

**DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE**

3 July 2015

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

Apologies: S Barker, J Christophers

1062 Minutes of the meeting held on Friday 5 June 2015

The Minutes of the meeting held on Friday 5 June 2015 were signed as a correct record.

1063 Declarations of Interest and Contact

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

Members declared receipt of email correspondence, in relation to Item 2 – 0212/15 – 11 Manor Drive, Chagford.

Miss Moyse declared a personal interest in Item 1 – 0253/15 – 24 Station Road, Horrabridge, the item having been discussed at a recent Horrabridge Parish Council meeting, which she had attended.

1064 Items requiring urgent attention

None


1065 Applications for Determination by the Committee

Members received the report of the Head of Planning (NPA/DM/15/034).

Item 1 – 0253/15 – Demolition of existing workshop and garages and erection of five cottages with garage and parking – 24 Station Road, Horrabridge

The Case Officer updated Members that since the report had been compiled, Devon County Council had requested a contribution to school transport and the recommendation had therefore been changed to grant permission, subject to the completion of a Section 106 planning obligation.

The Case Officer reported that the site had been occupied by domestic garages for many years and the repair garage continues to be used for storage. It was confirmed that the costs associated with cleaning up soil contamination on the site would be dealt with by condition 13 as laid out in the report.

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Mr Hockridge joined the meeting.

Members were advised that the issue of Japanese Knotweed had been raised. It was confirmed that the removal of the Japanese Knotweed is licensed through the Environment Agency under separate legislation and cannot be controlled through a planning condition. Work had already commenced and the agent had confirmed that the Japanese Knotweed would be removed by a licensed specialist and the site would need to be certified clear to satisfy any mortgage companies of prospective purchasers.


The previous scheme proposed 4 dwellings. The layout meant that the gables were presented to neighbours and the privacy distance of 21m was preserved. However it was considered to be bland, unrelated to the grain of historic development in Horrabridge, especially the Conservation Area and of uniform appearance as it did not in any way reflect the character of historic Horrabridge.

Members had refused the application because 'the proposed development by virtue of its scale, form, design and relationship to the surrounding development would be detrimental to the site, its surroundings and the setting of the Horrabridge Conservation Area'.

The architect had been asked to look to the character of the Conservation Area for a more appropriate form of development. It was considered that the architect had achieved this with a development of two 2 bed units of 60m², two 3 bed units of 74m² and one with a floor area of 80m². However, the distance between the proposed dwellings and the existing dwellings in Chapel Close was less than 21m. The Case Officer advised Members that objections from neighbours on these grounds had been received and reported that an additional resident had also written in to raise concerns in this respect.

Following comments received from the parish council the Case Officer reported that Unit 5 is at the end of the new close at right angles to the stepped terrace, providing a visual full stop to the development, but as a result of this the rear elevation now faced 12 Chapel Close, with the distance between the properties to be 16m. However, the difference in levels and the fact that 12 Chapel Close is at an angle to the road and the proposed new property, it was considered that the parish council request for Unit 5 to be moved south by 1 metre, would not have a material impact on the amenity enjoyed by either property and would compromise the parking space. Members were advised that Condition 8 specifically addressed the impact of Unit 5 and would enable officers to ensure that the amenity of its occupiers and the residents of 12 Chapel Close are protected.

In terms of the parish council comment regarding the impact of the carport/garage, it was confirmed that the proposal is a single storey structure so all that would be visible would be the pitch slate roof above the fence. The roof is an important visual link between the two blocks of dwellings and visually it was considered preferable to have some cars under cover rather than parked in the street.

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The Case Officer reported that whilst it had been acknowledged that the development of the site would cause inconvenience for surrounding residents, condition 12 had been imposed to enable the Authority to control that impact.

Although the scheme compromises, to some extent, the requirements in the design guidance regarding privacy, amenity and overshadowing, officers considered that it was the optimum scheme for the site. It was felt that if developed, it would represent a high standard of sustainable development sought by the Authority within the National Park and from an environmental point of view the proposal is to use timber frames and windows rather than masonry and plastic products, high levels of insulation and opportunities for solar gain would be taken on board. The development would clearly enhance the setting and views from the conservation area, conserving and enhancing the cultural heritage of the National Park in accordance with the first purpose and the provision of affordable housing could clearly be included.

The policy requirement in 2014, when the previous application was considered, was that 50% of the new dwellings should be affordable. The developer submitted a viability assessment and the Authority employed NPS Property Consultants Ltd to carry out an independent viability assessment. It was concluded that even if a land value of zero was adopted there would be a deficit. The viability assessment was carried out only one year ago and although values and costs would have changed a little, clearly two bed units would provide more affordable first time buyer accommodation. The applicant in his submission stated that the gross development cost would be significantly greater than in 2014 due to the high standard of finish and materials, which has been accepted by officers.

The Case Officer highlighted to Members the new requirements in respect of archaeology contained in conditions 10 and 11 which also clearly have a cost implication. In light of all those costs and the Ministerial statement in respect of the application of Section 106 agreements, it was not considered appropriate to put the applicant to the cost of providing a full viability assessment and the Authority to the cost of getting it tested or requiring any of the units to be affordable. This means that the proposal was a departure from the Development Plan and had been advertised as such.

Members were informed that Devon County Council had confirmed that it would not require a contribution towards providing additional pupil places; however a requested contribution of £2897.50 is required towards school transport for one secondary school pupil to travel to Tavistock College.

