

Minutes of the Planning Committee who met on Zoom on Thursday 14th May 2020 at 7:30pm.

Present: Councillors Hemsil, Beard, Edmundson, Lear, Moorhead and Roche (Chairman).

Cllr. Roche explained that as the committee had to have viewed the plans online previously, as hard copies were not available, if there was any doubt the meeting must stop to allow Councillors to look at the plans, and then reconvene.

Planning Application 0195/20. Creation of 4 affordable housing units (2 new build and 2 conversions) including new pedestrian entrance at Davie House, New Park, Horrabridge. Discussions centered around the provision of parking and the husbanding of trees on site. 2 large tree had already been felled, and good provision made in the proposals for the safety of the remaining trees. Parking for 8 cars allowed for turning within the site. Plans allowed for medium density within an open site.

6 Councillors voted in favour of supporting the application, and the following email was sent to DNPA Planners:

Planning Application 0195/20. Horrabridge Parish Council **Supports** the Creation of 4 affordable housing units (2 new build and 2 conversions) including new pedestrian entrance at Davie House, New Park, Horrabridge. It is suggested that an s106 be raised giving first priority for tenancy of the dwellings to eligible Horrabridge residents, then adjacent parishes residents, and then Dartmoor residents (as for the 10 new dwellings at Walkham Meadows).

Planning Application 0196/20 'Replacement dwelling by change of use of the parent dwelling to form hydrotherapy pool; extend drive and form new vehicle access point' at Moor View, Horrabridge.

Cllr. Roche explained that the applicant was wheelchair bound, had a son, and a live-in carer, and had been renting at Beliver within the Park for the last 4 years, whilst searching for a suitable property for her needs. The existing bungalow (to be converted to a hydrotherapy pool) is unattractive, and rather than converting it and building a hydrotherapy pool, the applicant prefers to build a 4 bedroom house in stone and slate roof in the field adjacent, converting the existing bungalow. A new exit would allow driving in one entrance and out through the other. The house would have a lift installed and have a spare room for visitors. The property runs to 22 acres and has magnificent views over the Walkham Valley. Highways do

not object to the proposals. The proposal is directly against Dartmoor National Park Planning Policy, but it would be for the applicant to argue her case of special needs.

6 Councillors voted in favour of supporting the application, and the following email was sent to DNPA Planners:

Horrabridge Parish Council **Supports** Planning Application 0196/20 'Replacement dwelling by change of use of the parent dwelling to form hydrotherapy pool; extend drive and form new vehicle access point' at Moor View, Horrabridge. The special circumstances of the applicant are deemed to warrant this exception to planning policy.

Planning Application 0197/20 'Erection of single storey rear extension and extension to front porch' at 14 Copperfields, Horrabridge.

The property runs to fields at the rear, and the neighbour in the adjoining semi has no objections to building a shower room at the rear of the property. The small porch is single skin and leaking. There is ample precedence for a porch, with assorted porches in the vicinity.

6 Councillors voted in favour of supporting the application, and the following email was sent to DNPA Planners:

Horrabridge Parish Council **Supports** Planning Application 0197/20 'Erection of single storey rear extension and extension to front porch' at 14 Copperfields, Horrabridge

Planning Application 0200/20 'Demolition of garage and erection of side extension including new garage' at 25 Torbridge Road, Horrabridge.

The plans posted on DNPA's website are inaccurate and incomplete. Cllr. Roche visited the site and spoke with the applicant later on the phone. He asked the committee to listen to the proposal and then decide if there was enough information to make a decision, or whether DNPA should be asked to sort out the plans online.

The applicant explained that he had an agreement with his neighbour in 23 Torbridge Road, that they would both demolish the pair of semi garages between the properties, and build the same extensions. However, the neighbour's application was not to hand. It was a concern that No. 23's garage could be left with a bare block side wall if they didn't in fact do the extensions together. It was also felt that the tile hanging should conform visually to other houses on that side of the road, and there should be no windows in the gable end wall.

6 Councillors voted in favour of considering and supporting the application, and the following email was sent to DNPA Planners:

The plans posted online for the 'Demolition of garage and erection of side extension including new garage' at 25 Torbridge Road, Horrabridge, application 0200/20, are difficult to read, and incomplete.

Nevertheless, after visiting the site and speaking to the applicant, Horrabridge Parish Council **Supports** the application **providing**:-

1. The extension is no more than 4 metres wide.
2. The front elevation is top half tile hung, but not the gable end.
3. There are no windows in the gable end.
4. When the semi-detached garage is demolished, the exposed side wall and roof of the garage owned by No. 23 is made good and left structurally sound.

Cllr. Roche reported that Brian Beasley of DNPA had received a Section 211 Notice to carry out works to a tree standing in the grounds of Millstones, Horrabridge. The tree is adjacent to the garage of the house and is suffering from Ash dieback. In high winds it could fall on the house and garage. The committee supported husbanding the tree, and Mr Beasley has been informed.

Meeting closed at 8:00pm.