



**PLANNING REF: 2974/23/FUL**

**DESCRIPTION: Change of use from the existing stable building (agriculture) to commercial**

**ADDRESS: The Stables Ledstone**

**14<sup>th</sup> November 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 South Hams Society wishes to object to this planning application.

The application title for this proposal is incorrect. The Society has reviewed the site planning history and no record exists to state that the stables were built to support an agricultural need. To quote condition 6 of planning application 08/1071/00/F:

*'6. The proposed stable blocks shall not be used on a commercial basis'.*

The description *'stable building (agricultural)* is incorrect. The original application was made for stables to be used on a private basis without a link to agriculture. Private stables are not classed as agriculture.

Section 336 of the Town and Country Planning Act 1990 defines 'Agriculture' as:

*"horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes"*

For equestrian use to be able to fall within the definition above means having horses and treating them in very much the same way as cattle, sheep or pigs i.e. for slaughter, working horses on the land (ploughing for example) and turning horses out for grazing only.

We refer the Case Officer to the summary of the Planning Statement.

**Charity No 263985**

**Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR**  
**[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)**

The agent states within the second paragraph under the heading of principle:

*'it will deliver development which represents a diversification of agricultural and other land-based rural businesses'.*

This proposal cannot be seen as diversification as the building is not an agricultural building and neither is it a business as condition 6 of the original planning permission prevented that use.

## Planning Statement

### Material Considerations

#### Principle

Sustainability is at the heart of the National Planning Policy Framework and the Council's current adopted plan. Delivering economic growth is one of its key components. There is a very broad policy support for diversification of agricultural businesses, and also a proactive approach to supporting the rural economy. Paragraph 83 of the revised National Planning Policy Framework considers the development and diversification of agricultural and other land-based rural businesses key to supporting a prosperous rural economy. This stance is repeated in JLP Policy TTV2.

This use would embrace Policies SPT1 and SPT2, in that it will deliver development which represents a diversification of agricultural and other land-based rural businesses and would deliver a form of sustainable rural tourism that would benefit rural businesses, communities and visitors, whilst also respecting the character of the countryside.

The application title also appears to be incomplete as the summary alludes to an intention to provide accommodation.

## Planning Statement

### Summary

#### Summary

This Planning Statement is in support of a Full Planning Application for a change of use from the existing stable building (agriculture) to commercial at The Stables, Ledstone, Kingsbridge, Devon, TQ7 2HQ.

Planning policy encourages and supports the provision of reusing buildings to provide commercial accommodation.

Planning policy accepts that rural development will inevitably rely more upon the private car, and therefore in considering sustainable development there is need to consider wider elements.

The proposals comprise a significant elements which meet the definition of sustainable development, including commercial benefits.

The revised scheme successfully addresses the Planning Inspectors concern with a tourism use of the building.

The proposal therefore fully complies with the principles of Sustainable Development, national and local planning policy and should therefore be approved.

The second paragraph reveals that *'Planning policy encourages and supports the provision of reusing buildings to provide commercial accommodation'*.

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Condition 6 of the original application 08/1071/00/F prevents any commercial use of the building.

Consequently some might consider the applicant is attempting to incorrectly manipulate the facts to circumvent the Planning Inspector's dismissal.

Ledstone is also a small hamlet, served by two narrow lanes that lack passing places off the Kingsbridge to Stumpy Post Cross C792 road. The location is wholly inappropriate for commercial activity, given Torr Quarry exists for that purpose and is appropriately located in proximity to a nearby main road.

The Society respectfully requests that the application is refused.

For and on behalf of the South Hams Society,

Richard Howell  
Chairman.