



# Newsletter

## Words from The Chair

This year marks the 60th anniversary of the Society's founding in 1961, and we had been hoping to invite you all to join us to celebrate. But sadly Covid has made it impossible to schedule any events with any confidence. So, hopefully, next year. Even though, as yet, we don't know where, and we have no idea when.

However the struggle to protect the natural landscape and the built character of the South Hams, and in particular the South Devon Area of Outstanding Natural Beauty, continues. Despite the pandemic the number of planning applications submitted to the Council increased by 8% in the past 12 months and, sadly, many are inappropriate. But we simply do not have the resources to comment on them all. You can find details of some of the more egregious below.

Nor are matters helped when the manager of the South Devon AONB informs the Council's Overview and Scrutiny Committee: "We can't mention the AONB without touching on development pressures but also opportunities that come with development, ensuring the right form of development in the right place and supporting you as a council in making the best possible decisions on development management applications."

It is all very well talking about the "opportunities that come with development" and "ensuring the right form of development in the right place", but some mention of a determination to work proactively to enhance South Devon's outstanding beauty and actively oppose any development that might damage that beauty would have been welcome.

Such concerns are particularly relevant given the government's forthcoming planning bill that threatens to dangerously reduce the level of control our Council has over planning matters. Instead developers may well be given a considerably greater say. Even though some of the decisions taken by the Council's Development Management Committee and planning officers

inevitably leave much to be desired, there is at least an element of democratic accountability. We will therefore be rigorously scrutinising whatever the government puts forward and doing what we can, in conjunction with others who share our concerns, to mitigate the most damaging proposals.

In addition to the increase in the number of planning applications received by the Council in the past 12 months, the number of planning enforcement cases has also risen, by no less than 20%. As SHDC Director Customer Service Delivery Steve Mullineaux acknowledged, despite the Council having increased resources, "both services are struggling to meet the needs of service users and there have been a number of issues as a result of protracted timescales and/or quality issues."

One possible answer to reduce the number of enforcement cases, put forward by one of our committee members, would be to require builders to confirm that the necessary planning consents are in place before beginning construction, in much the same way as lawyers and accountants are required to take steps to prevent money laundering and landlords and employees are required to ensure prospective tenants and employees have the right to be in the country. Failure would result in a fine.

This suggestion was met with a positive response by our MP Anthony Mangnall, and hopefully it might yet find its way in to law.

Details of some of the other actions and activities with which the Society has recently been involved can be found elsewhere in this newsletter. But, as always, we need all the help we can get. So please do what you can, whether that's simply encouraging your friends and neighbours to become members, or giving more of your time and talents to help the Society achieve its objectives. If you would like to discuss your possible involvement, please email southhamsociety@gmail.com. We'll be delighted to hear from you!

## How It All Began

It is now 60 years since the South Hams Society was founded, in 1961. Like many organisations over the years, the Society's records have been passed from hand to hand between the officers, dispersed in someone's garage or loft, or more recently as files on someone's computer. Some records have inevitably gone missing, but there are minutes still in existence from February 1962 to the present, plus newsletters and a range of other documents on the Society's activities and interests.

The Society's first Annual General Meeting was held on Monday

12th March 1962 at the Kings Arms Hotel in Kingsbridge, and the 1961-62 Annual Report gives a brief account of the very first steps in 1961.

"Almost a year ago a meeting was held at the home of Mrs. Stone to discuss the advantage of forming a society for the preservation of amenities in the South Hams. There followed some weeks of further inquiries, contact was made with the Civic Trust, C.P.R.E. and Men of the Trees, and the newly formed Dartmouth Society. On 14th June a meeting was held in the K.U.D.C. office, with

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## Retention of Old World Beauty is Their Aim

THE South Hams Society has lost little time in taking action on several current planning problems—but in matters of amenities there is a very real urgency, a vital day or two after some official decision—in which to make a second voice of opinion heard may be the only chance. From its "steering" committee the first letters have already gone out to various official postbags—including that of the Minister for Housing, Mr. H. Brooke—about a proposal to let a caravan site hide a lovely combe near Start Point. The society has a feeling it may not be the last letter Mr. Brooke will receive from this quarter!

