



## The Village of Ringmore



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
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**PLANNING REF: 1542/23/FUL**

**DESCRIPTION: Replacement dwelling**

**ADDRESS: Cross Park Ringmore TQ7 4HW**

**LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY**

**23<sup>rd</sup> August 2023**

### **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.

Cross Park is located just outside Ringmore's Conservation Area and lies just outside the JLP Undeveloped Coast, but is within Natural England's defined Heritage Coast. The JLP policy Undeveloped Coast and Heritage Coast DEV 24 therefore applies to the whole village. The property lies within the highly protected landscape of the South Devon Area of Outstanding Beauty and policy DEV25 applies.

The property is adjacent to the Grade II Listed Buildings of the 'Boundary Walls and Gate to Cross Manor, the building of Cross Manor, Rock Cottage, and Rose Cottage. On the hill leading up to Cross Park is Wychwood, Ivy Cottage Post Office and the K6 Telephone Kiosk adjacent to Ivy Cottage. The final Grade II listed build is Middle Bohemia / Sea View adjacent to Cross Manor.



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Approaching Cross Park, Wychwood on the left, Ivy Cottage and the telephone Kiosk to the right.



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Approaching Cross Park, Rock Cottage appearing on the left, Cross Manor to the right. Cross Park just becomes visible.



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Rock Cottage to the left, Cross Manor on the right with Cross Park in front.



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Cross Manor and the listed Manor Wall. Cross Park is on the right.



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Looking north through the listed buildings (standing at the boundary of Cross Park).



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The Cross Park location is therefore an extremely sensitive location for the village of Ringmore and the setting of the listed buildings.

The immediate location has eight of the village of Ringmore's 19 listed buildings. The Nook, also adjacent to Cross Park, is listed by Devon County Council as a local Heritage listing - HER Number: MDV40828



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The adjacent Cockle lane links Ringmore to the PRow network - Ringmore Footpath 11 and 13.



**Building height and footprint.**

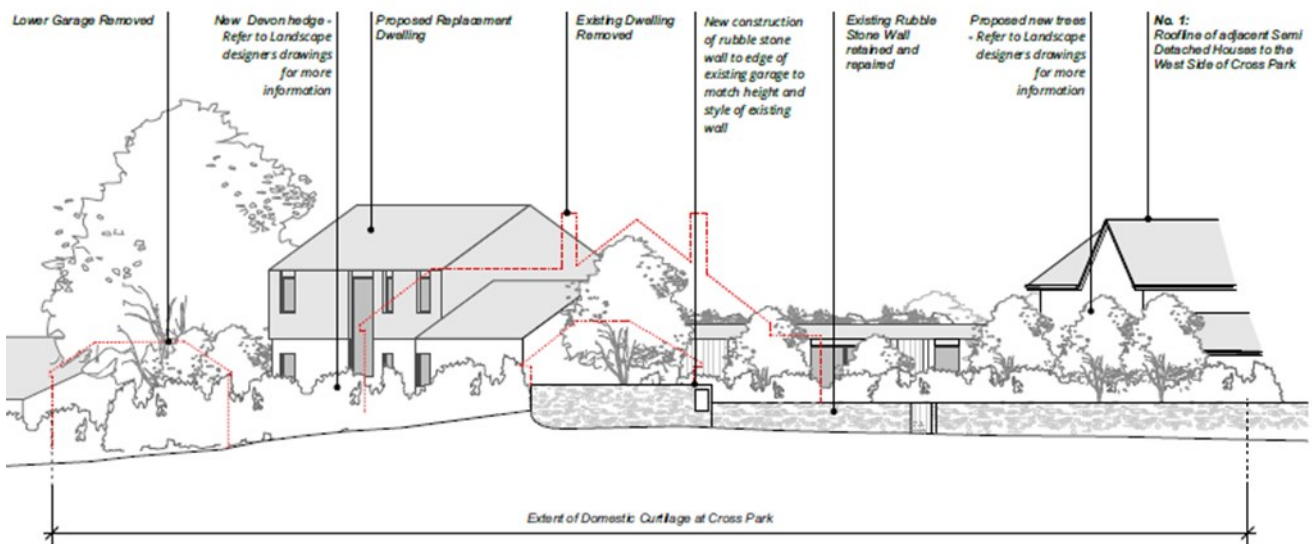
The current dwelling roofline is 7.5 metres high for a length of 2 metres wide in a NNW SSE direction.

