



101 Yealmpton Road, Newton Ferrers



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



PLANNING APPLICATION REF: 3953/21/FUL

**Description: READVERTISEMENT (amended plans & supporting documents)
Demolition of 2two-storey detached buildings & associated
garage. Erection of 2no. four bed family homes and extension of
an existing quay to the east of the site to provide a new landing
ramp for dwelling 2**

Address: 101 Yealm Road Newton Ferrers PL8 1BL

28th April 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.

The Society previously wrote to the local planning authority to object to this application. The revised plans do not improve the proposal and the Society continues to object to this application.

As we had originally observed, objections were previously made by the South Devon AONB unit, the designated landscape experts and by the local planning authority's specialist Landscape Officer.

Consequently the Society felt that it was unnecessary to repeat any planning policy detail to the Case Officer.

The Parish Council also commented with regard to the Neighbourhood Plan with which we agreed.

And it appears to the Society that this application would be more correctly described as part retrospective. It remains our opinion that the roofing materials of the property have been removed intentionally to ensure the property was no longer liable for business rates.

It is obvious from Google evidence that the property was well maintained in 2009.

By 2015 all the roof slates had been stripped away. We consider this building has become derelict by intention and any use of this justification for demolition should not be entertained by the LPA.

Charity No 263985

**Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamssociety.org | www.facebook.com/SouthHamsSociety/**



The location is widely prominent from the Yealm estuary waters and National Trust land shown on the map below.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



The property is also visible on a Pathé news reel of Harbour Master Ms Agness Russell in 1961, shortly after the designation of the South Devon AONB.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamssociety.org | www.facebook.com/SouthHamsSociety/



The site is in a prominent location to the ferry services at the entrance of Newton Creek.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



There are important views from Yealm Road. These will be lost.

The photo below shows the site in 2009 when it was well manicured.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



The site in 2023 (below):



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamssociety.org | www.facebook.com/SouthHamsSociety/



2012 - The building with the slate roof intact.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



The Society have measured the height of the proposed dwellings to be 13 metres, almost twice the height of the current buildings.



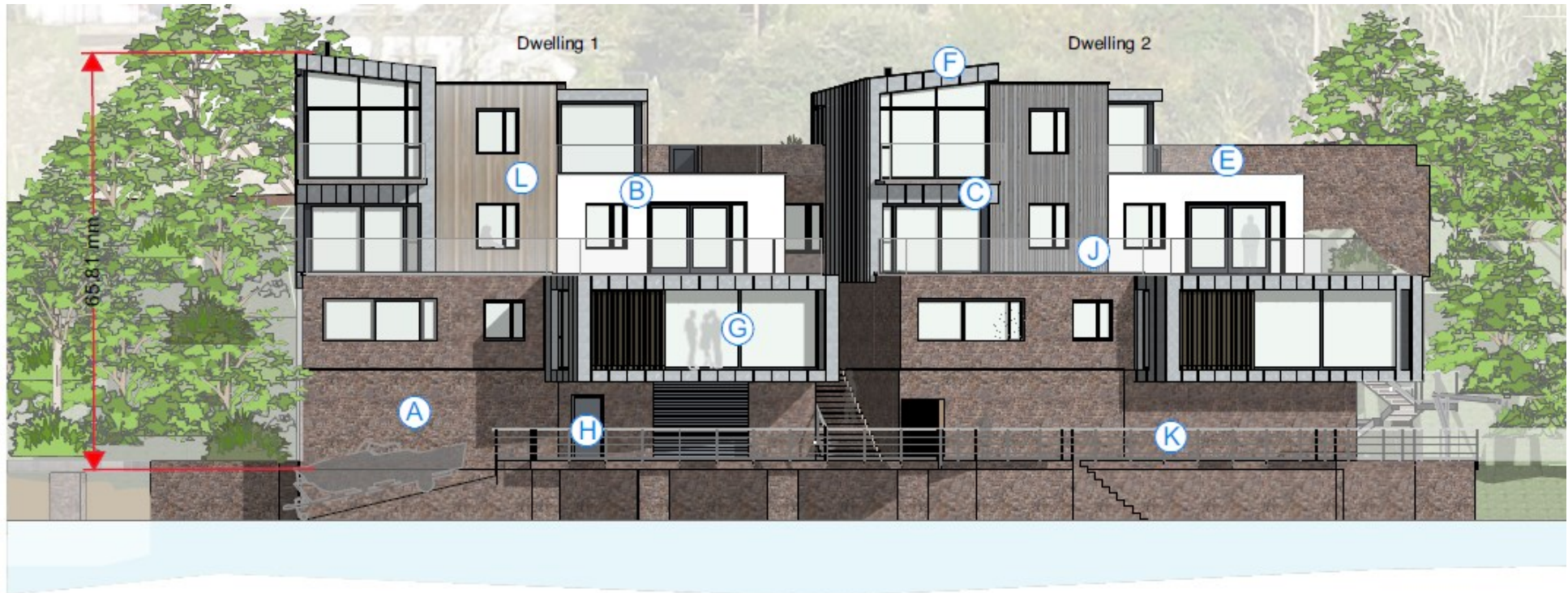
Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



