

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

1 September 2017

Present: S Barker, W Cann, A Cooper, G Gribble, P Hitchins, M Jeffery,
J McInnes, D Moyse, N Oakley, C Pannell, M Retallick, P Sanders,
D Webber, P Woods

Apologies: K Ball, S Hill, N Oakley

The Chairman welcomed new Secretary of State Members, Mr Peter Harper and Mr Mark Simpson.

1241 Minutes of the meeting held on Friday 28 July 2017

The minutes of the meeting held on 28 July 2017 were agreed and signed as a correct record.

1242 Declarations of Interest and Contact

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

Mr McInnes, Mr Sanders, Ms Woods, Mr Hitchins, Mr Cann, Mrs Pannell, Miss Moyse, Mr Cooper and Mr Retallick declared a personal interest, having received email communication, in Item 0274/17 – Demolition of dwelling, erection of five dwellings and alterations to access, Woodcote, Chagford,

Mr McInnes, Mr Sanders and Mr Hitchins declared a personal interest, due to knowing the applicant, in Item 0340/17 – Change of use of barn to dwelling, Ashmill Farm, Grenofen.

Mr Sanders and Mr Webber declared a personal interest, having received telephone communication from the applicant, in Item 0015/17 – Change of use and extension of farm office building to use as a dwelling in association with the removal of a mobile home, Meadowside, Collaton Road, Tavistock.

Mr Sanders and Mr Retallick declared a personal interest, due to knowing the applicant, in Item 0354/17 – Demolition of existing house and garage and replace with house and garage on adjacent site, Holne Park Farm, Ashburton.

Mr Christophers declared a personal interest, having received telephone communication, in Item 0354/17 – Demolition of existing house and garage and replace with house and garage on adjacent site, Holne Park Farm, Ashburton.

Mr Barker, Mr Jeffery and Mr Gribble declared a personal interest, having received telephone communication, in Item 0328/17 – Conversion of

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redundant barn with re-instatement of lean-to extension to holiday let, Stone Barn, Stone Farm, Buckland-in-the-Moor.

Mr Retallick declared a personal interest, due to knowing the applicant, in Item 0328/17 – Conversion of redundant barn with re-instatement of lean-to extension to holiday let, Stone Barn, Stone Farm, Buckland-in-the-Moor.

Miss Moyse declared a personal interest, having visited the site, in Item 0340/17 – Change of use of barn to dwelling, Ashmill Farm, Grenofen.

1243 Site Inspections

Members received the report of the Acting Head of Planning (NPA/DM/17/028).

Item 1 – 0015/17 – Change of use and extension of farm office building to use as a dwelling in association with the removal of a mobile home – Meadowside, Collaton Road, Tavistock

Speaker: Mr G Mudge, Applicant

The Case Officer reminded Members that the application included the removal of the mobile home and garage from the front of the barn, and the extension of the barn into part of the site.

In response to a Member query, the Case Officer advised that without the extension the floor area of the barn, ground floor and first floor, would be 101sqm. The proposed new dwelling, with extension, would have a floor area of 137sqm. She highlighted that policy DMD9 is very specific in stating that a building to be converted should be capable of being converted without the need for substantial extension, alterations or reconstruction of the existing structure.

Members were also advised that the current mobile home is not subject to an agricultural tie; the application is not for an agricultural workers dwelling, no agricultural justification has been provided and the barn would not be tied to Meadowside in any way. It would be an open market dwelling.

Mr Mudge advised Members that he fully understands the Authority's policies regarding barn conversions. The mobile home has been occupied for the last 39 years; all services are connected to it. He stated that, in his opinion, the removal of the mobile home and extension of the barn would greatly improve the look of the area. However, he would prefer to remain within the mobile home than have to use the barn with no extension as this option would not provide him with adequate living space. He added that he would be happy for an agricultural tie to be added to the barn conversion and extension should Members feel it appropriate.

In response to Member queries, Mr Mudge advised that he farms 70 acres which he owns, and another 50 acres elsewhere. He farms sheep and cattle,

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and also has a successful small business maintaining sheep shearing equipment.

Miss Moyse advised that, in her opinion, the proposals would make the property too large and proposed the recommendation, which was seconded by Mrs Pannell.

RESOLVED: That permission be REFUSED for the reasons as stated in the report.

Mr Webber requested that his abstention be recorded.

The Chairman encouraged Mr Mudge to continue to liaise with Planning Officers to find a way forward.

