at Chuley Road. Two drafts of the Masterplan have been published: the original draft plan in January 2014, and a revised plan in November 2014 for a period of formal public consultation.
- 2.4 The Masterplan has been informed by evidence at an appropriate level for this framework plan including a Flood Risk Assessment (FRA) with scenario modelling and Options Report, a Parking Strategy and Movements Assessment, a Tree Scoping Survey, high level viability modelling and a land valuation report. Professional advice has also been sought regarding matters including habitats and wildlife, heritage, housing and economic development. A summary and discussion of this evidence is set out in the Appendices to the Masterplan. The Masterplan also describes the more detailed evidence which will be required to inform and support individual planning applications.

### **Teignbridge District Council Comments**

- 2.5 Officers at Teignbridge District Council have also confirmed support of the Masterplan, stating "Teignbridge District Council is supportive of measures that improve the local economy and regenerate sites to bring them back into a productive role, highlighted by our support for the Chuley Road project. It is important that any proposal taken forward is both viable and deliverable, and can be brought forward in a timely manner. It is clear that both the Masterplan and alternative scheme could bring economic benefits to the town. While we can see that the DNP have looked at all the options, we would support the proposals going forward as set out in the Masterplan".

### **Town Council Comments**

- 2.6 Ashburton Town Council (TC) has considered the proposed final Masterplan and confirmed its support for the plan, noting the reservations below, to which officers have sought to respond.

**TC comment** - Given the most achievable access for larger vehicles is via Whistley Hill there needs to be an enforced restriction of construction traffic to avoid school drop-off/pick up.

**DNPA response** - Larger schemes will require a Construction Management Plan. Through this and planning conditions as appropriate, DNPA can control vehicle access routes and times. The TC and community will have the opportunity to comment on this as part of applications.

**TC comment** - The town council recommends that the permanent access to the residential development at Tucker's be over the bridge from Chuley Road and there be no through access via Stone Park.



**DNPA response** - A Transport Assessment will be required to support a planning application on the current Tucker's site. This should clearly set out the current level of use of Stonepark and propose a design solution which responds to this evidence. The TC and community will have an opportunity to comment on this.

**TC comment** - It is essential that the DNPA and Developers consult with the Environment Agency (EA) about potential flooding further downstream from the Chuley Road Masterplan area.

**DNPA response** - The EA has already made a significant contribution to the Masterplan and the FRA. It will continue to do so as applications come forward and is a statutory consultee on applications within the flood zone.

**TC Comment** - There needs to be considerable gain in the total number of public parking spaces available in the town, over and above parking for residential development and businesses. At each stage of the development careful consideration must be given to ensure there is maximum gain for public parking.

**DNPA response** - The Masterplan recognises the importance the community places on parking provision. It aims to deliver a scheme which is viable and deliverable, whilst also aiming to bring forward a range of community benefits around parking and flooding in particular. Individual applications will require viability appraisal to ensure these community gains are maximised, and DNPA officers will continue to liaise with the TC through the delivery of the Masterplan in order to prioritise community gains coming from each development.

- 2.7 The issues which have formed a key part of the preparation of the Masterplan are as follows:

### **Flood risk**

- 2.8 Recognising Chuley Road as an area prone to flood events, the local plan proposal sets out the need for a sequential approach to the layout and design of development, supported by an FRA. The FRA and Options Report have therefore driven land uses, with modelling used to identify where risk could be reduced and the land uses which would therefore be appropriate in that area. There is no external funding for flood risk mitigation, thus the viability of works (i.e. whether the value uplift justifies the work) is crucial. In some cases this is marginal and some development may only be viable as redevelopment moves forward and values increase.
- 2.9 A key principle is that applications must be supported by a detailed FRA setting out necessary flood alleviation measures in order to demonstrate safe development, not increasing flood risk elsewhere (including downstream impact) and where feasible reducing flood risk within the site. The Environment Agency will continue to advise DNPA in respect of flood matters and more detailed applications come forward. It is important to recognise that the area could also benefit from upstream improvements though these are beyond the scope of this plan.
- 2.10 A more detailed costed flood mitigation scheme will be necessary to inform delivery and developer contributions.