At a recent meeting members were roused by the suggestion that yet another vast camp had been approved by a local authority—and their hard worked secretary got ready to write yet another letter.

The members have all been thinking of "old" Kingsbridge, with the current celebrations in mind—and threats to what is left, whether they be ancient monuments, local beauty spots, or just pleasant odd corners which could with a little effort and community spirit be retained—must be met by this new society and those who wish it well.

### DISQUIET

Another topic to raise a certain amount of disquiet in the minds of those who are really concerned with Kingsbridge as a waterside town are the three present threats to estuary views and land: near Tacket Wood, on the Embankment, and at Charleton. They contend the new designation—"An Area of Special Scenic Beauty" ought to over-rule previous building permission.

On top of all the vigorous action that the young society has taken in its first few weeks, comes all the routine "slogging" of any new local organisation, contacting new and potential members, drawing up its rules and constitution (a long committee meeting for that!) and finding out the friends and well-wishers who seem to have been

waiting to give such a society their blessing.

Members were glad to hear that Sir Clement Pleass of Malborough has consented to be their first president.

### HELPING OTHERS

Meanwhile the good work being done at Salcombe by those who have been working to save Salcombe trees around Cliff House has been noted. Mr. Tobey, the chairman of the South Hams Society, will be contacting the Salcombe group with a view to seeing what help might be offered, now or in the future.

Salcombe's charm is the luxury of having houses and trees in a delightful balance—and local societies will, in future, have to be very vigilant (they believe) if the ominous word 'development'—a cover for every sort of barbarism from the late 20's onwards—is not once again to threaten these rare and vulnerable things.

### LOVELY EVENING IN A GARDEN

A delightful and instructive evening was recently spent at Thurlestone by many members of Loddiswell Gardens and Home Produce Association who were accompanied by their wives.

By invitation from Mr. and Mrs. R. C. Lake they wandered freely around the gardens of The Rectory

From the front page of the Kingsbridge Gazette, 21 July 1961

## The Tree Scheme: 60 years on

To quote from the Society's March 1965 Newsletter, the tree scheme "was born in the early days of the Society out of a desire to contribute something creative, to counteract the complaint that so much of the committee's time is spent in negative actions.

When most of last winter's trees had been planted, it became obvious that we would need more, and it was decided to buy a new lot and grow them on where the committee could keep an eye on them. The trees arrived in November and consisted of 200 Oak, 200 Red Oak, 200 Beech, 200 Scots Pine, and 12 Pinus Insignis. They were lined out on a piece of ground kindly put at our disposal by Mr. Edwards at Woodhouse Eaves, Stokenham. Some of the Pine and Beech are large enough to be planted out now, but the Oaks will have to be grown on for a year or so.

The distribution is in the hands of our sub-committee, of which Mr. Harold Morton, Old Rectory, Woodleigh, is secretary.

Already homes have been found for a number of the trees. Fifty-four Beeches have gone to Salcombe for screening an electrical contraption, and ten Scots Pines have gone to Curlew Point to form a screen. Two Oaks were given to the South Devon Water Board and have been planted at the pumping station beside the River Dart, opposite Dartington, in excellent oak growing country. Fifty young Beech trees have been planted at Sorley Wood,



*The Scots Pines at Curlew Point: photo Marchand Petit*

with the kind co-operation of the owner, Mrs. Fisher, of Sorley Farm. The idea here was to underplant an existing wood, where the old trees were nearly at the end of their lives, so that there might be a young plantation ready to take their places when they finally fell or were cut down. It was very hard work getting the little Beeches planted, because the soil at Sorley Wood is stony and unkind. The hazard to the trees in future will be trespassers, picknicking among them.

After the planting had been done we were informed that in the old days Sorley Wood used to consist of Scots Pines and this is confirmed by a number of Pine trunks lying there. This being so, it is hoped to plant a few of our Scots Pines there later on and also some Pinus Maritimas."

As the photograph, courtesy of Marchand Petit, shows, the Scots Pines at Curlew Point are still standing, in stark contrast to other trees previously to be found between the estuary and

houses elsewhere along Curlew Drive, so sadly felled for no other reason but to 'improve' their owners' views.