Item 2 – 0247/17 – Demolition of dwelling, erection of five dwellings and alteration to access – Woodcote, Chagford


Speakers: Cllr G Hill, Chairman of Chagford Parish Council
Mr M Hann, on behalf of Lawson Homes

The Case Officer reminded Members that the site is within the settlement boundary for Chagford.

With regard to the reasons for refusal, in accordance with policy DMD21, two of the four additional properties on the site should be affordable. The applicant has made the application stating that he does not consider that the Authority can require affordable housing on his site. Officers are very clear that the Development Plan and policies have primacy and where, as in Chagford, there is a demonstrable need for affordable housing, sites such as this should contribute to meeting that need. The application has been advertised as a departure from the Development Plan.

The proposed layout of the properties has sought to reduce the impact on Beara View but has resulted in a cramped development; in addition, the proposed design is not of the high standard expected within the National Park.

Councillor Hill advised Members that the Parish Council had objected to the first application in 2015 for two dwellings. Since that time, several small cul-de-sacs have been built in recent years. The Parish Council saw the value of this site in respect of the need for families; small bedrooms are more suitable. The Housing Survey, undertaken five years ago, identified a need for 39 affordable homes to rent; 28 of these have been identified within the CG Fry development. The Parish Council does not wish to see more affordable houses. Some of the units within Beara View have been allocated to families from outside the parish. The Council is now in full support of this application. She added that the site has waited for 30 years to be developed.

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In response to a Member query, Councillor Hill confirmed that the Parish Council is fully supportive of the application; it has no issues with the proposed design. In addition, the Council considers that there is enough affordable housing provision within Chagford.

Mr Hann advised Members that Lawson Homes would be happy to add a boundary hedge to improve privacy and the amenity value from the road. He stated that the application was for five two storey dwellings, not three storey dwellings which had approval elsewhere in Chagford, adding that this, along with the quality of design and construction of other properties in the area, should negate one of the reasons for refusal. He commented that he did not agree with the Case Officer regarding the floor area calculations. He felt that Members had been misinformed regarding affordable housing at the previous Development Management Committee meeting.

In response to a Member query, Mr Hann confirmed that, in his opinion, the proximity of dwellings within the development, 9m in some areas, was sufficient.

The Head of Legal and Democratic Services advised Members that the Planning Inspectorate (as recently as earlier this week) has determined that the Local Plan should be followed unless there is a material planning consideration to the contrary. Therefore, it is a legal requirement that 50% affordable housing units should be sought within this application, unless there are material planning considerations to justify its non-provision.

He also clarified that, when assessing whether affordable units are needed, Members should only take into account those dwellings that have been built. The CHG1 site in the Development Plan has been identified as a site for affordable dwellings, however, no planning permission exists at present.

In addition, no viability assessment has been provided by the applicant to justify the proposal for five open market dwellings within the local centre.

Mr Cann stated that the views of the Parish Council with regard to design, location and affordable housing provision within Chagford, should be taken into account. He proposed that permission be granted on the grounds that there was already enough affordable housing within Chagford; in addition, he had no issues with the proposed design. His proposal was seconded by Mr Gribble.

The proposal was put to the vote, but was not carried.

A Member commented that larger families are not catered for when it comes to affordable housing. His main concern was with regard to design and layout; the proposal would not offer the light that people should be entitled to. Another Member agreed, stating that simply putting someone in a property with inadequate light and amenity was not good enough. Eleven affordable units are still needed within Chagford. No attempt has been made by the applicant to prove that the site would be unviable if affordable housing was a

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requirement. The Case Officer confirmed that the 2013 Housing Survey is the most recent resource; the West Devon Borough Council Housing Officer has agreed that there is no reason to depart from the assessment contained therein.

Mr Sanders proposed the recommendation, which was seconded by Mrs Pannell.

RESOLVED: That permission be REFUSED for the reasons as stated in the report.

Mr Cann left the meeting room.

1244 Applications for Determination by the Committee

Members received the report of the Acting Head of Planning (NPA/DM/17/029).

Item 1 – 0363/17 – Creation of new access drive and gate to agricultural fields including taking down of existing bank and hedgerow – Homer, Mary Tavy

Speaker: Mr A Cartwright, Applicant

The Case Officer requested Members to note an amendment as follows:
Reason 1 for refusal should include policy DMD12.

Members were reminded of a previous application (0653/16) which was refused at the end of 2016 following a site inspection.

