

**DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE**

5 June 2015

Present: K Ball, G Gribble, P Harper, P Hitchins, M Jeffery, D Lloyd, J McInnes (Chairman), Dr I Mortimer, D Moyse, J Nutley, N Oakley, M Retallick, P Sanders, D Webber

Apologies: S Barker, Mr Kidner, Mr Hockridge, P Vogel

1594 Minutes of the meeting held on Friday 1 May 2015

The Minutes of the meeting held on Friday 1 May 2015 were signed as a correct record.

1595 Declarations of Interest

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

The Chairman advised Members that Item 1 – 0211/15 – Mobile Infrastructure Project on land at Drywell Farm, Ponsworthy, Widecombe-in-the-Moor, had been withdrawn by the applicant.

Mr Nutley declared a personal interest in Item 2 – 0140/15 – 18 East End Terrace, Ashburton, the items having been discussed at a recent Ashburton Town Council meeting.

1596 Items requiring urgent attention


None

1597 Applications for Determination by the Committee

Members received the report of the Head of Planning (NPA/DM/15/029).

Item 1 – 0211/15 – Installation of electronic communications apparatus comprising 22.5m high lattice tower and other equipment withn fenced compound – Mobile Infrastructure Project – land at Drywell Farm, Ponsworthy, Widecombe-in-the-Moor

Application WITHDRAWN.

Signed 
Date 3-7-15

Item 2 – 0140/15 – New dwelling on part of existing curtilage area – 18 East End Terrace, Ashburton

The Case Officer advised Members that the application was for an open market detached dwelling, to be built within the garden of the existing property. The proposed property would be 94m² and of a style which would largely replicate the existing house, featuring a tiled roof and painted render walls.

The Authority's policy DMD21 recognises that there will be opportunities for the use of small infill plots. Members were reminded that the recent Ministerial Statement withdrew the Authority's ability to achieve affordable housing on sites of less than five houses. The mechanism for this, ie, a Section 106 agreement, is no longer applicable for development which can demonstrate sustainability. Officers are of the opinion that the application is both suitable and sustainable; the site is within the centre of Ashburton and the proposed dwelling would relate well to existing development within the location. There are no planning or other environmental reasons to refuse the application.

The Town Council had objected to the application, stating that the development would be harmful to the character and appearance of the area; the dwelling would be larger than the existing house; the property would not be affordable, and there would be a direct impact upon neighbours from a loss of light and views.

In response to Member queries, the Case Officer confirmed that the distance between dwellings was considered to be acceptable. The Head of Planning advised that the application before Members was the first one to be made with this specific scenario since the Ministerial Statement was made. The Statement would have weight, particularly in the event of any appeal. Members commented that it was regrettable that the Authority would no longer have as much control regarding affordable homes for local people.

A Member suggested that a record be kept regarding this type of planning application to show that its policy was restricting the Authority's ability to provide affordable housing.

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

RESOLVED:

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

Item 3 – 0171/15 – Erection of building (89m²) for use as stables and agriculture – Meldon Heights, Chagford

The Case Officer reported that the application was for a store for machinery, fodder, bedding and feed. It would also provide stables for two horses and a small flock of sheep. The building would be timber clad and would have a fibre cement roof. The proposed site would see the building tucked away below the height of the hedgerow; it would not be highly visible from the roadside.

Signed James Ricketts
Date 3-7-15

The Parish Council was of the opinion that this would be inappropriate development within the countryside and also questioned whether the applicant owned enough land to cope with the amount of livestock proposed.

The applicant owns 2.5 acres which is well within the recommendations set down by the British Horse Society of two horses per hectare. The size of the stables is commensurate with a domestic/recreational use of the land rather than commercial.

The proposed building would, effectively, be well screened as it would sit behind a stone faced Devon hedgebank, have minimal impact within the landscape and is considered appropriate in size. An additional condition to ensure that there would be no commercial use of the stables was also proposed.

In response to Member queries the Case Officer and the Head of Planning advised that:

- Although no condition could be attached to any planning permission regarding equestrian paraphernalia, as the application was for the building, a covering letter could be sent stating that the permission does not extend to jumps etc as the land is agricultural;
- A condition could be added to ensure that the building was used only for horses and other agricultural uses;
- The status of the existing sand school would be checked and the applicants could be advised that any further sand school, set outside of the curtilage, would not be permitted;
- A condition could be set to ensure that there was no external lighting and any rooflight materials would have to be non-reflective.

Mr Gribble proposed the recommendation, subject to the additional conditions as set out above, which was seconded by Mr Harper.

RESOLVED:

That, subject to the conditions as set out in the report, together with the additional conditions as listed above, permission be GRANTED.

1598 Consultations by Neighbouring Local Authorities

Members received the report of the Head of Planning (NPA/DM/15/030).

RESOLVED:

Members noted the content of the report.

1599 Appeals

Members received the report of the Head of Planning (NPA/DM/15/031).

RESOLVED:

Members noted the content of report

Signed James R MCT
Date 3-7-15

1600 Applications Determined Under Delegated Powers and Applications Withdrawn

Members received the report of the Head of Planning (NPA/DM/15/032)

RESOLVED:

Members noted the content of the report

1601 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Planning (NPA/DM/15/033).

RESOLVED:

Members noted the content of the report.

Signed James R. MET *was*
Date 3-7-15