At other times during the Society's earliest days, many trees were also given to schools and other individuals and organisations, and hopefully some that were planted are still with us today. Should you know anything about any of them, please tell us and ideally provide us with a photograph: southhamsociety@gmail.com.

### ...How It All Began

Mrs. Stone in the chair and Mrs. Morton as acting secretary. After unanimous voting in favour of a society being formed, and called the South Hams Society, a steering committee was formed with Mr. Tobey as chairman".

A report in the Kingsbridge Gazette of July 21st 1961 mentions "the vigorous action that the young society has taken in its first few weeks" and an issue that will sound very familiar, "The South Hams Society has lost little time in taking action on several current planning problems". There was no shortage of planning issues to contend with even in those early days, and constant contacts with the local Planning Committee. Every Society committee meeting discussed such questions as inappropriate development in the shape of large caravan sites, the use of historic buildings, tree preservation orders and unnecessary felling.

There were initiatives to improve the area as well. The Society ran a tree planting scheme for several years, and provided trees from its own small tree nursery on request (we are hoping to track down some of these trees if they are still in existence, as well as the people who planted them). Primrose planting was also carried out annually on the grass banks where road widening had taken place, and many of these still bloom every year. Meetings and outings were arranged, there was regular comment on the various plans for development of the district, and contacts with other local amenity societies on matters of common interest. Membership continued to increase steadily.

Some of the files include lengthy correspondence on high profile local issues – who remembers the plans for a new regional airport at California Cross, the Swincombe reservoir, or more

recently the potential marina development at Charleton Marsh? In all these cases the Society tried to put forward reasoned objections where the developments seemed to be unwise or unsuitable, and to pursue its aim of protecting and enhancing the character of the South Hams.

As a 60th anniversary project, it has been agreed that the Society's archives should be deposited at the Kingsbridge Cookworthy Museum, where they will be kept together safely and available for research if required. This is particularly appropriate as the Society's committee discussed the fate of the museum building, which was in danger of demolition at one time, and several of its members were actively involved in the setting up of the museum in 1972. At present the archives are being re-ordered and catalogued before they go to the Museum, so if any members have items of interest to add – par-

ticularly photographs of Society activities – these would be very welcome.

Undoubtedly the South Hams Society has changed in the last 60 years, but its purposes remain essentially the same, and this editorial from the February 1963 newsletter is as relevant now as it was then.

"Every day a tree disappears, a new house is built, a beauty spot is threatened, and it is only through societies such as ours that something can be done to prevent further destruction of our precious and fast diminishing heritage ... Already the dreaded phrase "an area ripe for development" is being used in the South Hams. Let us see that it is used with discrimination. We cannot sit back in silence. Today, in our crowded island, positive plans are needed for both town and country. Man must be made to beautify his surroundings, not destroy or defile them".

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## Events, or Non-Events....



*Soup Action Day – having cleaned the Kingsbridge Ria*

The Events report for this newsletter ought perhaps to be called the Non-Events report, as so few of our regular gatherings have taken place.

Unfortunately the pandemic continues to dictate the schedule for the 2021 season, with most events being cancelled due to the uncertainty about Covid. Coming hard on the heels of the complete lockdown of all events in 2020, the 2021 events calendar proved very difficult to plan because of uncertainties over the ever-changing covid situation. That, coupled with prohibitive insurance and changing government advice made it simpler and safer to just cancel all events until next year.

This year being the SHS 60th anniversary it has of course been very disappointing not to have been able to celebrate the achievements of the Society over the last six decades and spread the word the SHS is still championing the AONB during very challenging times. But throughout this most difficult of years the SHS has continued to stand up to inappropriate planning, whilst supporting community environmental initiatives and keeping our coast clear from the onslaught of plastic pollution.

We are sorry not to have been

able to make more of this important milestone in the life of the SHS but we are optimistic that we can follow the example of the sporting world, which saw the 2020 Euro's and Olympics being carried forward to this year.

So the Society's 60th anniversary is now morphing in to the Society's 61st Anniversary. Please, if you have any ideas of how we can celebrate this incredible achievement, do let us know.