The proposal before Members is to remove an existing earth bank and hedge in order to form a new vehicular access to the immediate west of the property. The access drive has been reduced from 4m to 2.4m in width, and will slope up from the road at a gradient of approximately 1:11. A new field gate will be set back 6m from the road to allow vehicles and trailers to pull off the road. Visibility splays will be 20m and kept free of any planting and obstructions.

Mr Cann returned to the meeting.

The Authority's Trees and Landscape Officer continues to recommend refusal; refusal reason 2 is written to clearly reflect policy DMD8.

Mr Cartwright advised Members that the main reason that his application was refused in 2016 was the amount of hedgerow that was to be removed. The present application requires minimal hedgerow to be taken out and, with regard to the required engineering works, a very small amount of work is required. There are five other driveways on Bullers Lane, along with two field access gates. The lane is some 300m long. He added that, in his opinion, an additional access would not be detrimental to the character of the lane. The

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new access would make it easier to remove pigs and sheep from the land in bad weather, also to bring in hay, feed etc.

Mr Sanders commented that the hedge does not contribute to the character of the lane. In addition, the suggested use of a field access off the A386 could not be used as an alternative due to the speed of traffic that uses the road. He advised that he felt unable to support the officer's recommendations for these reasons and proposed that permission be granted. In addition, he felt that the public benefit of vehicles being able to pull off the road, rather than blocking the lane, would far outweigh the reasons to refuse permission.

Miss Moyse proposed the recommendation to refuse planning permission.

Mr Hitchins, having made a private visit to the site, and having considered the proposed improvements, seconded the proposal to grant permission.

The Acting Head of Planning clarified that the lane is within the Conservation Area. The existing accesses along the lane were made prior to the Conservation Area being put in place. The recommendation to refuse permission is made on the basis of the Authority's priority to 'conserve and enhance'.

The Case Officer suggested two conditions, should permission be granted, as follows:

1. Sample of surfacing materials to be used for the access;
2. Details of landscaping to be provided.

Mr Sanders and Mr Hitchins agreed the proposed conditions.

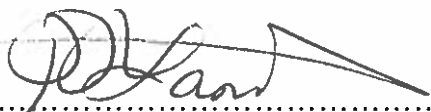
RESOLVED: That, subject to the conditions detailed above, permission be GRANTED.

Item 2 – 0354/17 – Demolition of existing house and garage and replace with house and garage of adjacent site – Holne Park Farm, Ashburton

Speaker: Mr B Marmot, Agent for the Applicant

The Case Officer advised Members that Holne Park Farmhouse is located in an isolated part of the open countryside to the south west of the River Dart Country Park, within the Holne Park Estate. The farmstead is recorded on the Historic Environment Record. Following the granting of planning permission in 2015 part of the farmhouse was demolished. The property is in a poor state and is currently unoccupied. The 2015 application is a material consideration; the applicant is not relying on this earlier permission as a fall-back option.

The layout and design is based on the previous application with five bedrooms on the first floor. The design is considered acceptable. There are

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bats currently roosting within the existing farmhouse; provision has been made within the plans and would need to be in place prior to the farmhouse being demolished. However, there is not a clear case for demolition in this case. The Case Officer advised Policy DMD11 as follows:

'Consent will only be granted for the whole or partial demolition of listed buildings and other heritage assets where:

- (i) it is necessary for safety reasons; or*
- (ii) the total loss of the listed building or other heritage asset is necessary to achieve substantial public benefits that outweigh the loss of the building or asset having regard to its significance; or*
- (iii) the total loss of a non-designated heritage asset has been balanced against the significance of the asset and found to be convincing and justified; ...*

Structural deterioration will be disregarded as a factor in decision-making where there is evidence of deliberate neglect or damage.

Where permission for whole or partial demolition is granted, conditions will be imposed requiring a record of the building or asset to be made, the form that the record must take and where the record is to be deposited.'

Mr Marmot advised Members that with regard to the issues of ecology, these have now been dealt with. There would be a S106 agreement and a licensing agreement with Natural England. With regard to the Statement of Significance, he advised that the farmhouse is of poor construction; the central area, eastern flank wall, beams floors and windows would need to be replaced. He confirmed his client's agreement to the provision of a full Level 4 report to Historic England should it be required.

In response to Member queries, Mr Marmot advised that the property could be restored but would need demolition and rebuild. The property was last lived in approximately 12 months ago. Works under the current planning permission commenced in January 2017.

The Acting Head of Planning clarified that the material consideration is that there is a property already on site. The Case Officer's report is clear regarding the steps that are needed to determine an outcome. His feeling is that the application is somewhat premature.