The main two storey proposal has a roofline 7.8 metres high for a length of 15.6 metres in a northwest southeast direction. It has a substantially larger 23 metre building frontage.

The existing garage roofline is 4 metres where the proposed garage roofline is 5 metres. It is accepted that the garage is set back and gives a potential for screening.

The change of orientation of the building emphasises the increase of roof size from the approaching road.

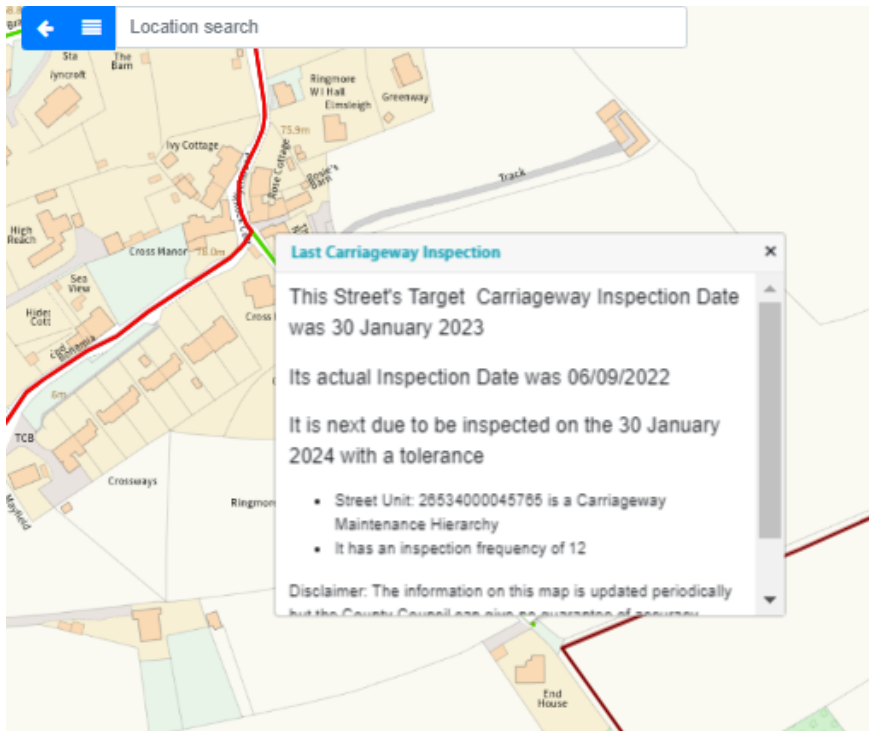
The footprint area covered is considerably larger. The current footprint is 245 m<sup>2</sup>. The proposed footprint is 310 m<sup>2</sup>, an increase of 26.5%. The volume increase is a similar 27%.



The Society is of the opinion that this fails to conform to the requirements of TTV29 paragraphs 2 and 4.

### The public carriageway.

The Society highlight that submitted plans record that the lane is private. It is not. The public carriageway provides a link to the PRow network to the south of Ringmore.



**It is also not understood why there is a requirement for new Devon hedge alongside the property along the lane?**

The boundary frontage and a section of lane to the southern boundary of and including the building 'The Nook' are within the Conservation area (the boundary line should be down the centre of the road if it was not included).

JLP Supplementary Planning Guidance is provided by DEV21.