Most of the events the South Hams Society would usually be attending have themselves not happened as event organisers have had to make difficult decisions earlier in the year as to whether to go ahead and host Country Shows, Fair Weeks and other annual events.

For the second year running Kingsbridge Show is not taking place – this agricultural show is one of the biggest events for the SHS and is traditionally the place where members old and new drop on to the SHS stand for a chat and a catch up on what's happening. It will be sadly missed. Kingsbridge Fair week, another regular feature on the SHS events calendar would be kicking off about now in late July, with Hope Cove Weekend following hard on its heels in August. All sadly postponed until next year.

Even the Society's regular beach cleans, which have taken place monthly for almost 40 years, have had to be cancelled, often at short notice, due to the limit on public social gatherings.

HOWEVER...

That said, the Society has managed to participate in some events, most notably the Kingsbridge Rotary Club's oddly named Soup Action day – there was no soup to be had – but informally called Clear Your Ria on 6th June. The SHS took part in this joint event to clean the Salcombe/Kingsbridge Ria of plastic along with Gary Jolliffe of local Community Initiative Company Till The Coast Is Clear and, of course, the Rotary Club. Throughout the day at both low and high tide an army of volunteers scoured every nook and cranny of every creek via kayak, paddle board or on foot, and hauled several hefty sacks of plastic debris out of the water. Following a photo on Kingsbridge Town Square, the plastic was then taken for recycling by Gary.

Another regular feature on the SHS annual fixtures list is Celebrate Start Bay which is hosted by the Field Centre at Slapton – they have taken the decision to go ahead this year and as usual the SHS will be hosting a stand in the lovely grounds of the Slapton

Field Study Centre on Sunday 15th August. Do please come and find us if you can; there is limited parking, but food and entertainment make it a good day out for all the family. Post code is TQ7 2QP, but please check our Facebook page in case there are any late changes to the plan.

Most years the event is widely supported by all manner of environmental groups and it is interesting to see the important work of the Field Centre, which looks after the National Nature Reserve at Slapton Ley. The fabulous and unique plants which populate the verges of that beautiful stretch of road between Torcross and Strete Gate are testimony to the important conservation and educational work the FSC does to preserve this fragile and unique landscape. Please do support them and us, by coming on Sunday 15th August,

If this is the only event we manage to participate in this year – and this is by no means a certainty without the clause 'Covid permitting' – we hope to see you there and look forward to hearing from you all as to how we can best celebrate the Society's 61st year of protecting the AONB and keeping it intact for future generations to enjoy.

Here's to 2022!

## Trees Action Plan



In May the government published The England Trees Action Plan 2021-2024. Other than to burnish the government's green credentials, its primary purpose was to promote the planting of new trees. Regrettably there was noticeably less emphasis on protecting those already in place. Landowners, it seemed, were only going to be rewarded for creating new woodlands, not for maintaining those that already exist.

The Plan also assumed that much of the new planting will be for commercial purposes, stating on page 6: "woodlands managed for timber will deliver greater environmental and social benefits; there will be less of a distinction between 'commercial' woodland and 'amenity' woodlands in the future than there is today."

However of greater concern was the statement on page 24: "In the past our woodlands have been managed to produce timber and firewood and this management has shaped the types of woodland habitats that support the biodiversity we value today. In most circumstances, unmanaged woodlands can have an adverse effect on wildlife and resilience and around 41% of woodland in England is currently regarded as unmanaged."

This last sentence raises the worrying possibility that the government is happy to see unmanaged woodlands given little, if any, protection when developers come to call. Many of our woodlands in the South Hams are 'unmanaged'.

Regrettably there was no strengthening of the existing penalties for unauthorised fell-

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## Planning: Overview

Our constitution requires us to protect both the natural landscape and the built character of the South Hams, and in particular the South Devon Area of Outstanding Natural Beauty.

Consequently planning, and actively opposing all inappropriate and harmful development, is

arguably the most important of the Society's activities. It is also how many of our members first got to know about us, when both we and they were opposed to a proposed development in their immediate neighbourhood.

And, despite Covid, there has been no decrease in the number

of planning applications being submitted in recent months, particularly in and around Salcombe, Kingsbridge and along the coast.

