

MINUTES of the Planning Committee meeting held on Monday 13 November 2017 at 7.30 p.m. at The Old School Centre.

Open Forum (for items not included on the agenda): None.

PL 1-11-17 Presentation by Dan Janota – Forward Planning Manager, DNPA on which sites should be considered for future development in reviewing the Local Plan for Dartmoor

The Committee agreed the presentation would take place following consideration of application 0506/17 (see PL 6-11-17 below).

PL 2-11-17 Record of members present

Cllr Richard Fone - Chairman, Cllrs Paul Fennessy, Peter Kelly, Antony Power, Glyn Richards Heidi Rodriguez and Greg Wall; thirty members of the public and Julia Willoughby the Clerk to the Council were present.

PL 3-11-17 Apologies for absence

Cllr Sue Gaskin has sent apologies.

PL 4-11-17 Declarations of interest (and nature) with regard to items on the agenda

Cllr Heidi Rodriguez and the clerk declared an interest in application 0506/17 as the owner is well known to them and will leave the room while this is considered.

PL 5-11-17 Consider the granting of dispensations

No applications.

PL 6-11-17 Public participation session with respect to items on the agenda

*(Cllr Rodriguez and the clerk left the room while this application was considered.)*

0506/17 Conversion of existing Linhay to provide accommodation for a dependant relative, conservatory to front elevation and rear extension at Old Didworthy Farm, Didworthy, South Brent. South Brent Parish Council recommend refusal of this application for the following reasons:

- The front extension does not preserve the historic character of the building;
- The rear extension due to its scale and height would dominate the main dwelling and detract from its historic character and appearance;
- The linhay is unsuitable for conversion to domestic use, particularly the replacement of a mono-pitch roof with a gable and the resultant increase in height, which is totally at odds with the existing character of this building.

Presentation by Dan Janota – Forward Planning Manager, DNPA on which sites should be considered for future development in reviewing the Local Plan for Dartmoor

Mr Janota explained the Local Plan is the starting point for decision making and a review started a year ago. A call for development sites means evidence will be collected and community views will feed in to the consultation process.

There is not so much pressure on National Parks to meet housing targets but affordable housing is needed. The population of DNPA is aging, sustainability is an important consideration as are shops and services to support new housing.

Issues raised included:

- Social housing is often changed to affordable housing with a change of tenant.
- A Community Land Trust at Christow has built homes of passive house standard – this was possible because the land was gifted.
- Sites have been put forward for South Brent but no decision has been made on whether they should be developed (except the field next to Fairfield).
- A Housing Need Assessment was carried out before the Cavanna development could begin.
- Availability of services (infrastructure) is tested in relation to any development.
- Parking in the centre of the village is an issue.

DNPA is consulting through local councils with the local centres, although this is not a formal consultation, these comments will be fed back to DNPA.

The Chairman thanked Mr Janota and Ms Thomas for attending the meeting. (All members of the public left.)

PL 7-11-17 Confirmation of the minutes of the meeting held on 9 October 2017 and report any matters arising - for information only

The minutes were confirmed and signed.

PL 8-11-17 Decisions

0438/17 ancillary forestry building (21m x9.27m), The Hillyfield, land lying South of Harbourneford, South Brent; application refused.

0444/17 (Listed Building) Repairs to cottage including replacement plaster, door and removal of wall and repairs to forge to include windows, vent, lintels, brick/block work and replacement floor at Wisteria Cottage, Lydia Bridge, South Brent; application granted.

0469/17 (Listed Building) Replacement of existing timber window, replacement of existing bathroom extension and existing storage range to NW to provide ground floor WC and back hall, internal alterations to C19 north wing including replacement of staircase to improve kitchen and provide bathroom for bedrooms in north wing at Bullhornstone Farm, South Brent; application granted.

0212/17 (SHDC) Application for non-material amendment following grant of planning consent 49/2605/07 to change colour of roof and position and size of doorways, Channer Head Plantation, Webland Lane, Diptford; application withdrawn.

Tree Preservation Orders:

17/0057 consent has been given to carry out works to a tree at Church House, protected by a TPO.

17/0059 consent has been given to carry out works to an oak tree at 2 Middle Green, protected by a TPO.

PL 9-11-17 Applications

(0506/17 See minute 6-11-17 above).

0543/17 Erection of new signage at Co-op, 2 Church Street, South Brent; the Parish Council has no objection to this application.

PL 10-11-17 Amended applications

0371/17 Conversion of rear barn to annexe accommodation and first floor extension at 25 Church Street, South Brent; the Parish Council has no objection to this amended application.

0473/17 & 0474/17 (Listed Building) Conversion of Barn 2 to two one bedroom holiday units and part of upper floor of Barn 1 to become a home office/ studio ancillary to the farmhouse at Bullhornstone Farm, South Brent; (for information only, due to timescale for comment).

0517/17 Loft conversion with flat roof dormer window on the west elevation and rear rooflight at 5 Woodhaye Terrace, Plymouth Road, South Brent; (minor revision, for information only).

PL 11-11-17 Correspondence

None.

PL 12-11-17 Matters to be brought to the attention of the planning authority

DNPA will be contacted regarding the website application search tool, which starts with the year 1974; perhaps the chronology could be reversed (to show the current year).

Also, every planning application file has a numerical title; it would be exceedingly useful if this could be changed to a name (such as 'floor plan', as used by SHDC). As South Brent Parish Council projects planning applications at meetings, it takes a considerable time for a volunteer to change the names of all the relevant files before each meeting.

PL 13-11-17 Items for the next agenda

None.

The meeting closed at 9.16 pm.