## **Highway access**

- 2.11 As an edge of town centre site with restricted highway access, and the historic industrial focus of Ashburton, Chuley Road has challenges around its accessibility. An aim of the allocation was to ease this by replacing the larger industrial uses of the site with residential and employment uses more appropriate for its edge of centre location. The Masterplan has an aim to be trip generation neutral in respect of vehicle movements.
- 2.12 Highway improvement will come forward as part of the redevelopment, including the reduction in HGV movements, improving movement on Chuley Road through the removal of on-street parking on Chuley Road and widening where required.
- 2.13 Applications on the site must be informed by a Transport Assessment; new uses would be judged against current uses when considering the impact of change.
- 2.14 DNPA would be able to control the construction and operation of new uses where necessary, for example determining delivery vehicle size, route taken, and the times of deliveries.
- 2.15 The community expressed an interest in a 'southern link road', a new road on the alignment of Bulliver's Way. However given that change in vehicle movements as a consequence of redevelopment should be minimal there can be no justification for developer contributions towards such a scheme.

## **Parking**

- 2.16 Consultation and engagement has shown parking to be a key community concern with a desire to improve public car parking in Ashburton. A balance must be achieved however; there is a particular challenge around aiming to improve the public car parking offer on the site, whilst recognising that each new public parking space has an associated two way vehicle movement.
- 2.17 The need to sustain business parking in the area has also proven a priority, in the context of sustaining and supporting existing businesses which will remain on the site.
- 2.18 The Masterplan aims to achieve a net gain in public parking, in addition to ensuring that new business and residential uses meet the local plan requirement for off-street parking.
- 2.19 A common approach in the Masterplan is to require each of the main sites to provide an element of public and/or business car parking as part of the new development. Changes may be required around the charging and permitting regime within the town to ensure that existing and new public car parking is used effectively.

## **Housing**

- 2.20 With the preceding issues clearly being the priority for the community; affordable housing delivery is likely to come forward at a lower level than local plan policy. Applications on the site will need to be supported by viability appraisal, the aim

being to achieve 25% affordable housing. However it is recognised that where viability is marginal priority may need to be given to on-site and off-site infrastructure improvements when dealing with individual applications.

- 2.21 DNPA will continue to work with the Housing Authority to support other opportunities for affordable housing delivery in Ashburton.

### **Railway heritage**

- 2.22 At a late stage in the preparation of the Masterplan an interest in the railway heritage of the site came forward. This subject had not been raised to any great degree at earlier stages in the preparation of the local plan and allocation of the site (which included a specific community engagement event), or the preparation of the Masterplan.
- 2.23 The interest focussed upon the protection of the former station building and subsequently the reinstatement of a rail link on a new heritage line extending the South Devon Railway from Buckfastleigh.
- 2.24 Whilst recognising the need to progress the Masterplan to approval and enable development to come forward, DNPA Members wished to ensure the opportunity around railway heritage had been fully considered in the Masterplan. A newly formed group, the Friends of Ashburton Station (FoAS), was given the opportunity to submit a proposal and evidence which might inform alterations to the Masterplan.
- 2.25 The proposal submitted by FoAS is available on the Masterplan web site together with a detailed appraisal of a range of options undertaken by DNPA. Changes were made to the Masterplan to make clear the value of the station building is recognised, and the appraisal identified the need for a pragmatic approach to its conservation in order to provide it with a viable and sustainable future use.
- 2.26 Evidence regarding the reinstatement of a rail link is however extremely limited and comprises principally an incomplete feasibility study of a new rail line to Peartree Cross undertaken by university students in the 1990s, and a high level estimate of potential future economic benefits to the town. It is important to note that compared with other successful heritage rail projects, this proposal would require a new route, given the loss of almost the entire line to the A38 dual carriageway. The appraisal undertaken does not satisfy officers that physical and economic barriers to the reinstatement of a rail link, could be reasonably overcome.
- 2.27 The proposal to safeguard the historic route through the Masterplan site would impact upon public parking, business parking, housing, traffic movement and the provision of the convenience store. These changes would impact upon the ability to deliver the wider objectives of the Masterplan around flood risk mitigation, highway and parking improvements. DNPA would also need to justify the safeguarding of the route in future local plans, and in its own local plan Teignbridge District Council may be required to safeguard an area of land which includes a number of homes at Buckfastleigh.
- 2.28 DNPA has been advised that the likelihood of acquiring the land for an Ashburton to Buckfastleigh rail link by private negotiation is remote. Delivery would therefore depend on the availability and exercise of compulsory purchase powers. There is

