



PLANNING REF: 3176/22/CLE

DESCRIPTION: Certificate of lawfulness for mixed use of land for agriculture and rearing/keeping of game birds

ADDRESS: Little Wotton Woodleigh Kingsbridge TQ7 4DP

19th November 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.

Certificate of Lawfulness request

The applicant is requesting a certificate of lawfulness for the mixed use of land and the rearing/keeping of game birds.

The land is already agriculture land. It therefore follows that if any of the land is used for agricultural purposes, then no planning breach has or is occurring.

Game Keeping for shooting is not listed an agricultural activity and therefore the applicant is seeking a certificate of lawfulness for the use of land for game bird rearing.

What the applicant is now seeking is a certificate of lawfulness because they claim to have been in breach of the designated land use for 10 years.

However to obtain the certificate of lawfulness the applicant is required to demonstrate that the planning breach has been continual for 10 years.

Unfortunately their own submission highlights that they were not continual breach of the designated land use in both 2017 and 2018 because the land was being used for agriculture purposes.

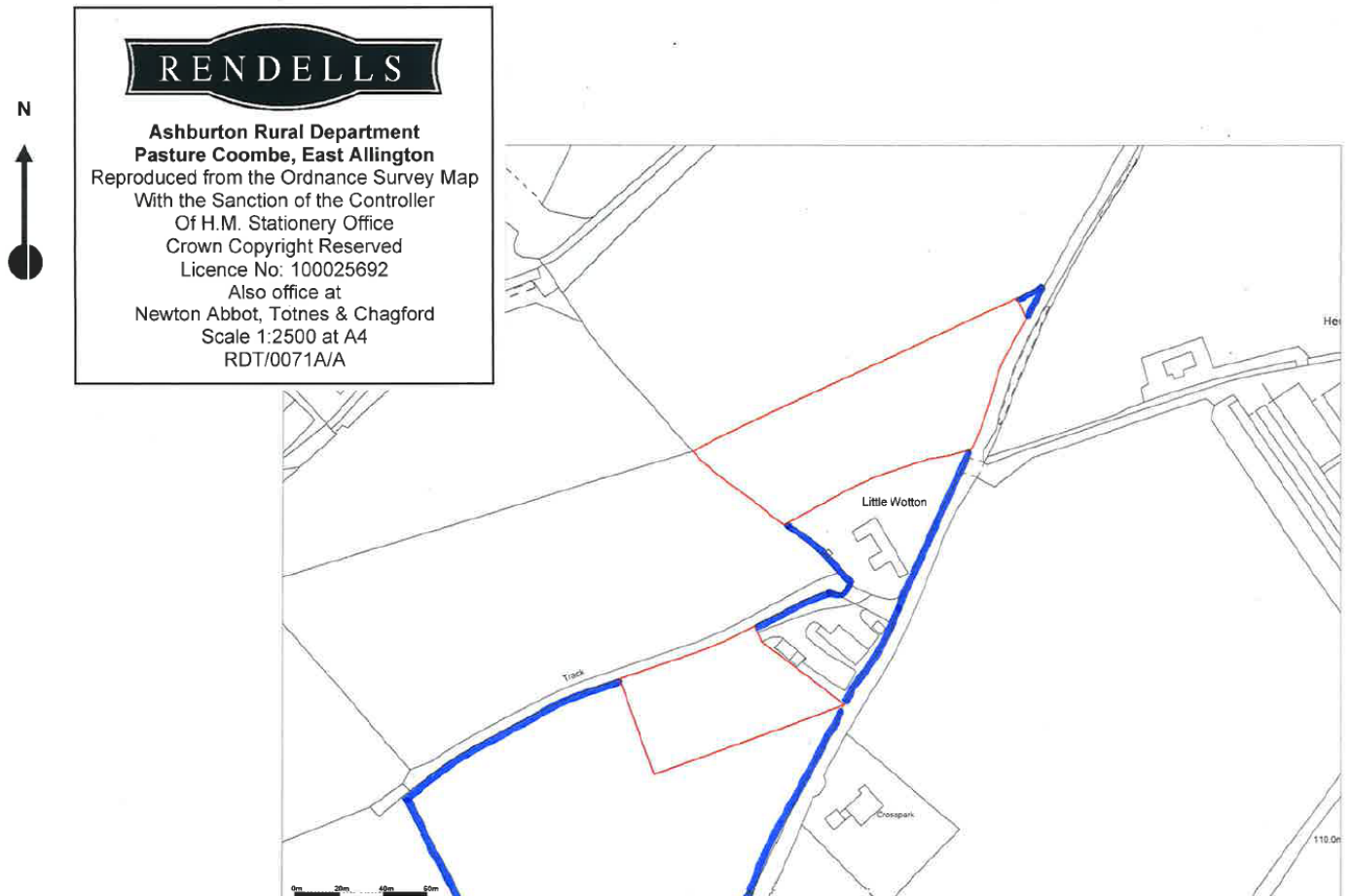
To demonstrate that the breach has not been continuous, we include satellite evidence on the following pages.

Charity No 263985

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



The site plan submitted (certificate of lawfulness requested for the red boundary areas):



Charity No 263985

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2018:



The land to the west is not in breach of planning law. Parts of the two fields to the north are possibly in breach of planning law.



2017:



The land to the west is not in breach of planning law. Parts of the field to the north east are possibly in breach of planning law (top left hand corner).



2013:



It is not clear that the land to the west is in breach of planning law. Parts of the field to the north east are possibly in breach of planning law (bottom right hand corner).



The Society is of the opinion that it would be incorrect to issue a certificate of lawfulness because the applicant cannot demonstrate a continual breach of planning law for the required period of 10 years.

For and on behalf of the South Hams Society

Richard Howell

Chairman.

Charity No 263985

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