

# Dartmoor National Park Authority

## Development Management Committee

### Public Minutes of Friday 10 January 2025

**Present:** Will Dracup, Peter Harper, Gay Hill, Sally Morgan, Caroline Mott, John Nutley, Mark Owen, Guy Pannell, Mark Renders, Philip Sanders (Chair), Mary Seddon, Peter Smerdon, Dan Thomas, Mark Williams, Pamela Woods

**Apologies:** Jerry Brook, Mike Jeffery, James McInnes, Lois Samuel

**Officers in attendance:** Dean Kinsella (Director of Spatial Planning)  
Oliver Dorrell (Planning Officer)  
Cath Burnett (Minute Taker)

The Chair welcomed Catherine Shewan (Independent Person).

The Chair reminded Members on the use of microphones to ensure a clear recording for any members of the public listening to the broadcast and for those sitting in the public gallery.

#### **1598 Declarations of Interest and Contact**

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

#### **1599 Minutes of the meeting held on Friday 6 December 2024**

The public minutes of the meeting held on 6 December 2024, having been printed and circulated, were taken as read, confirmed and signed by the Chair as a correct record.

#### **1600 Items Requiring Urgent Attention**

None.

#### **1601 Applications to be Determined by the Committee**

**Application 1 – 0462/24 and 0509/22 – Hollow Meadow, Chagford, Newton Abbot, Devon TQ13 8HG**

**Speaker:** Mr Percy Weston, Architect to the Applicant

**Considered:** The Report of the Planning Officer (NPA/DM/25/001).

The Planning Officer advised of two updates to conditions:

- 1 The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):
  - Location Plan - numbered 172.3011- received 18-10-2024
  - Block Plan - numbered 172.3010- received 18-10-2024
  - Proposed West Elevation - numbered 172.3806A received 22-11-2024
  - Proposed East Elevation - numbered 172.3808A received 22-11-2024
  - Proposed Lower Ground Floor Plan - numbered 172.3111- received 29-11-2024

- Proposed Ground Floor Plan - numbered 172.3112- received 29-11-2024
- Proposed First Floor Plan - numbered 172.3113- received 29-11-2024
- Proposed Roof Plan - numbered 172.3114- received 29-11-2024
- Proposed South Elevation - numbered 172.3805- received 29-11-2024
- Proposed Sections 2 - numbered 172.3902- received 29-11-2024
- Proposed North Elevation - numbered 172.3807- received 29-11-2024
- Proposed Sections 1 - numbered 172.3901- received 29-11-2024
- Arboricultural Report - updated Jan 2025 - numbered Arboricultural Report -updated Jan 2025 received 09-01-2025
- Proposed Outbuilding Elevations - numbered 172.3810- received 29-11-2024.

2. The previous Condition 1 was shifted down to Condition 2 and amended to read as follows:

The development hereby approved shall be carried out strictly in accordance with the approved Construction Environmental Management Plan (CEMP) by Robert Somerville, dated July 2023.

**Recommendation:**

That permission be GRANTED, subject to the conditions as detailed within the report, with two amendments to conditions 1 and 2 (as above).

Mr Percy Weston, Project Architect to the Applicant, introduced himself as having worked with the owners for 18 months. He advised that he has designed the building with the landscape perspective in mind, with a focus on lowering the impact in terms of floor space and energy consumption. He thanked the Case Officer and the Director of Spatial Planning for all their help and constructive advice throughout the pre application stage. He invited the Members to ask questions, none were forthcoming.

In response to Member questions, the Case Officer advised:

- That if the applicant had not been a Trustee of Dartmoor Futures, the application would have been a delegated decision and would not have come to the Authority meeting for decision.
- That if the applicant had not been a Trustee of Dartmoor Futures, that the decision would have remained the same as that proposed.

**MEMBERS RESOLVED:** That permission be GRANTED subject to the two amendments to conditions 1 and 2 (as above).

**1602 Appeals Update for 1 October 2024 to 20 December 2024**

**Considered:** The Report of the Director of Spatial Planning (NPA/DM/25/002).

**Recommendation:** That Members note the content of the report.

In response to Member questions and comments, the Director of Spatial Planning advised Members:

- That most of the appeals were dismissed, showing high-quality decision making within the team.
- It is positive to read the continual reference to National Park purposes.

- Members attention was drawn to the glamping pods at Teign Combe Farm, which had previously been discussed with Members. This decision was allowed, though it was finely balanced.
- That split decisions can happen when there are more than one distinct element to an application, the Inspector can part approve/dismiss certain elements.
- Both parties (the appellant and the Authority) can apply for costs when it is deemed that any party has acted unreasonably (this can be for a multitude of reasons). Historically, the process has been used more by appellants than local planning authorities. The Director of Spatial Planning presented a recent example of Elliotts Farm, Buckland in the Moor. There were two appeals, both were dismissed. The Authority applied for costs and the inspector has awarded, due to the unreasonable behaviour and misleading claims of the appellant.

The Director of Spatial Planning thanked Members for spotting an error on the report, the name on the Teigncombe Farm example should read Mr and Mrs Stanbury (not Mr and Mrs Abbott).

**RESOLVED:** Members noted the content of the report.

### **1603 Site Inspections**

The Director of Spatial Planning to provide clarification on the date of next site visit and email all Members to confirm.

Members who confirmed that they would attend the Site Inspection are as follows:  
Sally Morgan, Will Dracup, Peter Smerdon, Gay Hill, Mark Williams, Mark Renders, Caroline Mott, Philip Sanders.

There being no other business the Development Management Committee meeting closed at 11.50am.