



PLANNING REF: 0048/23/FUL. NELSON ROAD, DARTMOUTH (2022)



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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PLANNING REF: 0048/23/FUL

DESCRIPTION: Form new vehicle access off Nelson Road and erection of a detached garage.

ADDRESS: 57 Seymour Drive Dartmouth TQ6 9GE.

Officer Name: Liz Payne

11th March 2023

LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

The South Hams Society interest

For the last 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development.

Introduction.

Seymour Drive is a relatively recent housing development built around the new millennium.

Built in an exposed location, a landscaping scheme was required to reduce the visual impact of the development.

Consequently it is disappointing to see that much of that mitigation landscaping has not been secured and, in the last couple of years, landscaped areas have been acquired in order to obtain financial gain through development.

Planning History of the Seymour Drive development.

The Society wishes to bring to the attention of the Case Officer the planning history of this location.

It is first necessary to look at the landscaping scheme for the Seymour Drive.

The Society refers the Case Officer to planning application ref: 15/1790/98/F

The next drawing is the conditioned landscaping plan for that application (contained within application 0413/22/CLE). The red circle marks the site location.

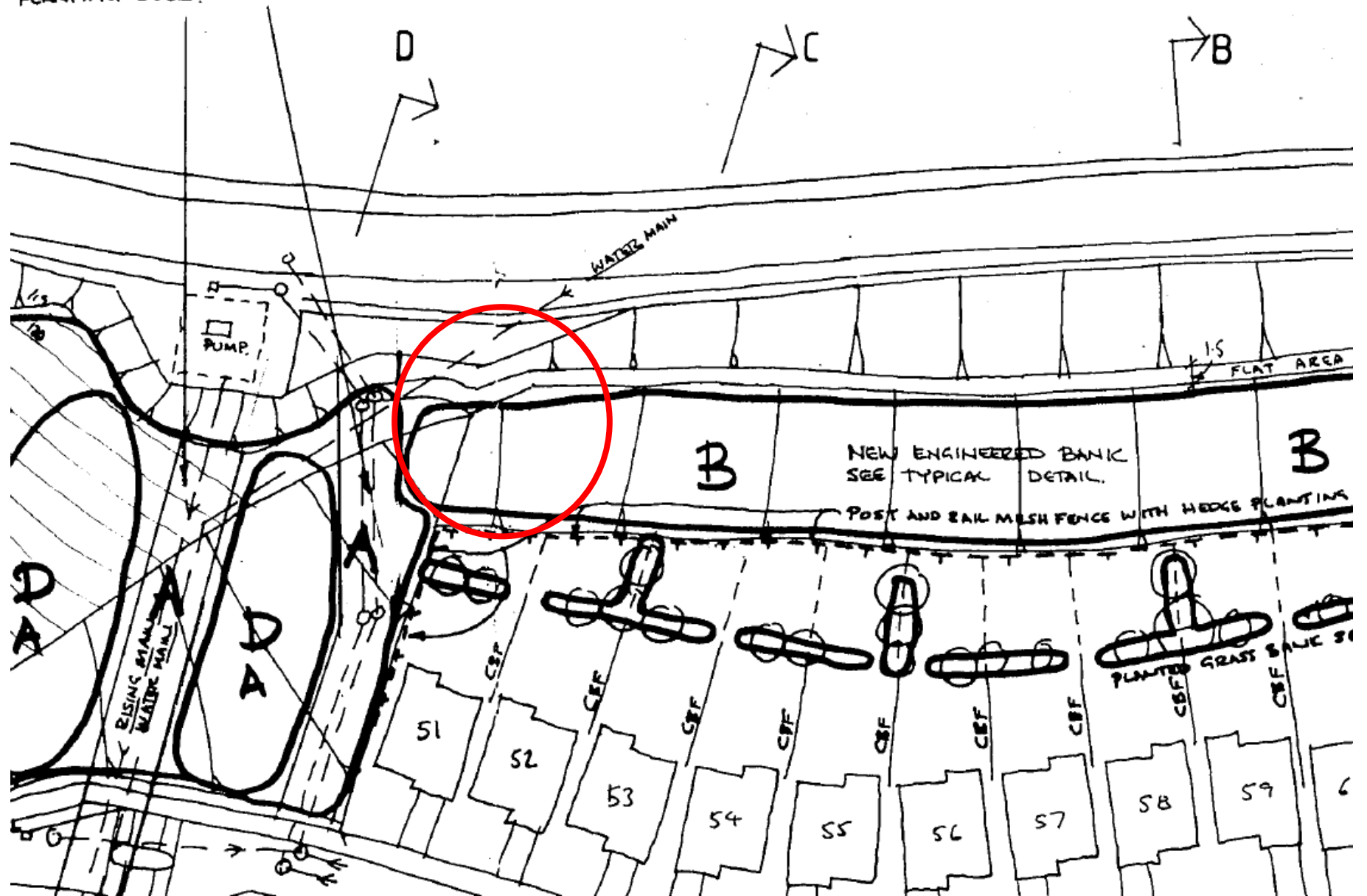
This is followed by an enlarged extract of the location.