However, as yet, many of the objections we have submitted are still to be determined. Hopefully we will have some good news to report in the next newsletter.

## Dennings, Kingsbridge – 3830/20/FUL

The Society objected to the revised plans and description for the erection of six new dwellings on this site on environmental and ecology grounds.

We were extremely disappointed that the hedgerows previously identified as key foraging routes for bats and which had existed on this site for at least 180 years had been removed. Around 130 meters had disappeared, far in excess of the 10 meters specified in the applicant's ecology report.

In addition the field entrance had been moved to the south to the junction of Wallingford Road with Cow Lane, outside the planning application current site boundary and, as this new entrance was part of the development outcome, it should have been part of the planning application. Not only did this now threaten the valley below with flooding in torrential rainfall events but it was also clear the rainfall sediment trail off the site from the new field entrance flows in to the valley stream and on to the Salcombe Kingsbridge SSSI site at the head of the estuary. This we thought unacceptable.

Disappointingly the Council's Tree Specialist has since concluded



*The 'Before' and 'After' of the hedgerow clearance*

"there to be now no significant arboricultural features present on or off site that may bear potential to act as material constraints to the application on strictly arbori-

cultural merit." In other words it seems the ecological devastation was acceptable.

The application itself has yet to be determined.

## Pool Farm, Frogmore – 0591/21/FUL

The Society objected to the proposed erection of a single storey rural worker's dwelling at Pool Farm, Frogmore, "designed for the applicant's need to access the farmyard and boatyard, providing surveillance over the driveway and buildings, as well as immediate access to the rest of their land".

The site is within the AONB and since 1983 has been used for boat storage. Previous planning consents had permitted the construction of five dwellings, the first three of which were constructed on the 'site of the redundant Pool Farm buildings' in 1985.

In 2007 the owners applied to erect 'additional buildings for boat storage and maintenance'. Their consent imposed a condition that "the use of the site approved shall be restricted to boats and ancillary maintenance and no repair work shall be carried out therein" in order to "protect the appearance of the locality".

It was our view that for the last 38 years the area had revolved around boating enterprise, that planning permission would be required to keep livestock on the site as there were a number of protected properties within 400 metres, that consequently there

was no farmyard the applicant needed to access, that a previous application for a property on the site "was justified because of the requirement to monitor the business site", that the site is within the Undeveloped Coast and therefore has to conform to Policy DEV24, and that the applicants were incorrect in stating "there is a general absence of Public Rights of Way. In our view the dwelling was therefore not needed for the purposes stated.

Despite the application showing a target determination date of 14 April, no decision has yet been reached.

## Members – Why not Introduce a Friend?

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## The Sycamores, Ringmore – 0497/21/HHO

The Society objected to this “householder application for alterations to include raising roof to create a second floor with two bedrooms with en-suites, new extensions for a garage and entrance porch”.

We did so because the site is on the edge of the Undeveloped Coast but expanding into it, is fully within the heritage coast and in the highly protected landscape of the AONB, and because

changes had recently been made with both bank and tree removal, boundaries being repositioned and the domestication of agricultural land, all without the required planning consents.

Although the application originally showed a target determination date of 27 May, subsequent revisions to the application followed by a further objection from an immediate neighbour has meant a decision is still to be reached.

## Westleigh Park, Port Hill, Galmpton

The Society asked by a local resident to review the site’s location, just outside of Galmpton on the Stoke Gabriel Road near Torquay, and consider its suitability for use as a Motor Home and Caravan Club site.

After visiting the site we were of the opinion that works that had already been completed, in an Area of Outstanding Natural Beauty, should have required planning permission, and we informed the District Council of the fact.

Trees had been removed, a new opening had been created and a new wide gate fitted to conform to the Club’s entrance requirements installed.

The site is highly visible within the area and suffers a lack of

mitigating features to reduce its visual impact. It is also located inside another highly protected local development plan designation of the Undeveloped Coast, and so carries the same protection as the Heritage Coast designation.

We also felt that it is unacceptable for the small roads in Galmpton to be used by Motor Homes transiting to and from this site and that the Club’s minimum standards specification would cause further visual harm given the facility requirements stated.

