

Minutes of the Planning Meeting which took place online on Tuesday 17th March, 2020.

Taking part and voting: Councillors Roche, Lear, Edmundson, Beard and Moorhead. DNPA informed on 18th March, 2020.

1. Application 0103/20 Single storey side extension to house at Hillman Cottage.

Previous Application 0250/19 was turned down by DNPA "The proposed extension by reason of its design, scale and percentage increase in habitable floor space, would cumulatively harm the character and appearance of the original dwelling and this part of Dartmoor National Park." The architect has tweaked it a bit and is having another try.

We supported the last application. **Support** (unan.)

2. Application 0091/20 Outline Planning Permission for Erection of dwelling at Land adjacent to Station Road.

The land in question was previously part of the garden of 58, Station Road, and was orphaned when Graybridge Road was built in the 1960's. The applicants, Mr Mrs Pawson, sold 58 but kept this odd shaped piece of land between what I am told was the former hairdressers and Wayne Fisher's house. I am told they no longer live in the village. The site has long had a notice on it saying 'private property', and was cleared and fenced off a year or two ago.

- a. The proposed dwelling is clearly in front of the building line, however you measure it, even following the curvature of the road.
- b. It is partly included, or directly touching, the village Conservation Area.
- c. The undercroft garage is configured such that a reasonable sized car would not be able to manoeuvre in or out, therefore necessitating parking on the road.
- d. The dwelling would obscure sightlines at this dangerous bend.
- e. The architecture of the dwelling illustrated is completely out of keeping with a dartmoor village.
- f. Infilling on this site of **any** form of dwelling would be detrimental to the streetscene and the general ambience of the village. This site is only suitable for off-street parking, or as a garden.

There are 2 public comments recorded on the planning website. **Object** (unan.)

3. Application 0094/20 Removal of uPVC conservatory and part of garage.

Creation of single storey rear extension at 16 Chapel Lane.

Mr Mrs Ross moved there last year, it is the bungalow with the large, white, touring caravan in the front, next to Mary Hann's. The garage is currently used as a utility room, bricked up so a car wouldn't go in. Additional space is wanted for when they have visitors. They have told Mary and she hasn't commented; the neighbour on the other side say they are quite happy with the proposal. From the road there would be little to see. The rear garden runs down to the river and backs on to Greenway Close on the other side, far enough away to not be an issue. Mary is the only one really to be affected.

It is a large extension in proportion to the existing house, and a substantive argument is made by the agent that flooding isn't a problem. I see both of these as something for DNPA to look at. **Support** (unan.)