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GRASS BANK DETAIL

6 M. WIDE DRAINAGE
EASEMENTS TYPE 'A' ONLY.
PLANTING OVER.





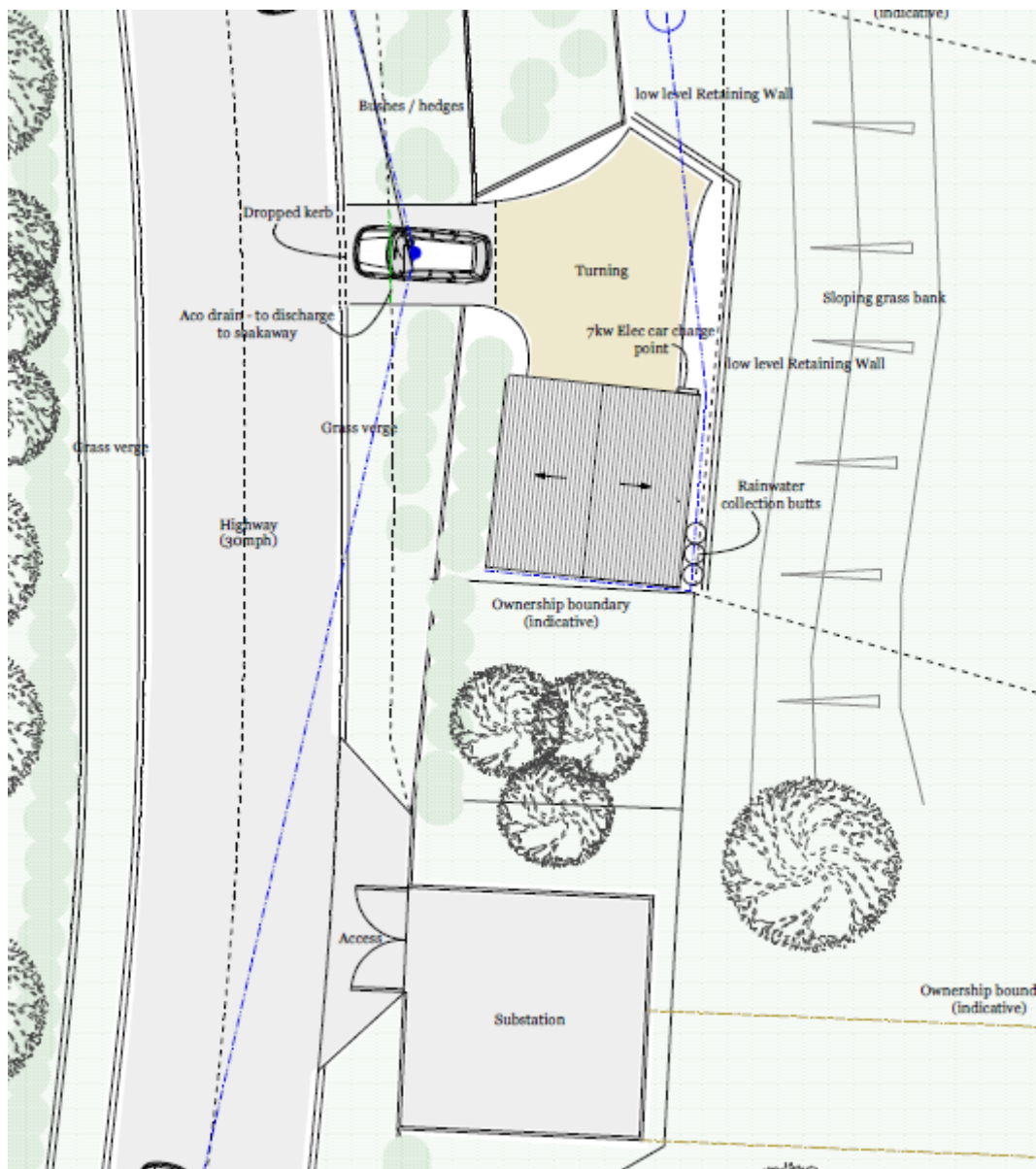
From the previous enlarged extract, you can see;

- The site location abuts area 'B' of the landscaping.
- Area 'B' is a 'New Engineered Bank'.
- It illustrates that a rising water main runs through the site location.
- There are easements in the location area.

(Plot 51 is No 57 Seymour Drive).

On the first two pages of this submission are images of the location in 2009 and 2022. These illustrate the significance of the planting along this new road, verge and bank.

- The application site plan incorrectly identifies a sewage pumping station as a substation.



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Nelson Road was a newly constructed road in the mid to late 1990's.

Planning Application Ref: 15/0973/94/3

Applicant Name: South Hams District Council,

Description: Construction of highway linking the A3122 with Nelson Road,

Address: Land To The West Of Townstal Estate Dartmouth

Officer Name: Dataload Default Officer

Agent Name: Director of Technical Services

Decision Date: 08 September 1994

Conditional Approval

Application Date: 06 July 1994

Target Determination Date: 31 August 1994


Referring to the decision notice for Planning Application Ref: 15/1790/98/F, the Society highlights condition 10 of the decision notice:

10. Except for the temporary access road the subject of the temporary planning permission Code No. 15/0078/99/F, notwithstanding the provisions of Article 3, Part 2 Class B of the Town and Country Planning (General Permitted Development) Order 1995 (and any Order revoking or re-enacting that Order) no vehicular or pedestrian access shall at any time be created from any part of the residential development hereby permitted onto the new highway to the west and north of the application site the subject of the planning permission dated 9th September 1994 Code No. 9/15/0973/94/3.

Reason: In the interests of highway safety and the visual amenities of the locality.

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

Dated this 10 February 1999

 Chief Planning Officer

'In the interests of highway safety and the visual amenities of the locality' are still significant and relevant reasons.

As a result this application (0048/23/FUL), if approved would breach the design intent of Nelson Road and the aforementioned condition 10 as illustrated above.

Again this application, if approved, could set a precedent for further entrances for Seymour drive properties onto Nelson Road with the potential loss of landscaping.

The Society is therefore of the opinion that the application should be refused.

For and on behalf of the South Hams Society.

Richard Howell,

Chairman.

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