Our objection was sent to the Certificate Locations Team at the Caravan and Motorhome Club, together with aerial and other photographs illustrating both the difficulties of access and the works that had taken place.

## Seymour Drive, Dartmouth – 0319/20/CLE

Some 10 months after the Society and others made their final submissions to the Planning Inspectorate following the developer’s appeal for a Lawful Development Certificate for use of land in breach of condition 7 and the non-application of conditions 6 and 8 of 15/1790/98/F (which required the laying out, landscaping and use as an area of open grassland accessible to the public) and the linked case 2583/19/FUL for the erection of

9 no. dwellings and associated works (itself a resubmission of 0852/19/FUL), a decision has still to be reached.

There was considerable outrage after the site was unlawfully cleared of trees in December 2018 and we found it hard to understand how the individual responsible could then apply some 18 months later for a Lawful Development Certificate to prevent enforcement of the aforementioned condition 7.

## Lock’s Hill, Kingsbridge – 1851/21/ARC

Committee Members and others have continued to campaign against this residential development scheme for 32no. dwellings at allocated site K4, otherwise known as Lock’s Hill or the Bag-a-Maize, offering support to the local Save Lock’ Hill community interest group, and trying to bring pressure to bear on South Hams District Council to rescind the developer’s planning consent, on the grounds that the developer is in breach of their contractual obligations under their Section 106 agreement.

Despite a Stop Order having been issued, and despite no Construction Management Plan having been agreed, at the time of writing construction work continues while lawyers for the developer and the Council disagree.

And, as we go to press, the Society has submitted a further Letter of Representation, this time objecting to the developer’s apparent plans with respect to the future of the Rights of Way footpath across the site, which now appears under threat.

## Appleford, Kingsbridge – 3943/20/FUL



*Some trees that are now no more*

The Society objected to the proposed erection of a replacement dwelling and garage, and the re-location of access and associated works at this site on Bowcombe Creek a landscape considered important enough to feature in the current South Devon AONB Planning Guidance document.

We were concerned that the application had failed to identify material planning considerations, that wildlife impacts had not been considered, that trees had been cleared from the site prior to the application being submitted despite a previous planning application containing a condition to specifically protect both the existing trees and hedgerow

in front of the garage/workshop and towards Bowcombe Bridge and that, in terms of visual impact, the proposed development would introduce a new and inappropriate built form into this highly sensitive estuary setting.

For whatever reason the Council have failed to determine this application in a timely manner. As a result the applicants have recently submitted an appeal to the Planning Inspectorate on the grounds of non-determination by the Planning Authority six months after the application was submitted in early December 2020.

A decision can be expected this autumn.

## ...Trees Plan

ing detailed in the Plan although, on page 27, it does say “we are also making changes through the Environment Bill (2020), which contains several measures to improve enforcement against illegal tree felling”, while on page 28 the government added they would “ensure future planning reforms will lead to more trees being planted and ensure strong protections for existing trees.”

In other words, if any greater protection really will be forthcoming, the detail was not to be

found in the Plan. So the Society has to continue to do what it can to save our existing trees, particularly in Salcombe and along the coast, from developers and others who are only too keen to remove them, whether to prepare the ground for a subsequent planning application or simply to improve a view.

Nor are matters helped by the fact that the District Council has only the one tree officer, shared with West Devon, who alone has to cover an area of 2,047.6 square kilometres. By compari-

son East Devon District Council can boast a team of three, who between them take responsibility for an area of 814.3 square kilometres, equating to a far more manageable 271.4 square kilometres each.

As a Society we continue to regularly raise our concerns when we fear trees might be threatened, both with the Council’s Tree Specialist and others, but all too often no warning is given and, by the time the chainsaws arrive, it is already too late.

Some protection would be

offered were the Council to automatically refuse a planning application when trees have been removed from the site without consent in, say, the preceding three years. But this would do nothing to save those trees that disappear to simply improve a view.

Encouraging as it might be that the government wishes to promote the planting of new trees, action is clearly needed now if we are not to lose yet more of those we already have. It is disappointing that it has yet to be forthcoming.

