



MINUTES

Committee: Planning Committee
Date: Tuesday 5 March 2024
Time: 6.30pm
Venue: Community Club

Present

Cllr Richard Short (Chairman)
Cllr Catherine Fileman-Wright
Cllr Gordy Keep
Cllr Mike Jeffery
Cllr Rob Austin
Cllr Vivienne Hodges
Cllr Chris Walden

Also Present

Samantha Parkin (Clerk)
2 members of the public

PUBLIC SESSION

The members of the public were the applicants in min no. 05/2024.

08/2024 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Warner.

09/2024 DECLARATIONS OF INTERESTS / REQUESTS FOR DISPENSATIONS

No declarations of interest were received. No requests for dispensations were received. *Localism Act 2011 (sections 26-37 and Schedule 4)*

10/2024 MINUTES

It was proposed by Cllr Fileman-Wright, seconded by Cllr Hodges, and **resolved** to accept and sign the minutes of the meeting held on 6th February 2024 as a correct record. There were two abstentions. *LGA 1972 Sch 12 para 41(1)*

11/2024 STANDING ITEM – CLIMATE AND ECOLOGY EMERGENCY:

The committee noted the Council Declaration to embed the climate and ecology emergency declaration across all Council services, activities, plans and other relevant work, considering the environmental impact of decisions, ensuring a fully integrated approach to mitigating the impact of climate change.

12/2024 0066/24 & 0067/24: Change of use of redundant barn to two self catering holiday cottages, demolition of lean-to structure and reconstruction, alterations to building, landscaping and ancillary works at Bowden Farm, Moretonhampstead, Newton Abbot, Devon, TQ13 8PR (Planning and Listed Building Consent)

Cllr Short gave an overview of the application. He noted that the application was in accordance with the Dartmoor National Park Local Plan Strategic Policy 2.8 Conservation of historic non-residential buildings in the open countryside but questioned if it satisfied Strategic Policy 5.5 Tourist Accommodation as it is approximately 2.6km from the centre of Moretonhampstead.

It was proposed by Cllr Fileman-Wright, seconded by Cllr Jeffery, and **resolved to suspend** standing orders.

Cllr Fileman-Wright asked the applicants the following questions:

1. What services are in place for the proposed properties?
2. There is a lot of waste/debris shown in one of the photos, do you have planned arrangements for taking the material off site?
3. What are your thoughts on what the access is like for tourists getting to the site?

The applicant explained that there is an existing water and electricity supply, and it is proposed that a new septic tank is installed. The 'waste' is old farm bits that will be utilised on the farm or recycled as appropriate. Finally, the applicant explained there is a network of footpaths coming up to Bowden including the Dartmoor Way. They envisage visitors staying at the farm because of its isolation and access to footpaths.

Cllr Short asked the applicants if the Conservation Officer put it to them that it would be better to have one unit and retain the integrity of the hayloft as one space, how would they react?

The applicant explained that it wouldn't be viable to continue with one unit; they are looking to attract couples as opposed to families.

It was proposed by Cllr Jeffery, seconded by Cllr Fileman-Wright, and **resolved to reinstate** standing orders.

It was proposed by Cllr Fileman-Wright, seconded by Cllr Hodges, and **resolved to support** the application. The council recognises the importance of securing, repair and a viable use of this unusual form of listed building which is in poor repair. The proposal appears to satisfy policy sp 2.8. The application is approximately 2.6km from Moretonhampstead and may not be reasonably related to tourism facilities however, the requirement of policy 5.5 is outweighed by the heritage issues and the need to secure, preserve and enhance the historic building. The council notes it is very well supplied by footpaths. Cllr Jeffery abstained from the vote.

13/2024 0081/24 & 0082/24: Construction of single storey extension to South elevation at Pound Cottage Pound Street, Moretonhampstead, Newton Abbot, Devon, TQ13 8NX (Planning and Listed Building Consent)

Cllr Short summarised the application. He noted that the previous application had been withdrawn as a result of the conservation officer concerns.

It was proposed by Cllr Short, seconded by Cllr Hodges, and **resolved to support** the application. The council considers it an appropriate designed extension that conserves and enhances the listed building and satisfies the policy on the size of extensions. It is supported by the personal circumstances of the applicant. Cllr Jeffery abstained from the vote.

14/2024 PLANNING MATTERS

The following planning matters were noted:

1. 24/0005: Fell approx. 25 Aspen growing within copse. Re-plant with Hazel, Birch & Oak at Howton Farm, Moretonhampstead, Newton Abbot, Devon, TQ13 8PP - Granted

The Chairman closed the meeting at 7.02pm.