### ***Development affecting the historic environment (DEV21)***

**6.43 *DEV21 is a policy to protect the historic environment throughout the Plan Area, including both designated (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas) and non-designated heritage assets and their settings.***

**6.46 *The relevant Historic Environment Record (HER) should also be consulted. In Plymouth, PCC maintains the HER, whilst in South Hams and West Devon, DCC maintains the HER. The HERs include locally sourced information on historic assets and provide information to support development proposals. The Devon HER is available online, however please note that the online data may not be up to date and the County Council's Historic Environment Team should be consulted when a development may have an impact upon heritage or its setting. To access Plymouth's HER applicants are advised to contact PCC.***

### ***Impact on the setting of a listed building***

- 6.53 ***Impact on the setting of a listed building must be considered when applying for planning permission. The LPAs are under a duty to carefully consider whether proposed development is harmful and represents substantial or less than substantial harm.***
- 6.54 ***Where substantial harm is identified then the development is unlikely to be regarded as acceptable.***
- 6.55 ***Where less than substantial harm is identified then the LPA is required to consider whether other public benefits arising from the proposed development outweigh this harm. If this is considered to be the case, then the development may be approved.***

### ***Conservation areas***

- 6.56 ***Within the JLP area there are a variety of conservation areas varying in size and key qualities, all have been designated because they have been assessed as possessing special architectural or historic interest and, for any changes proposed, the LPAs will look to preserve and enhance the special character and appearance of these areas.***

### ***Detailed guidance for conservation areas***

- 6.61 ***Any new development being considered in or affecting the setting of conservation areas needs to be very carefully designed to preserve or enhance the quality of each area.***
- 6.63 ***When permission is required, the LPA will base its decision on how well the works respect the features and characteristics of the area. Applicants will need to demonstrate how their proposals will preserve or enhance the area by showing respect and compatibility. This does not mean that new buildings must copy their older neighbours in detail, instead their design should represent an imaginative and contemporary interpretation of the site context that demonstrates an understanding of the buildings and spaces around them. Sound choices of layout, scale, form and materials will be considered basic requirements in such locations.***

## ***17 APPENDIX 5: New work in conservation areas***

- 17.1 ***Conservation areas are designated by LPAs and are special places due to the survival of their authentic architectural and historic qualities. They vary greatly in nature and character and in the features which have historical significance. This is particularly true of the conservation areas within the Plan Area as they cover a range of areas in different shapes and sizes, from the very rural to the very urban.***
- 17.2 ***Within conservation areas, a sense of history as well as identity prevails, and by designating conservation areas the LPAs are sharing the belief that these areas ought to be preserved and reinforced.***
- 17.3 ***The LPAs have a statutory duty to ensure that developments requiring planning permission in conservation areas are approved only if they preserve or enhance the character or appearance of the area's features of special architectural or historic interest. Policy DEV21 of the JLP sets out the LPAs' approach to the historic environment and additional guidance on designated and non-designated heritage assets is available within this SPD.***

17.5 Conservation areas are 'heritage assets' and all decisions made on planning applications affecting them will have to respond to whether the 'significance' of the asset would be impacted upon and whether the proposed impact is harmful.