The architect has worked with officers to tidy up and enhance a site which has been an eyesore for many years in the heart of the village. The design and layout proposed would conserve and enhance the village, the setting of the Conservation Area and the wider National Park. Although the Authority is not able to exercise any controls over the affordability and occupancy of the five dwellings proposed, their size is such that they would be at the affordable end of the market, offering a much needed opportunity for local people to buy a sustainable property of their own in a sustainable location.

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Cllr Pearce stated that Chapel Place, referred to in the report, was incorrect and it was in fact Chapel Close. He advised that he was speaking on behalf of a resident of Chapel Close. He reported that the resident felt that there was no management plan for the Japanese Knotweed and that the Environment Agency were not aware of the Knotweed issues at the site, as only the flood zone had been referred to in the report and it was therefore considered to be out of date. Concern was expressed regarding the detrimental impact of the five dwellings on the resident's property, as the site was felt to be very tight and there would be a loss of amenity and privacy.

Some Members expressed concern regarding the width of the access road as it was considered that there were no obvious passing places and that it would not be wide enough to accommodate two vehicles. The Case Officer confirmed that the width of the access road was 2.5 metres.

Concern was also expressed by some Members regarding the assurances of dealing with the Japanese Knotweed completely and questioned the procedure if reappearance occurred. The Case Officer clarified that its removal is licensed through the Environment Agency and the site would have to be certified clear.

Members considered that the proposal was a product of a lot of time and consideration, much effort had been put into the details and it was sympathetic to neighbours.

Dr Mortimer proposed the recommendation, which was seconded by Mr Kidner.

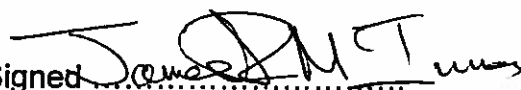
RESOLVED:

That, subject to the completion of a Section 106 planning obligation in respect of school transport and the conditions as stated in the report, permission be GRANTED.

Item 2 – 0210/15 – Loft/roof extension plus other works – 11 Manor Drive, Chagford

The Case Officer reported that Manor Drive is a relatively modern housing estate on the south west fringe of Chagford. The property dates from the 1970's and is accessed up a shared drive formed by a cul-de-sac leading to higher ground. The bungalow is formed into a 'T' shape and is nestled into the bank, with an integrated single garage with a steep drive. It is of simple appearance and is clad in stone with concrete tiles.

Members were informed that the application proposes to utilise the existing footprint, the proposed extensions would be to the rear wing and the property would be rendered, improving its thermal properties and have a slate roof. A master bedroom with en-suite, two further bedrooms and a bathroom are proposed, essentially turning a two bedroom property into a four bedroom property as a guest

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room is proposed on the ground floor. On the elevations there would be three dormers to the rear and balustrade windows to the south west. There would also be an increase in the roof height with bedroom two being stepped up centrally.

The Case Officer reported that the applicant had stated in his response to Members that it had taken a year to refine the plans, however planning advice had not been sought during this process.

Members were advised that there were no objections to the improvement to the materials at the property and the removal of the cladding would be encouraged. In policy terms, DMD24 sets parameters of scale and it would be an increase in habitable floor area of over 60%, significantly over the 30% set out in the policy. In terms of the design, the extension would appear disjointed and large in comparison to a modest bungalow. The Design Guide is very clear on scale and extensions should not overwhelm an original building. The central step up to bedroom 2 in particular failed to ensure that the extension would be subservient.

The Case Officer informed Members that one letter of support had been received from the Parish Council, as in their view it remained on the same footprint.

The Case Officer concluded that the proposal would result in a disproportionate and unsympathetic extension, overwhelming the existing property and it would clearly conflict with adopted policy and the design guide. Officers had been keen to work positively with the applicant, however, the supporting correspondence received by Members, was aimed at challenging adopted policies and guidance. Whilst there are opportunities to extend the property in some form, the proposed application was not considered the solution.

The Applicant, Mr Lloyd, considered that his proposal would provide a more environmentally friendly home and that the affordable housing needs of Chagford would also be addressed. He felt that the scale of the proposal would not have a detrimental impact on the housing estate when viewed from the adjacent field and higher ground. He confirmed that he would be happy to remove the step down over the garage if needed. He stated that he believed the proposal was compliant with DMD24 and that the parish council and neighbours were in support of the application.

Mr Jeffery proposed a site inspection, due to the elevated position of the property. However, the motion for a site inspection was not carried.


Mr Sanders proposed the recommendation, which was seconded by Miss Moyse.

RESOLVED:

That permission be REFUSED for the reasons set out in the report.

1066 Consultations by Neighbouring Local Authorities

Members received the report of the Head of Planning (NPA/DM/15/035).

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RESOLVED:

Members noted the content of the report.

1067 Appeals

Members received the report of the Head of Planning (NPA/DM/15/036).

RESOLVED:

Members noted the content of report.

1068 Applications Determined Under Delegated Powers and Applications Withdrawn

Members received the report of the Head of Planning (NPA/DM/15/037)

RESOLVED:

Members noted the content of the report.

1069 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Planning (NPA/DM/15/038).

RESOLVED:

Members noted the content of the report.

1070 Appointment of Site Inspection Panel and Arrangements for Site Visits

None.

Signed James D. M. T. [Signature]
Date 7-8-15