added complexity in the fact that any route will pass from Dartmoor National Park into Teignbridge and neither authority acting alone will be able to guarantee delivery of the entire route. In the absence of a Private Bill and Act of Parliament conferring compulsory purchase powers on South Devon Railway, FoAS or a successor body, there would have to be robust and compelling evidence of the deliverability of the technical solution for the proposed route, the public benefit of compulsory purchase and the financial viability of the scheme, to justify any compulsory purchase.

- 2.29 Faced with these substantial hurdles and uncertainty, and in the absence of a clear and robust exposition of how a rail link could be delivered, it is considered that the potential benefits can be given little weight in the balancing exercise. In contrast, it is clear that any safeguarding of part of the Masterplan site will effectively sterilise that land for several years and risks having a significant adverse impact upon the ability of the Masterplan to deliver the wide and balanced range of public benefits it is capable of providing. Given that the amendment suggested by FoAS may be viewed by a number of interested parties as contrary to the interests of business and the community, in the absence of robust evidence of feasibility, public benefit and likelihood of delivery of a railway link, amendment would create a real risk of legal challenge to the rationality and reasonableness of the Masterplan.

### **3 The Masterplan**

#### **A) Development Parcels**

- 3.1 The Chuley Road site is shared amongst a large number of land owners. The Masterplan aims to be flexible and deliverable by dividing the site into five development parcels. In some cases however, land owners will need to work together, or more than one site may need to be acquired, in to bring forward a viable scheme.
- 3.2 Figures 2.1 and 3.1 of the final draft Masterplan are show below. The complete final draft Masterplan together with the appendices and other supporting documents is available at [www.dartmoor.gov.uk/ashburtonmasterplan](http://www.dartmoor.gov.uk/ashburtonmasterplan).



Please refer to the following text for the key  
 The development parcels are as follows (working from north to south):

- **Station Yard (DP4)**

*Create a focus of activity in the northern end of the site, provide a mixed use development comprising of a multi functional space for the community in the former Station building and its surroundings, including potentially a railway heritage use, or market and event space, with opportunities for retail or leisure use. Towards the rear a small (approximately 400sqm) convenience store should maximise opportunities to link functionally with the former station building. A flexible approach will be required to achieve a development which maximises heritage conservation whilst providing a viable building of value to the community.*

*Parking for business use should be retained and improved, providing for additional public car parking and where possible maximise opportunities for the use of business parking for public use outside of business hours. Retain the Station Yard building as commercial use, comprising of office and retail use. Create a 500 sqm mixed use development in the south eastern corner of the Station Yard development plot.*

- **Hillside Plateau (DP5)**

*Create a new residential development and public car parking area with the potential to accommodate around 33 new dwellings. Dwellings should be a mix of market and affordable housing to meet identified needs, with potential for a limited proportion of flats (indicative split 25 houses and 8 flats). The site could be reasonably developed to a higher density. Development should be designed to provide good quality residential amenity by setting development back from the A38 and appropriate evidenced noise attenuation measures.*

- **Central commercial (DP3)**

*Provide flexibility for the existing light industrial uses to remain in situ or for a commercial-led mixed use development in the future with residential at upper floors.*

- **Riverside (DP2)**

*Create a new residential development and public car parking area, within the Riverside development plot with the potential to accommodate around 34 houses, with a density of approximately 37 dwellings per hectare. Development should provide sufficient amenity space, onsite public car parking, a suitable buffer between residential and retained light industrial uses, and address constraints such as the River Ashburn and below ground services.*

- **The Auction Rooms (DP1)**

*Retain and convert the existing building in commercial use with the potential for residential uses on upper floors. Opportunities for business and public parking should be considered as part of future proposals for this site.*

## **B) The Final Draft Masterplan**

- 3.3 The final draft Masterplan is set out at the end of this report in Figure 2.1. Whilst the plan shows the general disposition of uses, parking etc. each individual application will add more detail based upon the layout shown. The plan includes a number of diagrams and annotation which add further advice to potential developers.
- 3.4 It is important to recognise that the Masterplan is a framework for development. Individual site layouts, housing numbers and car park spaces and numbers are illustrative and indicative. Individual applications should draw upon this framework to bring forward a scheme consistent with the final agreed Masterplan and achieving its objectives in the most effective way.