### **New buildings in conservation areas**

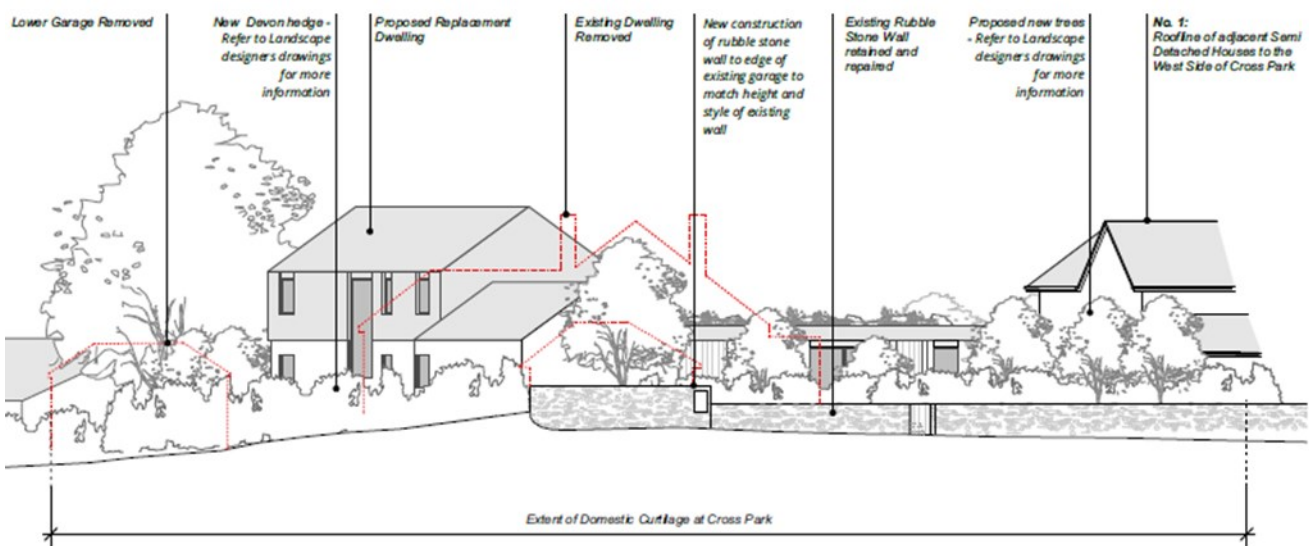
17.11 The below gives guidance for proposals which are introducing new buildings into conservation areas including:

*New buildings on vacant sites or in the grounds of existing buildings;  
New building as extensions to existing buildings; and,  
New buildings as replacements to existing buildings.*

### **New buildings as replacements to existing buildings**

17.24 The demolition and replacement of a building is likely to be acceptable, therefore, only if it's historic form and characteristics have been eroded by less than sympathetic, irreversible, changes. On the other hand, if a building isn't historic at all, and doesn't relate in any positive way to its historic neighbours, or the conservation areas as a whole, demolition may well be considered positively desirable. **In this case the challenge will be to make sure the replacement is suited to its setting.**

The Society is concerned that the north elevation, when viewed against the listed buildings of small cottages uses materials that are not characteristic for the location. The new vehicle entrance will open up the view into the new 7.8 metre high roof element, while the flat roof elevations of the dwelling will look alien to the historic environment. There is a conflict in the requirement for a low stone wall along the northern boundary that would then expose the large glass fronted modern elements of the dwelling.



Joint Local Plan Policies:

SPT1 Delivering sustainable development  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
DEV1 Protecting health and amenity  
DEV2 Air, water, soil, noise, land and light  
DEV10 Delivering high quality housing  
DEV20 Place shaping and the quality of the built environment  
DEV21 Development affecting the historic environment  
DEV23 Landscape character  
DEV24 Undeveloped coast and Heritage Coast  
DEV25 Nationally protected landscapes  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV28 Trees, woodlands and hedgerows  
DEV31 Waste management  
DEV32 Delivering low carbon development  
DEV35 Managing flood risk and Water Quality Impacts  
TTV29 Residential extensions and replacement dwellings in the countryside

Within the application we cannot find any reference to waste management - policy DEV31. The demolition of a building will create a lot of waste material and the Society has witnessed building materials being inappropriately scattered in nearby fields with previous demolitions. The proposal should include details on how the demolished building will be recycled and waste material disposed of.

The Society considers that the proposed development will have a negative impact on the listed heritage assets in the location as a result of the increase in size, excessive use of a mixture of glass, slate, timber, standing seamed zinc, aluminium panels and other (modern) uncharacteristic materials when coupled with with a long flat roof and should be refused.

Richard Howell – Chair  
For and on behalf of the South Hams Society.