In response to a Member query, the Building Conservation Officer's view is that the property is a Victorian farmhouse and consideration should be given to using part of it.

Mr Jeffery proposed that the application be DEFERRED in order that a site inspection could be undertaken, which was seconded by Mr Gribble.

RESOLVED: That the application be DEFERRED for a site inspection to be undertaken.

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Item 3 – 0340/17 – Change of use of barn to dwelling – Ashmill Farm, Grenofen

Speaker: Mr R Phillips, Applicant

The barn is set in the open countryside between Tavistock and Grenofen. There are several other historic and modern agricultural buildings in the group. The application is for the conversion of the barn into a two storey open market dwelling. A flood zone runs down the side of the site; a flood evacuation plan is recommended should permission be granted. The barn is in good condition, work having been carried out under the ESA Scheme in 2011. The Parish Council has objected to the application on the grounds of highway safety. The applicants have stated that the National Park cannot demand affordable housing; however, there is an identified need. A viability assessment for one or two units was received by the Case Officer this morning, concluding that this type of scheme was not viable.

Mr Phillips advised that the Parish Council has no objection except for one regarding highway safety which could easily be addressed. With regard to the flooding issue, a soakaway could address this. He stated that no housing needs assessment has been carried out in Whitchurch or Grenofen and the location does not lend itself to affordable housing. He added that under Class R permitted development rights he could convert the barn into a shop, office, restaurant, café or hotel but suggested that a home would be the best solution for the use of the barn.

In response to a Member query Mr Phillips advised that, in his opinion, the barn was not in an appropriate location for a conversion to anything other than a dwelling.


The Acting Head of Planning clarified that the applicant has the same permitted development rights as anyone else. However, Class Q stipulates that there is no automatic right to convert a barn to a dwelling within the National Park. This application is for an open market dwelling in the open countryside which is not justified.

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

RESOLVED: That permission be REFUSED for the reasons as stated in the report.

Item 4 – 0318/17 – Change of use to dwelling including repairs and alterations – Old Printing Works, 12 East Street, Ashburton (Listed Building Consent)

The Building Conservation Officer advised Members that No. 12 East Street is a Grade II listed building, located in the centre of Ashburton, within the

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Conservation Area. The shop and accommodation situated to the front of the property will not be affected by this application which relates to the rear wing.

The printing works building contains many surviving fixtures and fittings from the early 18th Century. It can be divided into three parts; the modern, single-storey flat roofed part, which has no heritage value, is to be demolished. The building should be considered at risk and is in need of considerable structural repair. The proposal is for an open market dwelling, including repairs and alterations; the location negates its viable use for business purposes. Officers consider that the proposed works can be undertaken without adverse harm being caused to the listed building and to the residential amenity of neighbours.

A viability appraisal has been submitted with the application which demonstrates that, due to the significant amount of restoration needed, the scheme would be unviable if an affordable home or a financial contribution was required.

Mr Barker considered that the proposal was a sensible proposition for the building and proposed the recommendation, which was seconded by Mr Hitchins.

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

Item 5 – 0314/17 – Change of use to dwelling including repairs and alterations – Old Printing Works, 12 East Street, Ashburton

The proposal is for an open market dwelling, including repairs and alterations to the Grade II listed building. Officers consider that the proposed works can be undertaken without adverse harm being caused to the listed building and to the residential amenity of neighbours.

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

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

Members commended officers for the work undertaken regarding this application.

Item 6 – 0328/17 – Conversion of redundant barn with reinstatement of lean-to extension to holiday let – Stone Barn, Stone Farm, Buckland-in-the-Moor

Speaker: Mr T Andrew, Agent for the Applicant

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The Case Officer advised Members that Stone Barn is located some 1.6km to the north of Buckland-in-the-Moor in an isolated position. The application is for the conversion of the barn to a holiday let as part of a farm diversification enterprise for Pudsham Farm, which is 0.5km away. An application for the same barn was considered and refused at Development Management Committee on 26 May 2017. Since that time further discussions have taken place with officers, resulting in the present application. The scheme has been revised and is now considered sympathetic and relatively low impact; it is supported by the Building Conservation Officer.

In addition, further evidence has now been received in respect of the diversification of income to support the farming enterprise at Pudsham Farm. It is now clear that the barn could provide around one tenth of the farm's annual income.

The revisions to the application, together with the additional information provided, have met a number of concerns previously raised.

Mr Andrew advised Members that he had liaised with Officers since the Development Management Committee meeting held on 26 May 2017. The application before Members has the strong support of the Chairman of the Parish Meeting.

