



PLANNING REF: 2718/22/FUL

DESCRIPTION: Erection of three stables & ancillary storage

ADDRESS: Land north of Beadon Road at SX 7294 3885 Beadon Road Salcombe

9th December 2022

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 South Hams Society is **objecting** to this application.

This planning application follows a previous application for this location - 0258/22/FUL '*Temporary storage area to enable building materials and operatives vehicles to be stored/parked close to the site during construction of the replacement house (Retrospective)*'.



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In the planning officer's report the Case Officer made the following comments:

Design/Landscape:

'Prior to the works commencing, the site was an undeveloped, green field site, outside of the settlement boundary, located on an area of prominent, elevated land. There are extensive views of the surrounding landscape from the site, and clear views of the site from the surrounding landscape. The development is in a prominent part of the most highly designated protected landscape, within the South Devon AONB and JLP Undeveloped Coast'.

'The works undertaken have had a significant impact on the undeveloped, unspoilt nature of the site. The levelling of the site, and building up of the land with hard core has replaced the undulating green field with an engineered, developed area of land which is highly visible from local footpaths due to its elevated position at the top of the valley'.

This application seeks to authorise that work by retaining the raised platform.

10th November 2022:



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Historically the field entrance was in the northwest corner off the Salcombe Bridleway No 17.



The field has in recent years been served by a field entrance created off Beadon Lane



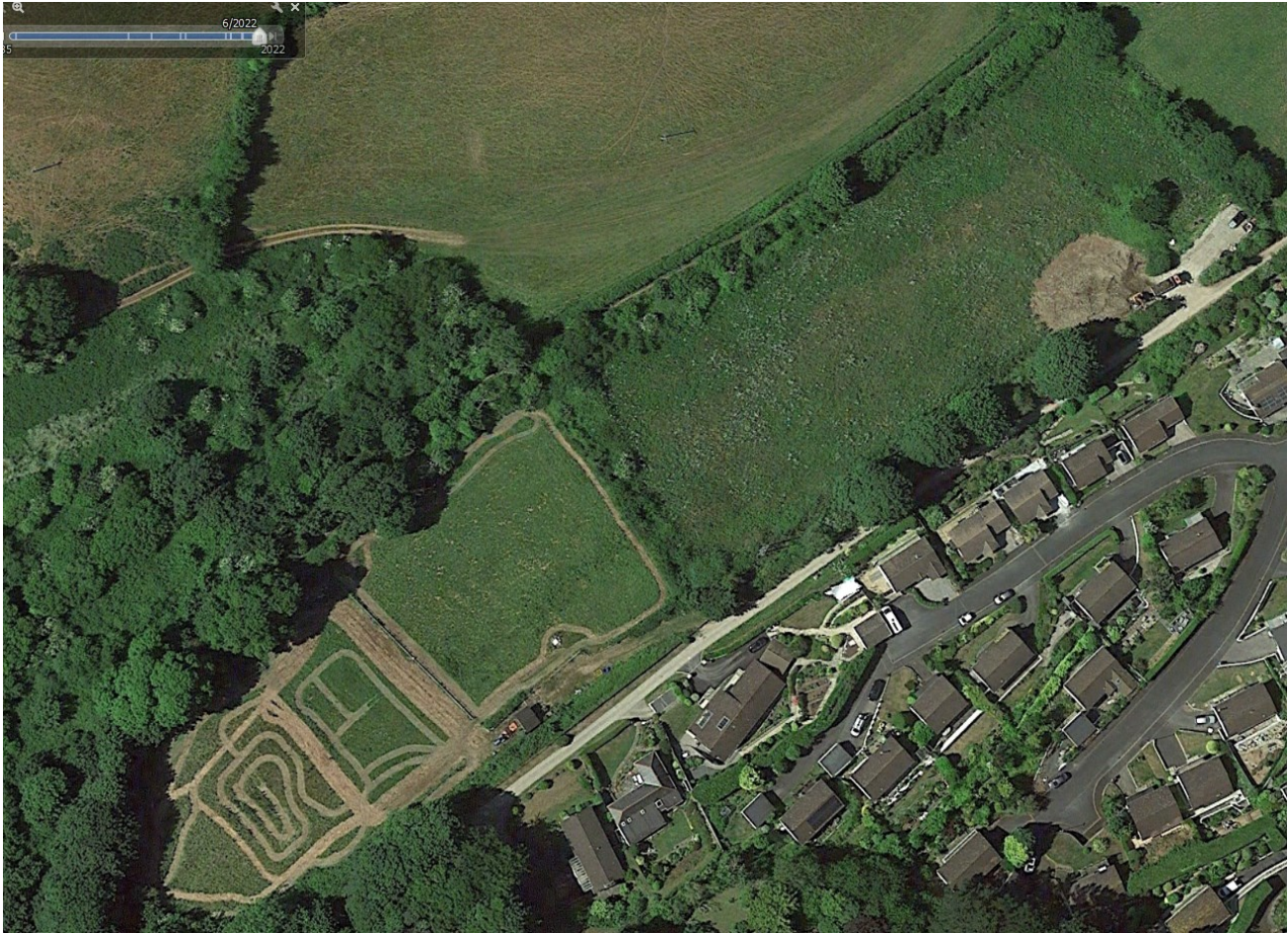
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It was the first of two entrances created in this lane to serve fields that were previously accessed from Salcombe Bridleway No 17. There is no planning history for these changes and the Society are of the opinion that these openings are now increasingly becoming visually damaging to Beadon Lane.

2022. The two accesses created onto Beadon Lane from the fields to the north.



The Society believe that the current state of the entrance is unacceptable as is the prominent raised platform.

The Society would like to point out that the 'Moor to Sea' Ecology Ecological Appraisal was written with the following understanding

'1.3. Proposed works

The site will be temporarily be used for the storage of building materials during the re-development of the clients house, Sandnes. The site is anticipated to be used for storage for approximately one year, will not be used at night and all hedge banks will be retained.

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1.4. Previous Correspondence

*Helene Jessop (RSPB, Conservation Officer) was contacted on 30/11/2021 and 02/12/2021 to ascertain firstly where the nearest cirl bunting nest was located to the site, and secondly to clarify whether cirl buntings were likely to be disturbed by the usage of the site for temporary storage. She confirmed that nearest record the RSPB holds for a nesting location is 65m from the site, however she thought it was unlikely that cirl buntings would be disturbed if contractors were just accessing the site to deposit and collect building supplies. **Furthermore she recommended that when the hard core is removed, grassland should be reinstated and a low intensity grazing regime established to retain the grassland and prevent scrub and bracken encroaching onto the site.***

It is extremely disagreeable that somebody would do this to the local environment:



Plate 3. View north-west from the gateway



Plate 4. View north-east from the gateway



Plate 5. The edge of the southern hedgebank



Plate 6. View south towards the site



We therefore believe that the submitted Ecology Report **is not suitable** for this planning application as it was written for the temporary use of the location on the understanding that all the '*hard core*' would be removed.

The Society requests the LPA pursues the removal of all the material dumped on this field and while the site remains as it is, the Society cannot support this application.

For and on behalf of the South Hams Society

Richard Howell

Chairman.