## Better Late Than Never



As long ago as 2013 the Society presented Natural England with an exhaustive and carefully researched case for the South Devon AONB to be reclassified as a National Park, and for its boundaries to be extended up the Avon Valley to improve connectivity for both wildlife and people with Dartmoor.

We argued that a National Park Authority would be far better able than a Local Planning Authority to resist pressure for development and changes in land use, along with the generally more focused and effective conservation that such a change in status would offer.

We also noted that as recreation was a statutory purpose of National Parks, but not AONBs, the change in status would enhance coastal recreational opportunities, particularly safe unspoiled beaches.

Unfortunately, we cannot recall ever having received a reply. At least not until June this year, when Wes Smyth, the area manager for Natural England's Devon, Cornwall & Isles of Scilly Area Team wrote to South Devon AONB manager Roger English, who forwarded his letter on to us, only for us to discover South Devon was not to be part of "the PM's commitment in the 10-point plan for a Green Industrial Revolution to designate more national landscapes.

However, there is to be an evidence-based assessment in the coming months. Perhaps then we will be able to persuade Natural England to revisit our proposals once more, even if we then receive no further response for another eight years!

## Murrawingi, Salcombe – 1934/21/FUL



*The view from above the property*

The Society has objected to the partial demolition of the existing rear extension, the projecting timber balcony, the reconstruction/refit of the existing dwelling to include a new rear extension, a new timber balcony and a separate raised parking area.

We have done so because the proposal would impose a significant increase of new built form on a highly scenic part of

the South Devon AONB, with the much larger balcony, roofline alterations and very substantial balcony supports injecting visually impactful features, noticeably detrimental to the special qualities of this protected landscape.

We are also deeply concerned that the significant increase in new built form would require the removal of trees that are important features in this

sensitive landscape, causing the proposal to fail to comply with the published SHDC guidance on Retaining Trees on Development Sites.

We believe the proposal as presented is another example of overdevelopment, demonstrating an insensitive disregard for the visual amenity, tranquillity and sense of place of the area.

The application has yet to be determined.

## Woodside, Salcombe – 4110/20/FUL

Having previously objected in February this year to the original plans the Society submitted a further objection in April to the revised plans for a "proposed single storey ancillary outbuilding and associated landscaping" on the grounds that they failed to address the issues identified in our original objection, namely the location and design of the proposed building.

The site itself is extremely steep

and we were alarmed by the complete lack of documentation regarding the geology of the site in support of the proposal, particularly given the history of erosion events at this location. The site plays a key role in supporting the road above it, and we feared that any engineering operations could potentially threaten the integrity of Cliff Road.

Separately we were concerned about the design of the proposed

building, which looked nothing like a garden storage building as specified in the applicant's Design & Access statement. Instead its scale, design and layout lent itself to the appearance of a functional residential dwelling and its proposed new build form, in a highly visible and prominent waterfront location, failed to conserve or enhance the AONB's landscape character.

The application was withdrawn.

## Green Park Way – 0265/20/ARM

Having previously objected to the original application (3193/18/ARM) for the development of 64no. dwellings (including market, affordable and retirement housing), landscaping and associated work in a field to the rear of Green Park Way, Chillington, which was refused, the Society then objected to the revised plans for the surface water drainage from the site, subsequently submitted by the developer.

We did so because the drainage scheme had fundamentally

changed from a full infiltration system for the dwellings to one third infiltration and two thirds attenuation, with discharge into a local stream. Consequently we concluded the drainage scheme no longer conformed to the Flood Risk Assessment (FRA) report, as it failed to comply with the "principles" as set out in that document.

Both applications have now gone to appeal, with opposition to the proposals being very ably led by Alyson Cadd-Harlington of the

Green Park Way Association.

We have assisted where we can on AONB harm, SSSI surface water drainage concerns and failure of surface water drainage scheme to conform with requirements conditioned at the outline stage, namely a sustainable drainage system with infiltration rather than underground tanks and attenuation discharge into a stream.

The appeal is currently with the Planning Inspectorate.

***Why not come and Celebrate Start Bay with us at Slapton Field Centre on August 15?***