Amanda Urmson, CMLI Specialist – Natural Environment (Landscape):

*'Pre-application advice for previous redevelopment proposals for this site **has consistently highlighted the importance of maintaining views out over the estuary from the public highway, which is currently fairly open between trees, with views obstructed only by the small garage building. For 37/2854/14/PREMIN (2014) officers noted that the height of any proposed dwellings should remain close to the height of the existing buildings due to public views available from Yealm Road. It has also been noted that the site falls within the policy area where development would not be supported which adversely affected the low density settlement character.'***



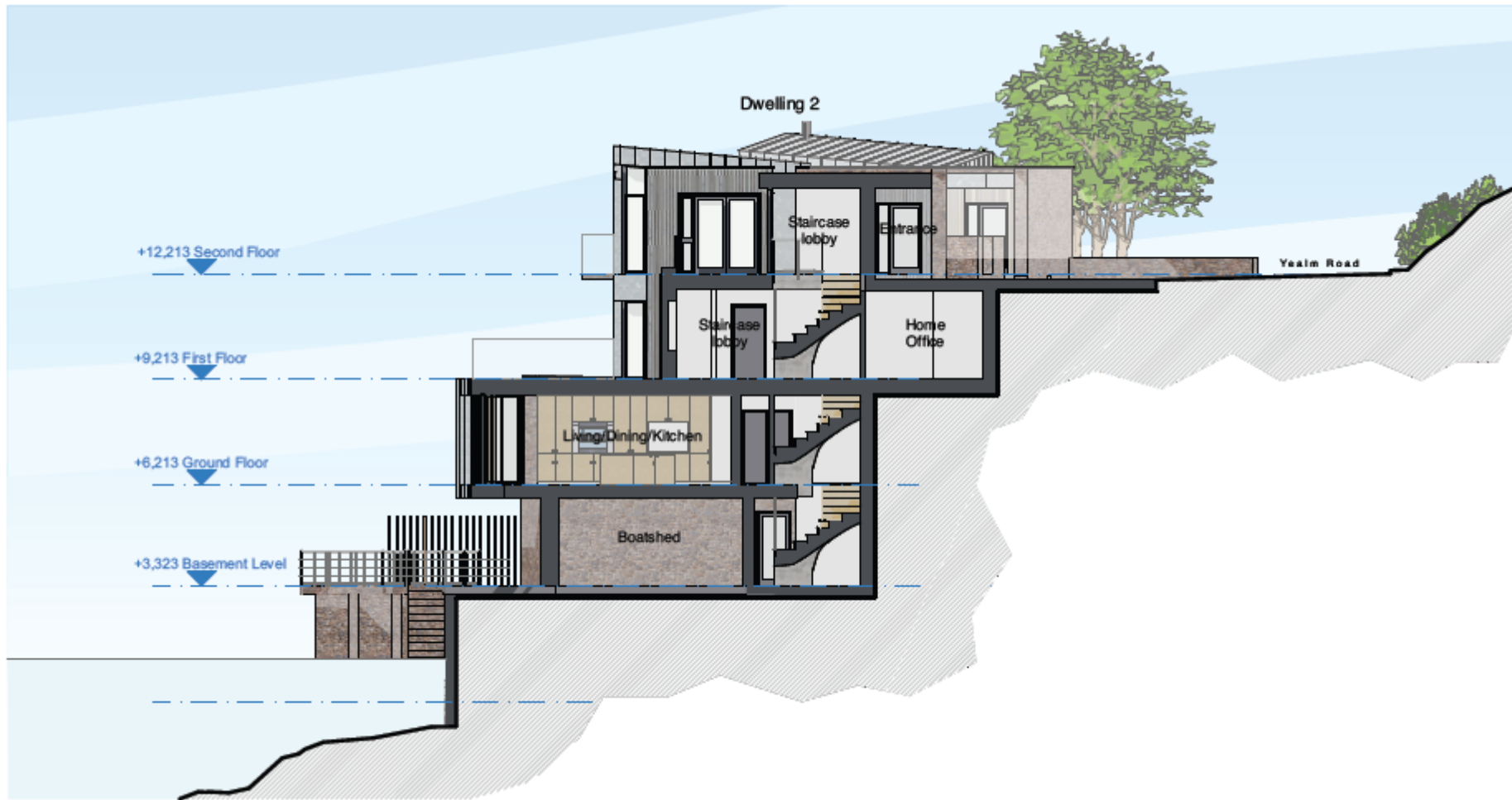
Proposed South Elevation

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



The proposal obstructs the public views from Yealm Road.



Proposed Section BB

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
www.southhamsociety.org | www.facebook.com/SouthHamsSociety/



It would appear that the applicant has failed to accept the advice of the LPA's CMLI Specialist, given that the proposal is considerably higher than the buildings to be replaced. The Specialist goes on to say:

Amanda Urmson, CMLI Specialist – Natural Environment (Landscape):

'The main Landscape considerations for this application are whether the proposed development is acceptable in terms of its character and appearance on this site, which is within the South Devon AONB, and whether the development accords with the relevant Landscape Character Development Plan policies.

In relation to Landscape Character (JLP adopted policy DEV23) the key test for any development proposal is the need to 'conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts'.

JLP policy DEV25 – Nationally protected landscapes provides the highest degree of protection to the protected landscapes of the South Devon AONB, stating that 'The LPAs will protect the AONBs ... from potentially damaging or inappropriate development located either within the protected landscapes or their settings.'

'The site is within Landscape Character Type 3G: River valley slopes and combes. This LCT has strong visual and topographical links with the rivers and estuaries, and the waterfront offers highly valued, scenic views. The coastline, estuary and river are key factors in the area being designated as an AONB.

Landscape Guidelines include to protect traditional building styles and materials, particularly cream or whitewashed thatched cottages, as well as exposed stone and slate. Any new development or extensions should utilise the same materials and building styles, and be sited to avoid the need for excessive ground engineering.

