



4601/21/FUL - The Nutshell GALMPTON Nr HOPE COVE (The Grade II listed building Townsend in the foreground to the left)



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Charity number: 263985

Registered address: Olde Stones, West Alvington, Kingsbridge, South Devon TQ7 3PN



PLANNING REF: 4601/21/FUL

DESCRIPTION: Erection of 2 bedroom dwelling and access.

ADDRESS: The Nutshell Galmpton TQ7 3EU.

14th January 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.

Introduction.

The South Hams Society have visited the site and viewed the location from the entrance to the village and from the public footpaths to the south.

The South Hams District Council did not include a development boundary for the village of Galmpton in the evidence base submitted for the public examination of the Joint Local Plan. A settlement boundary was produced for the Neighbourhood Plan for the parish of South Huish.

The location is deep within the national designation of the South Devon Area of Outstanding Natural Beauty and is within the Heritage Coast. Both of these designations are Natural England Designations and are part of the NPPF guidance.

In addition to the Heritage Coast designation there are parts of the coast not covered by the national Heritage Coast designation that form the Undeveloped Coast which in the main protects the estuaries.

Somewhat ridiculously, the district council exclude certain areas from the Undeveloped Coast that are designated as Heritage Coast, as is the case with this location. This creates a policy conflict and non-conformance with national policies.

It makes no difference to this site as it is in the Heritage Coast designation and therefore the JLP protective policies of the Heritage Coast also apply which are exactly the same as the Undeveloped Coast policies.

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The Location.



The proposal is in the grounds of The Nutshell between the fork in the road at the entrance to Galmpton. From this a number of observations can be made.

It is the location for the village sign which unusually doubles up as a hazard warning sign, bringing to the attention to motorists of pedestrians (adults and children) and cyclists.

There is a separate sign warning of slippery surfaces. Before that is the road surface sign SLOW.

The main road veers to the left with what is a blind corner which must mean (to sensible drivers) that they have to reduce speed to avoid a potential accident. Just around the corner is the proposed entrance that necessitates the removal of a large section of hedgerow, which will damage the character of the village feel, to the likely detriment of increasing traffic speed.

The proposed dwelling is also to be 750mm higher than the already visible Nutshell building and as this proposed building will be located further forward towards the viewpoint in the above image, there will be an increase in the size perspective of the built structure.

The garden shrubbery that mitigates the visible impact of the current building is to be removed to allow the new dwelling to be built. The proposed vehicle turning and parking area is to be located immediately behind the hedge.

According to the plans, the three parking bays leave around a 650mm strip of land to create mitigation zone and prevent headlights of parking vehicles from dazzling oncoming traffic.

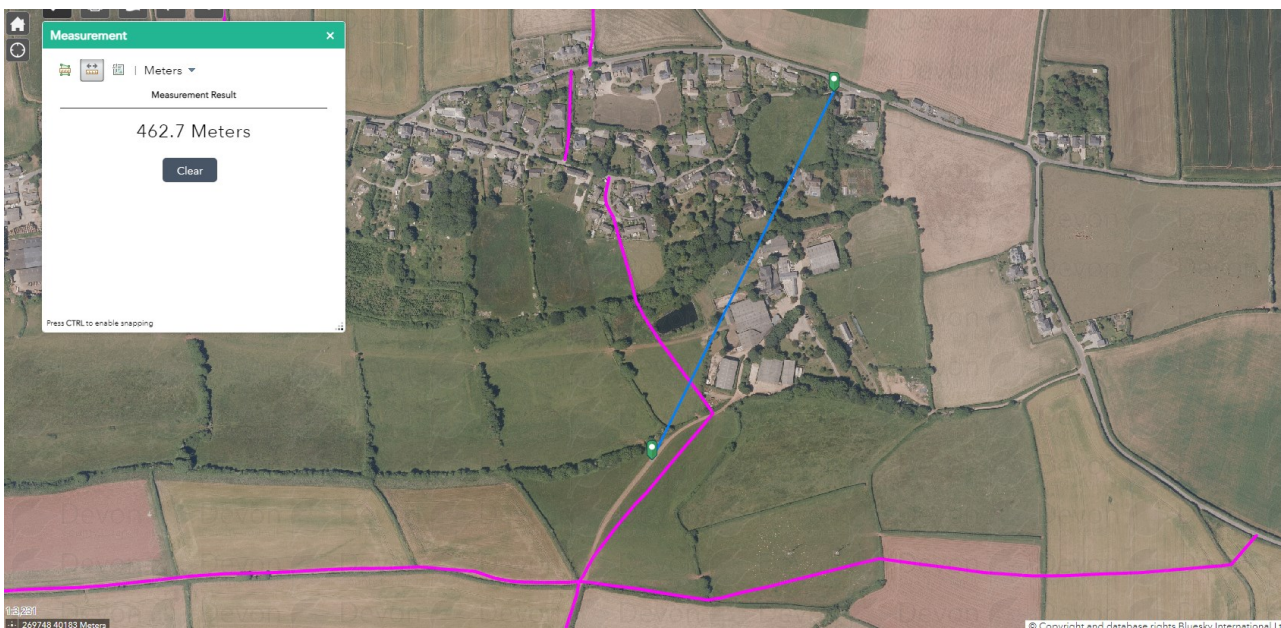
It is unacceptable for the applicant to believe that they can use the triangular area for screening purposes as this has to be left clear for junction visibility. This land is not within their ownership and it is not known how the owner will have any control over the landscaping outside of their boundary.

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It is Society's opinion that from this location the changes required will be detrimental to the landscape character of the South Devon Area of Outstanding Natural Beauty and Heritage coast. The location is also highly visible to the public rights of way to the south of the location that run up to and along the hillside ridge.



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Planning Policies

This application should be assessed for potential impacts of the development proposal against nationally protected landscapes, in addition to the Development Plan, the following legislation, policies and guidance should be considered:

- Section 85 of the Countryside and Rights of Way (CRoW) Act;
- Sections 12 and 15 of the NPPF in particular paragraphs; 130, and 174, & 176;
- The South Devon AONB Management Plan and its Annexes. In particular, the Landscape Character policies of the South Devon AONB Management Plan that are particularly relevant to this proposal - Lan/P1: Character - The special qualities, distinctive character and key features of the South Devon AONB landscape and South Devon Heritage Coast will be conserved and enhanced.
- Joint Local Plan Landscape Policies DEV23 - Landscape Character, DEV24 – The Undeveloped Coast / Heritage Coast and DEV25 - Nationally protected landscapes.
- The Supplementary Planning Document –

DEV10.6 – Development of garden space

4.141 Whilst new housing development in gardens can make a contribution to the local housing stock, garden development can have a negative impact on the character and amenity of an area.

4.142 Gardens are not defined as being previously developed land within built up areas and a higher test of suitability will be taken when considering applications of new housing in gardens. The LPAs will carefully consider new development proposals of this type to ensure it only takes place on appropriate sites in residential areas and where it does not harm the character of the area.

The Society believes this development proposal fails to accord with planning policies and is located in an inappropriate site for development.

The Society is also of the opinion that this development will harm the setting of the listed building with its relationship to the site demonstrated on page 1 of this letter. We refer the case officer to the Planning (Listed Buildings and Conservation Areas) Act 1990 section 66.

66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission or permission in principle for development which affects a listed building **or its setting**, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building **or its setting** or any features of special architectural or historic interest which it possesses.

The South Hams Society therefore **objects** to development at this location.

For and on behalf of the South Hams Society.

Richard Howell,

Chairman.

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