In response to a Member query regarding the access track, Mr Andrew advised that it was proposed to leave it as a grass track, with added stone chippings to be compacted into the surface in order to improve grip.

A Member observed that the barn has some historical significance and forms part of the medieval fabric of the area. The proposed conversion would preserve it for posterity.

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

The Case Officer asked that condition number 5 of the proposed conditions be amended – the final sentence "*A register of all occupiers on request.*" to be removed.

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

Item 7 – 0326/17 – Erection of agricultural building (13.5m x 9m) – Land at Ausewell Common, Ashburton

Speaker: Ms V Siddell, Applicant

The Case Officer advised that the application site is located approximately 2.5km north east of Ashburton; the application is to a 122sqm agricultural building for the keeping of chickens and furniture storage. The site is on an existing, redundant, sand school and currently comprises an unauthorised

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stable building, which is currently being used by the applicant. The applicant currently owns 3.1ha of land and is looking to increase her stock to 100 chickens (this can increase to 200 if registered). The application is recommended for refusal as the building's scale does not match that for which it is proposed. In addition, it is poorly related to landscape features and other building groups. It would be isolated and would harm the landscape character of the area.

Ms Siddell advised that the barn is not visible by the public; her neighbour is the only one who would see it. There are five other barns in the nearby area; the field is to be used for hay which would need to be stored. She added that she had not realised that the stables were unauthorised as there are no foundations to them. She currently has 49 chickens and would like to increase their number, as well as raise rare breeds.

In response to a Member query, the Case Officer advised that the proposed barn is not of a traditional style, contrary to the advice provided in the Design Guide. In addition, the Acting Head of Planning clarified that the applicant is asking for a large agricultural building in an isolated area, for which there is, currently, no justification.

Mr McInnes proposed that the application be DEFERRED in order that a site inspection could be undertaken, which was seconded by Mr Sanders.

RESOLVED: That the application be DEFERRED for a site inspection to be undertaken.

Item 8 – 0499/16 – Change of use to form residential educational centre, including the conversion of existing buildings and erection of new, for residential educational purposes and demolition of existing and erection of new farm buildings – East Shallowford Farm, Widecombe-in-the-Moor

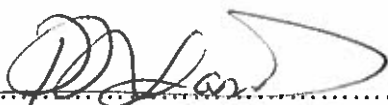
Speaker: Mr R Musgrave, Chairman of the East Shallowford Farm Trust

The Head of Legal and Democratic Services advised Members that this application went before committee on 4 November 2016; planning permission was granted. A challenge to that decision was made, stating that Members had failed to take into account all of the relevant policies within the Local Plan and had also failed to take into account the impact on the Listed Building.

Legal advice was sought and the recommendation was that the Authority should submit to judgement. The decision was, therefore, quashed by the High Court. In determining the application today it is very important that Members put out of their mind memories of dealing with the application previously. Members must make a fresh determination on the application, based on the current officer report and debate in committee.

The Acting Head of Planning advised that there are two applications which are related but require separate considerations.

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East Shallowford Farm is situated some 2.5km south west of Widecombe village in an isolated location. The farmstead consists of a Grade II listed farmhouse and a range of historic farm buildings, on the eastern side of the West Webburn River. It is owned and occupied by the Shallowford Trust, an educational charity.

The application follows discussions in 2016 and the refusal of earlier applications for planning permission / listed building consent. It has been modified, reduced in scale and is very different from the original applications (0591/15 and 0592/15). Significantly, this application is for a reduction in site area, the amount of new buildings, the absence of a new driveway and staff accommodation and a reduction in the number of bed spaces.


Members' attention was drawn to the relevant policies, outlined within the report. Particular reference was made to COR2 – the policy relates to the principle of development outside of designated settlements. It is considered that the proposed development has an essential need to be located in the countryside and will sustain buildings and structures that contribute to the distinctive landscape and special qualities of Dartmoor. The proposal is not aimed at diversification of the existing farm, rather, it would supplant the existing use.

The application proposes the following:

- Main barn to be converted to provide 22 beds in five dormitories. Ground floor to house boot room, lounge, drying area, store, toilets and a workshop;
- New building to the southern end of the main barn, to incorporate the shippen, replacement of the poor quality lean-to – to form kitchen/dining room;
- Farm boot room/animal pens – to replace modern additions on the south side of the farmstead;
- Construction of a 13m x 13m animal barn;
- Retention of the existing pig house which is currently used as a farm office; the attached modern buildings to be removed and replaced with a new build, 10.5m x 5.5m to be used as a classroom. The original wall is to be retained;
- Additional parking / bin storage to be created to the south side of the farmstead;
- The main farmhouse to be retained with no alterations proposed.

