



PLANNING REF: 3184/22/PAA

DESCRIPTION: Prior Approval Application for provision of Agricultural tracks following application 2385/22/AGR

ADDRESS: Hendham View Woodleigh TQ7 4DP

8th 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.

We acknowledge that the local planning authority is now requiring additional supporting evidence for this application, but the agent is using the Prior Approval process for this application.

Given development has already commenced, the Prior Approval process is not available to the applicant.

The Society refer you to the following Prior Approval information page.

<https://www.planningportal.co.uk/planning/planning-applications/consent-types/prior-approval>

At the bottom of the web page the following advice is correct:

What happens next

Work must not commence on the development until the Local Planning Authority has issued its determination.

However, it is important that Prior Approvals are actioned quickly by the Local Planning Authority as many will receive 'deemed consent' if the time period for a determination to be issued expires. By default, this is an 8-week period from when the application is received, but this can vary depending on the type of proposal and, in some cases, may be extended if all parties agree.

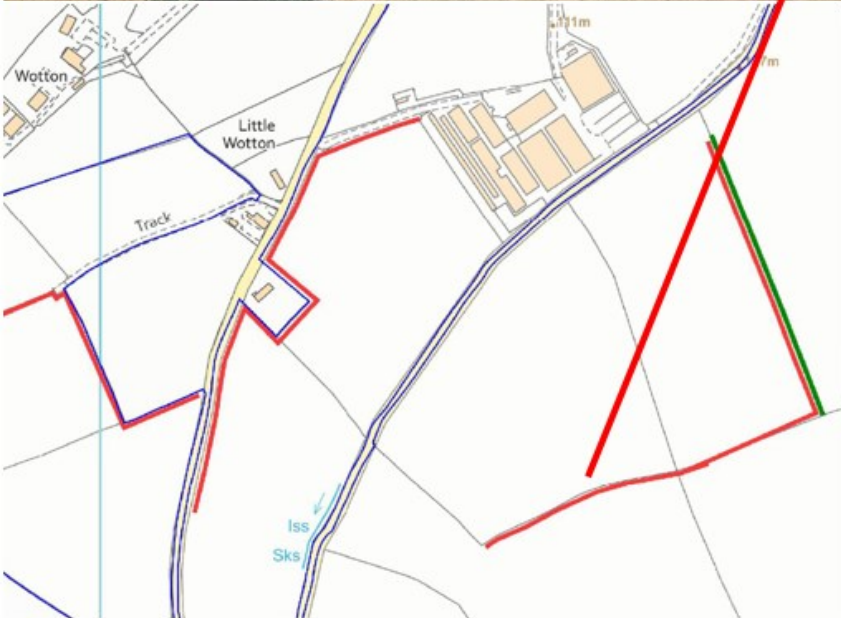
'Work must not commence on the development until the Local Planning Authority has issued its determination'.

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The Society consider that work has already commenced on parts of this scheme.



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And work had already commenced on parts of the original plan that have subsequently been removed.



The Society also note that the Landscape and AONB Statement include track work that has been completed?

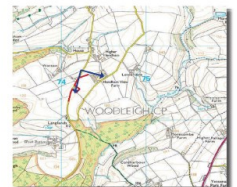


Photo 2 : View south east from lane west of Hendham View Farm - Direction of View: from 150°, bearing from North Horizontal field of view 60° - Receptor Group E

Photos 1 & 2
Date & time of photo: 20/08/22 PM
Camera make & model: & sensor format:
Nikon D3300, Optical Sensor Size APS-C
(22.3 x 14.8 mm)
Field of View Crop Factor: 1.5

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 (or 4:1) to be viewed at comfortable eye length.
Visualisation Type: Type 1
2000000 (Landscape)
Engagement factor: 100%

FIGURE 5

Messrs D.J. Smith
Hendham View Farm
Woodleigh
TQ7 4GP





The Society are of the opinion that work has already commenced and the Prior Approval Application route is no longer available to the applicant.

The Society would expect that with any land where engineering work has already commenced but where consent no longer being applied for, the land in question will be returned to its former state and we trust the LPA will confirm not only that this will occur but by when the work will be completed.

For and on behalf of the South Hams Society

Richard Howell

Chairman.

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