



**PLANNING REF:** 3186/20/VAR

**Applicant Name:** Mrs C. Middleditch

**Description:** Variation of conditions 3, 5 and 23 of planning consent 20/0785/12/F

**ADDRESS:** The High Nature Centre East Portlemouth TQ8 8PN

2<sup>nd</sup> December 2020

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

### **The South Hams Society interest**

For nearly sixty 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 protection of the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment.

Whilst we support the environmentally friendly intention of this development we are concerned about the planning history of this sensitive site in the heart of the AONB.

### **Planning History**

This planning application follows on from a planning application 3967/17/VAR and seeks to vary the conditions contained in planning consent 20/0785/12/F. That planning application applied for variation of Conditions 2 and 3 following the granting of planning permission 20/0785/12/F to allow the roundhouse to be given permanent permission and to vary the approved plans for it.

Application 3967/17/VAR was approved and accordingly the planning conditions of application 20/0785/12/F have been relisted as required in variation order 3967/17/VAR. However there is a problem. Rather than restating the planning conditions of the parent application with the relevant changes to Conditions 2 & 3, the numbering has been changed.

**It is our opinion this planning application 3186/20/VAR should be withdrawn and resubmitted with the correct condition wording and the numbering confusion addressed by the LPA.**

### **Planning Application 3186/20/VAR**

The applicant now seeks to vary the following conditions:

3. The use hereby authorised shall cease not later than 10 years from the date of this permission. On cessation, the land shall be returned to agricultural purposes, the



Roundhouse, yurts and all other structures except for the polytunnels shall be permanently removed from the land.

Reason: Permission is granted on the basis of the employment offer to local economic and social sustainability. The temporary period given will allow the Local Planning Authority to reassess the success and merit of the employment offer over the medium term when considering a permanent permission.

**Permission requested: 'Permanent' permission for 'temporary' yurt camp structures.**

**Unfortunately the stated condition is incorrect as it was varied in application 3967/17/VAR and is Condition 2 of that approved planning application as follows:**

2. With the exception of the land occupied by the roundhouse, the use hereby authorised shall cease not later than 10 years from 16 November 2012. On cessation, the land shall be returned to agricultural purposes, yurts and all other structures except the roundhouse and polytunnels shall be permanently removed from the land.

Reason: Permission is granted on the basis of the employment offer to local economic and social sustainability. The temporary period given will allow the Local Planning Authority to reassess the success and merit of the employment offer over the medium term when considering a permanent permission.

**The South Hams Society is subsequently unable to comment on this planning application condition request because it is incorrect. It was varied and approved on the 20<sup>th</sup> July 2018.**

The applicant seeks to vary the following conditions:

5. The polytunnels shall be used for B1 and D1 purposes only of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Notwithstanding these permitted uses, no use of plant, machinery, or other mechanical equipment is permitted unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To prevent noise and disturbance harming the amenity of neighbours and the tranquillity of the landscape.

**Permission request: Field kitchen catering service - Class A3 – food and drink to be added.**

This planning condition was renumbered in planning application 3967/17/VAR and given planning condition number 4.

The South Hams Society requests that before this current application can be considered the LPA needs to address the issue of the renumbering of planning conditions between applications 20/0785/12/F and 3967/17/VAR.

We have no comment to make on this condition request.



The applicant also seeks to vary the following conditions:

23. No further chattels, caravans, tents, yurts or other temporary or moveable structures shall be positioned on the land without the prior written approval of the Local Planning Authority.

Reason: To protect the rural appearance of the area.

**Permission Requested: Provision for occasional tents and campervans.**

This planning condition was renumbered in planning application 3967/17/VAR and given planning condition number 22.

The same comment applies – the issue of renumbering the planning conditions between applications 20/0785/12/F and 3967/17/VAR must be addressed by the LPA.

**In relation to this request to vary condition (2320/0785/12/F) or condition 22 (3967/17/VAR), the South Hams Society wishes to object.**

We believe that there is not enough information provided to assess the request and we believe it would be more appropriate for planning permissions to be applied for so that the local planning authority can maintain appropriate planning control in this sensitive AONB location.

Further the camping section may be outside of the area of the application site of planning application 20/0785/12/F in which case, this variation request would be incorrect.