The Trust will continue to work as a small working farm, the existing relationship with the adjacent Broadaford Farm will continue.

Groups from Providence House, London, will continue and it is proposed that these will total 20 visits per annum, consisting of four day breaks. Day trips from local schools are to be offered in addition but there is no intention to entertain commercial requests. A green travel plan will be required.

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It is noted that there will be some disturbance and activity; however, the farmstead has been used for education visits, including overnight stays, over the past 40 years. The impact on tranquillity is finely balance; however, this proposal concentrates activity within and around the farmstead which reduce disturbance.

The impact of the application on the heritage assets contained within the site has been revisited by the Building Conservation Officer. His view is that the conversion of the existing buildings is sympathetic and respects the form and character of those buildings. The proposed new buildings will not detract from the overall character of the farmstead as they will be discreetly located within the site.

The proposals within the application are considered to be significantly different to those found to be unacceptable in the previous application. The scale and proposed location of the new buildings will dramatically reduce the impact on the wider landscape.

Officers have carefully assessed the application against the Development Plan as a whole; any perceived harm and conflict with policy is considered to be outweighed by the wider public benefit of the scheme.

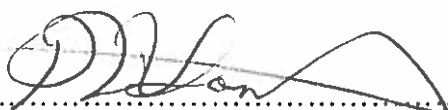
Mr Musgrave, Chairman of the Shallowford Trust, advised Members that he has been involved with the charity since it started in 1976. One of the most important aims of the organisation is to develop and sustain the visiting groups. The Trust, over the past 40 years, has worked with children to provide them with the experience of living, learning about, and interacting with the countryside. It is important to get this application right; all required information has been provided to officers; all of the proposed conditions are acceptable.

In response to Member queries, Mr Musgrave advised that the application is vital to the continuation of the Trust and its work. The provision of accommodation on site is most important for the children to experience and enjoy their visit to the fullest extent. With regard to the requirement of a green travel plan, much thought has been applied to this requirement and the Trust is now in a position to put a detailed plan together. The Trust has been a charitable organisation since 2004 and, as such, will seek additional funds from other sources. There is no intention to invite commercial use of the site. Disabled accommodation is proposed, together with the installation of a lift within the barn.

Mr Retallick commented that the long-term education use of the farm fits with National Park Purposes. There is considerable support from neighbouring farms. Any perceived harm is far outweighed by the benefits of the scheme. He proposed the recommendation, which was seconded by Mr Gribble.

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

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Item 9 – 0500/16 – Works related to a change of use to form residential educational centre, including the conversion of existing buildings and erection of new, for residential educational purposes and demolition of existing and erection of new farm buildings – East Shallowford Farm, Widecombe-in-the-Moor

The Acting Head of Planning advised Members that this application focused on the proposed works to designated heritage assets associated with the Grade II listed farmhouse. A comprehensive list of policy implications is provided in the report. He added that paragraph 134 of the National Planning Policy Framework (NPPF) states: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal ...”*

The proposed works are sympathetic to the character of the existing buildings; those buildings to be removed are modern and have no historic value and the replacement structures are of a complementary style.

While officers acknowledge that the proposed works will have an impact, it is considered that the works will be ‘less than substantial’ and will be outweighed by the public benefits of the scheme. The proposed new buildings are well designed and will integrate well into the character of the historic farmstead.

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

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

1245 Appeals


Members received the report of the Acting Head of Planning (NPA/DM/17/030).

RESOLVED: Members NOTED the content of the report.

1246 Enforcement Action Taken Under Delegated Powers

Members received the report of the Acting Head of Planning (NPA/DM/17/031).

RESOLVED: Members NOTED the content of the report.

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1247 Appointment of Site Inspection Panel and Arrangements for Site Visits

Site Inspections are to be held on Friday 15 September 2017, regarding:

Application No: 0354/17 – Demolition of existing house and garage and replace with house and garage on adjacent site, Holne Park Farm, Ashburton; and

Application No: 0326/17 – Erection of agricultural building (13.5m x 9m), Lane at Ausewell Common, Ashburton.

The following Members were appointed to the Site Inspection Panel: Mr Hitchins, Mr Jeffery, Mr Sanders, Miss Moyse, Mr Webber and Mr Cooper