## **4 Delivery**

- 4.1 The comprehensive approach to the redevelopment of the site gives DNPA the ability to require contributions towards infrastructure improvements on the site. In some cases these may be 'in kind' provided on the site, in other cases a financial contribution may be required to fund public/community needs not included within the red line application site. More detailed costed highway and flood mitigation schemes will be required in order to inform the delivery of the final agreed Masterplan.
- 4.2 A key aspect of the 'development parcels' approach is the ability for different areas to come forward at different times. The Masterplan does set out particular prerequisites on specific sites, though ultimately phasing is flexible. It is anticipated that the delivery of some sites earlier on will act as a catalyst for other more marginally viable areas. Importantly, existing uses, for example at the central commercial area, could be retained in the short to medium term and it should be recognised that it may be some time before all aspects of the Masterplan may be realised.
- 4.3 A key requirement of the local plan proposal ASH2 is that "proposals accord with a comprehensive Masterplan for this site". It is important that the Masterplan remains up to date as applications come forward into the future.

## **5 Conclusion**

- 5.1 The Authority's guidance on Development Briefs and Masterplans states that in assessing a Masterplan or Development Brief the Authority will consider:
- The process undertaken in preparing the masterplan or development brief, including:
    - the range of stakeholders engaged in the process ;
    - whether that engagement and consultation can be seen to have influenced the final scheme.
  - The content of the masterplan or development brief, including:
    - its consistency with the development plan and in particular the requirements of any specific site allocation;
    - how the proposal will help sustain the vibrancy of the community and contribute towards meeting the settlement vision over the plan period;

- the deliverability of the scheme.

5.2 The Masterplan is considered to meet the above criteria in respect of process and content, and is thus recommended for approval.

## **6 Equality and sustainability impact**

6.1 There is no requirement for specific sustainability appraisal in this case. Sustainability and equality are subjects deeply embedded in good planning. This Masterplan is a high level framework; it benefits from the overarching assessments of the allocation in the local plan, and further detailed assessments of applications would be identified as necessary. The process has included wide reaching engagement (and ongoing) with the community, those with direct interest in the site and other stakeholders.

## **7 Financial implications**

7.1 DNPA committed significant financial and officer resources to the preparation of the Masterplan, together with a financial contribution from Teignbridge District Council from the New Homes Bonus raised within Dartmoor National Park. Further resources will be required to support the delivery of the Masterplan. This includes specific pieces of work around highway and flood mitigation scheme costs. Officer resources will also be required for the co-ordination of applications, oversight and negotiation of developer contributions, and continued community engagement and secondary projects such as input to a parking strategy or upstream flood mitigation scheme. Pre-application advice and planning applications will attract a fee in respect of development management.

DAN JANOTA

### **Background Papers** (available at [www.dartmoor.gov.uk/ashburtonmasterplan](http://www.dartmoor.gov.uk/ashburtonmasterplan))

Development Management and Delivery DPD (July 2013)  
Chuley Road - Strategic Flood Risk Assessment (Parsons Brinckerhoff) (March 2014)  
Chuley Road - Flood Alleviation Options Report (Parsons Brinckerhoff) (December 2013)  
Chuley Road Masterplan Parking Strategy and Movement Assessment (January 2014)  
Chuley Road Tree Scoping Survey (Aspect) (August 2013)  
Report on the Draft 1 Consultation (April 2014)  
Report on the Draft 2 Consultation (January 2015)  
Chuley Road - Railway Proposal (FoAS) (March 2015)  
Ashburton Railway – Appraisal of Options Report (April 2015)

Chuley Road Masterplan Final Draft (May 2015)  
Chuley Road Masterplan Final Draft (Appendices) (May 2015)