

# **Dartmoor National Park Authority**

## **Development Management Committee**

### **Public Minutes of Friday 6 December 2024**

**Present:** Jerry Brook, Will Dracup, Gay Hill, Mike Jeffery, Sally Morgan, Caroline Mott, Mark Owen, Guy Pannell, Philip Sanders (Chair), Mary Seddon, Peter Smerdon, Dan Thomas, Mark Williams,

**Apologies:** Pamela Woods, Peter Harper, James McInnes, John Nutley, Mark Renders, Lois Samuel

**Officers in attendance:** Dean Kinsella (Director of Spatial Planning)  
James Aven (Principal Planning Officer)  
Chloe Allen-Hewitt (Planning Officer)  
Penny Bailey (Minute Taker)

The Chair welcomed Catherine Shewan (Independent Person), Phil Townsend and Michelle Woodgate, Devon Highways.

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

#### **1592 Declarations of Interest and Contact**

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

#### **1593 Minutes of the meeting held on Friday 6 September 2024**

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

#### **1594 Items Requiring Urgent Attention**

None.

#### **1595 Applications to be Determined by the Committee**

##### **Item 1 – 0350/24 – The Old Fire Station, Manor Road, Chagford**

Speaker: Mr Michael O'Connor, Agent to the Applicant

Considered:

The Report of the Director of Spatial Planning / Planning Officer (NPA/DM/24/009).

Recommendation:

That permission be GRANTED subject to the conditions as detailed within the report.

In response to a query from the Chair, the Case Officer confirmed that a previous application for the construction of an office building had expired; therefore, there were no extant planning permissions for the site.

The Case Officer reported that the application had been brought before Members due to third party interest. She advised that, should permission be granted, a proposal to amend Condition 8 would be proposed to limit the change of use for three parking spaces specifically, with no outdoor storage. Each parking space would have its own electric charging point. Devon County Highways Department has been consulted and raised no objections in terms of highway safety, advising that there would be adequate visibility and turning space for vehicles. The application would be subject to the mandatory Biodiversity Net Gain (BNG) pre-commencement condition – officers have received sufficient information to be satisfied that the required 10% BNG is deliverable on site.

Mr Williams arrived at the meeting.

Mr O'Connor stated that the proposed scheme would provide dedicated parking spaces for residents of Chagford, not open to the general public. Individuals would be able to purchase a car parking space and add it to the deeds of their dwelling. A management company would be formed; there would be a legal agreement for the individual owners to financially contribute to the maintenance of the site. He added that there are a number of dwellings in Chagford that do not have dedicated car parking space and occupants have to rely on a nearby space on the road being available. This can be particularly difficult during the busy summer months and at weekends. Any scheme, however small, which would provide dedicated parking for residents in Chagford in a positive thing.

Mr Brook arrived at the meeting.

The Chair invited Mr Townsend, DCC Highways Department, to respond to issues such as visibility and general access. Mr Townsend advised Members that, unlike previous planning application, this application is purely for parking spaces; it is not a trip generating development. The additional vehicle movements through the private access would be accommodated safely as the visibility is good in both directions and there is adequate turning space. He also confirmed that, in his opinion, the proposed beech hedge of 1.5m would not interfere with visibility. The Case Officer confirmed that the height of the hedge would be a condition included in maintenance agreement.

Comments and observations, together with responses to Member questions from the Case Officer and Director of Spatial Planning are as follows:

- With regard to the parking area, the space would be on a gentle slope upwards from the footpath to the boundary wall; some excavation would be necessary;
- Members requested that a condition be made that the grass be allowed to establish prior to the parking spaces being used. The Case Officer advised that this could be covered within Condition 3;

- With regard to concerns over mud/soil/run-off onto the road during the construction period, the Director of Spatial Planning reassured Members that Condition 3 could be strengthened to specifically reduce the risk of run-off;
- Parking spaces to be sold to local residents – the Case Officer advised that she had raised the query and was satisfied that this did not pose any issues for the Authority;
- The proposed beech hedge would be set back from the path and bank at a maximum height of 1.5m. Sight lines are all clear with the required 2.4m being exceeded in both directions;
- The structural integrity of the supporting wall is covered by Building Control legislation and should be considered by officers. This has been done; officers are satisfied that the wall would not be adversely affected by the works. The area is for three parking spaces which is a small development with limited risk.

**RESOLVED:** That permission be GRANTED subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the following drawings:
  - Location Plan, 529\_LP\_D Rev D dated Sept 2022, Received by the LPA on 20 November 2024
  - Block Plan, 529\_BP\_B Rev B dated Sept 2022, Received by the LPA on 20 November 2024
  - Existing Site Layout & BNG on site baseline map, 529.1.100B dated June 2024, Received by the LPA on 29 October 2024
  - Proposed Site Layout and BNG on-site post-intervention map, 529.1.101D Rev D dated June 2024, Received by the LPA on 20 November 2024
  - Extg and Proposed North Elevs 529.1.102B dated June 2024, Received by the LPA on 29 October 2024
  - Extg and Proposed West Elevs, 529.1.103B dated June 2024, Received by the LPA on 29 October 2024
  - Topographical Survey, 529.1.105A dated June 2024, Received by the LPA on 29 October 2024
  - Prop Site Layout/Survey, 529.1.106B dated June 2024, Received by the LPA on 29 October 2024
  - Proposed Sections, 529.1.108A Rev A dated June 2024, Received by the LPA on 20 November 2024
  - Swept Path Analysis, 529.1.109 dated June 2024, Received by the LPA on 20 November 2024
  - Site Visuals, 529\_1.110 dated June 2024, Received by the LPA on 20 November 2024
  - Electrical Feed, 529.1.111 dated June 2024, received by the LPA on 20 November 2024
3. No development shall commence until a scheme of landscaping and tree planting for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but is not limited to:

- Landscaping Plan based on Drawing Number: 529.1.101D Rev D, showing location of beech hedge, wildflower meadow, grassrings permeable grass grid system, and low level native planting;
- Details of the number, species, heights on planting and positions of all trees and shrubs;
- Details of the 'grassrings permeable grass grid system' labelled on Drawing Number: 529.1.101D Rev D;
- Measures for establishment, management/maintenance, and monitoring of all created and enhanced habitats necessary to achieve the habitats target condition specified in the approved Biodiversity Gain Plan;
- Measures to manage and maintain the beech hedge adjacent to Manor Road for the lifetime of the development.

The approved scheme of landscaping and tree planting shall be carried out in its entirety in the first planting season following commencement of the development and shall be maintained and managed in accordance with the approved details thereafter.

4. Prior to commencement of the development hereby permitted, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:
  - (a) Details of the 'grassrings permeable grass grid system' labelled on Drawing Number: 529.1.101D Rev D, and associated slope reinforcement works. The details shall include a surface water drainage strategy.
  - (b) A Construction Method Statement including a programme of works, details of how surface water run-off will be controlled during construction, and measures to prevent deposition of mud on the highway, access road, and adjacent footpaths.

The development shall be carried out and maintained in accordance with the approved details.

**Reason:** In the interests of residential amenity and highway safety, and to ensure the site is adequately drainage and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with Strategic Policy 1.2, 1.7, and 2.5, and Policy 4.4 of the Dartmoor Local Plan.

5. The Electric Vehicle Charging Points shown on the 'Proposed Site Layout and BNG on-site post-intervention map', Drawing Number: 529.1.101D Rev D dated June 2024, Received by the LPA on 20 November 2024, shall be installed and operational prior to first use of the car parking spaces hereby permitted, and shall be maintained for the lifetime of the development.
6. No external lighting shall be installed within the site unless a lighting strategy has first been submitted to and approved in writing by the Local Planning Authority. Only the lighting approved as part of the lighting strategy shall be installed on the site.
7. Notwithstanding the provisions of Part 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any Order or Statutory

Instrument revoking and re-enacting that Order), none of the following developments shall be carried out on the site:

- Erection of gates, fences and walls
- Construction of a hard surface

8. The site shall be used for the parking of motor vehicles only, and for no other purpose whatsoever.

#### **1596 Tree Preservation Order No. 226 of 2024 – Tanera, Station Road, Mary Tavy**

Speaker: Alderman Terry Pearce, Mary Tavy Parish Council

Considered:

The Report of the Trees Officer (NPA/DM/24/010).

Recommendation:

That the Tree Preservation Order: Land at or adjacent to Tanera Mor, Station Road, Mary Tavy, be confirmed without modification.

The Principal Planning Officer advised Members that the TPO was made under delegated powers earlier in the year. Five trees are covered: three beech trees and two oak trees, the oaks are on the boundary between Tanera Mor and Woodcote. There has been an objection made regarding the proposed making of the TPO, hence its being brought before Members. The Parish Council supported the recommendation.

Mr Pearce read a statement as follows:

*“I am speaking in support of the TPO at Tanera Mor, on behalf of Mrs Shirley Critchley of Woodcote who, with my late sister-in-law, a resident at Tanera Mor for nearly 20 years, took care of the trees, with the advice of a Tree Officer.*

*We were very shocked to learn that prospective purchasers of the property had made it known that some trees should be removed, as they were a danger to the bungalows and caused shade to the gardens. Whilst this might be the case with very old large trees, it is thought that these at Tanera Mor have only reached a quarter of their lifecycle, given that the properties in Station Road were built in the early 1960s and the tree officer appears not to have considered that there was a danger.*

*In fact, Mrs Critchley is very disappointed and cannot understand why the Beech tree on her roadside hedge, adjacent to her front gate, has not been included in the TPO, as that one was included with the others when advice was given on any maintenance in recent years.*

*These trees are an important aspect on the south side of Mary Tavy, as they can be seen as one travels on the A386 towards the village, past the Mary Tavy Inn.*

*Because of the tree varieties, the different times of leaf emergence in spring and leaf colour before Autumn fall adds to an important part of the vista here.*

*Therefore, as the trees are of a young age and have been maintained with care in recent years, I ask Members today to support the tree officer's recommendation."*

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

**RESOLVED:** That the Tree Preservation Order: Land at or adjacent to Tanera Mor, Station Road, Mavy Tavy, be confirmed without modification.

## **1597 Site Inspections**

The Director of Spatial Planning advised Members of a possible site inspection on Friday 20 December at Forder Farm, Moretonhampstead, in advance of the application going before Committee.

Members who confirmed that they would attend the Site Inspection are as follows: Sally Morgan, Will Dracup, Dan Thomas, Mark Williams, Mark Owen, Peter Smerdon, Gay Hill, Mike Jeffery, Philip Sanders and, possibly, Caroline Mott.

Details would be confirmed to Members as soon as possible.

Peter Smerdon advised Members that the next Planning and Sustainable Development Working Panel would take place on Friday 13 December, at 10.00am in the Meeting Room at Parke. Attendance would be much appreciated; all Members are encouraged to attend the meeting.

There being no other business the Development Management Committee meeting closed at 11.00am.