Referring to the satellite image in ANNEX A below, the campsite area appears to be in the south west corner. If so, this is outside the planning application site which has approved planning permission 20/0785/12/F.

We also note that there are a number of structures that do not appear on the site plan of planning application 20/0785/12/F (ANNEX B) and therefore may not have planning approval. These structures are circled in red on ANNEX A and we believe that the LPA should investigate whether these structures have planning approval.

Our overall view is that due to the confusion surrounding this planning application it should be withdrawn. The LPA should address the issue of changed condition numbers between applications 20/0785/12/F and 3967/17/VAR so that the current application is absolutely clear in its intent.

Yours sincerely

Didi Alayli

For and on behalf of the South Hams Society



## ANNEX A



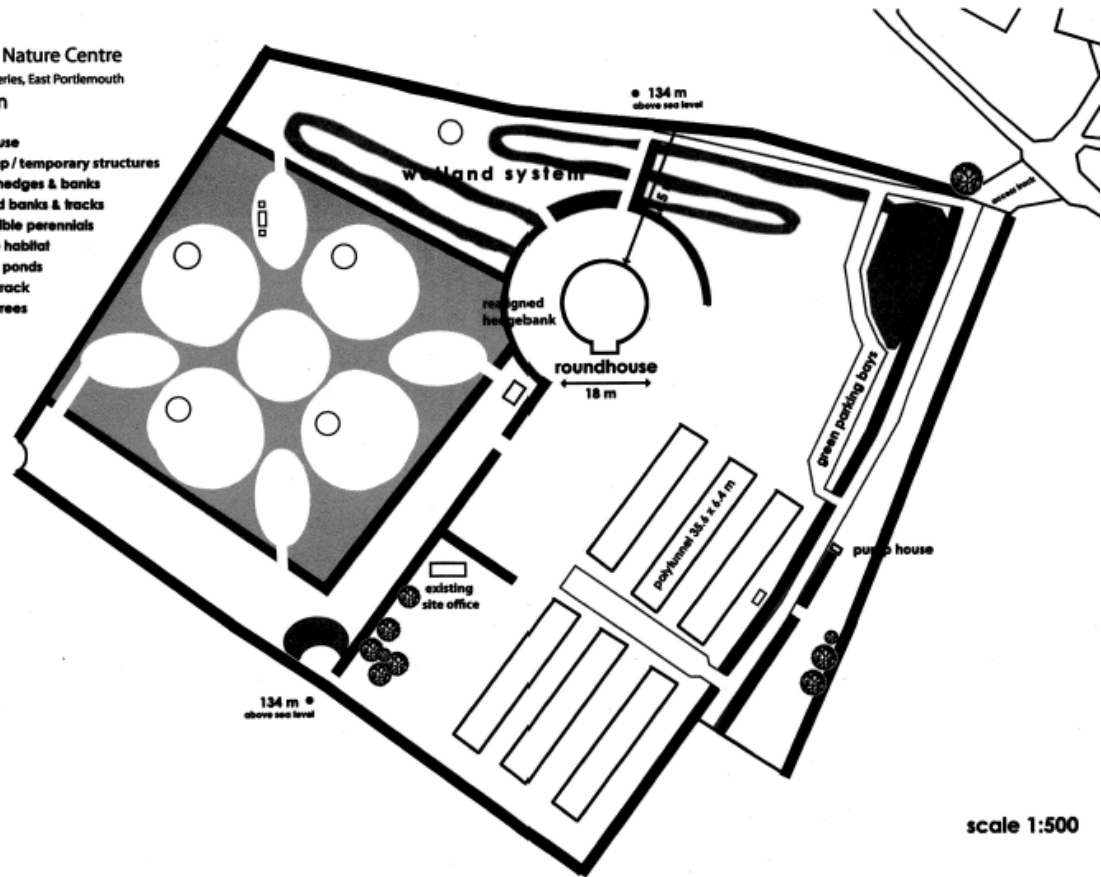


## ANNEX B

### The High Nature Centre Wayfield Nurseries, East Portlemouth Block Plan

- roundhouse
- turf camp / temporary structures
- existing hedges & banks
- proposed banks & tracks
- trees, edible perennials & wildlife habitat
- swales & ponds
- existing track
- existing trees

pedestrian & cyclist access



scale 1:500