The site is immediately adjacent to Landscape Character Type 4A: Estuaries. The estuaries act as a focus for adjoining areas of cliff and combes to create highly valued and visually attractive landscapes, popular with tourists for water-based recreation, and providing for quiet enjoyment and ready access to the natural environment.

Landscape Guidelines for LCT 4A include to consider the visual impact of any new development within and adjoining the adjacent urban areas and ensure development is incorporated into the landscape setting through the use of sensitive design and materials, and avoiding the use of overly engineered solutions'.



'The South Devon AONB Management Plan Planning Guidance, section 8.1, lists a number of factors where coastal and estuarine development has the potential to harm the AONB. Of particular relevance to the points raised above:

- Developments that diminish the extent of undeveloped coast or intrude into open coastal views, including views from coastal and estuary waters;*
- The replacement of existing coastal buildings that are out of character with their settings, particularly with larger or more obtrusive structures;*
- Of a scale, mass or design that is incompatible with local character*

The South Devon Estuaries Environmental Management Plan 2016-2024 recognises that the significant pressure for further built development along estuary shorelines has cumulative impacts on landscape, habitats, and water quality. It states that one of the greatest threat to the estuaries within the South Devon AONB is from "...the cumulative impacts of unsympathetic development and habitat loss, nutrient, litter and other pollutant runoff, unsustainable & illegal fishing, wildlife and habitat disturbance."

The Newton & Noss Neighbourhood Plan contains policies to ensure that development of the waterfront conserves its natural appearance as viewed from the river, harbour or land, and does not detract from the quiet enjoyment of those parts of the waterfront that are accessible to the public. N&NNP policies also seek to ensure that any new development and re-development pays careful attention to the local context and development density; is of a size, scale and volume that is appropriate for the site; is not intrusive, and enhances the landscape'.

On considering the expert opinion submitted and our review of the planning application, the Society continues to urge the Case Officer to refuse this planning application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman