

Happy New Year to all our Readers

Our first Newsletter of 2017 brings the total for last year to six. Maybe not an outstanding production rate, but at least we have achieved as many as the previous year. The reason for the reduced output is, of course, the Neighbourhood Plan which still continues to consume much of our time and energy. We have more on this below along with other updates on the Yealm Hotel, Eastern Hill Wood and the RYDA website as well as another of our “Did you know?” features. This heady mix is rounded off with reports on 3 current planning applications, all of which are ‘old friends’ coming round for yet one more attempt at battering down the gates of Follaton House – or to put it another way maybe: like Ghosts of Christmas Past.

If your pulse is set a-racing by this toxic mix, or maybe you are just looking for an excuse to get out of the house, why not consider coming and joining us on the Committee? We currently have one vacancy, meetings are extra-ordinarily convivial affairs and we would like to think that we are not entirely wasting our time in supporting the community that we know you all hold dear to your hearts. Christopher Lunn (872848) would be delighted to hear from you.

But first let us start with

The RYDA 2016 New Year’s Honours List

Without a moment of hesitation (save to recharge our glasses) your Committee unanimously decided to award the year’s title of **All Round Good Egg and OK Chap (First Class)** to John Allen for the work that he has done on the garden in Noss Creek this year (opposite the Swan). From a bank that was an awful mess and truly neglected he has almost single-handedly got on and created a really splendid feature for all in the community to enjoy. John: a most sincere ‘thank you’ from all of us.

The date of the awards ceremony will be announced in due course. If you feel like joining the ‘great and the good’ on the red carpet next year, we would only suggest that the patch of land at the Bridgend end of the Malthouse would make a nice little garden.



The Yealm Hotel

We have two things to report here:-

In the first instance we are pleased to report that a buyer has been found for the hotel. This is a development company called Red Earth based in Tiverton. They claim to specialise in the sympathetic restoration of existing buildings and the construction of new houses that are in keeping with their surroundings. Examples of recent projects are to be found in Thurlestone and Tavistock.

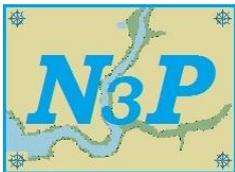


A member of your Committee has already been in touch with the company and we have been promised more information as soon as they have decided on their plans. We will keep you informed.

Secondly we are also pleased to report the involvement of the Parish Council, who, on a prompt from us, acted with commendable speed. A survey of the Hotel grounds was carried out and tree protection orders have been placed on all trees of any significance on the site.

We believe that, at least for the moment, all has been done that can be in order to ensure that this vital part of the river valley is preserved for all to enjoy.

Neighbourhood Plan



At last things really are beginning to happen with N3P – the Neighbourhood Plan. Recently the Working Groups have been going about their tasks and the results are beginning to emerge. Three papers are to be published any day now. They are an analysis of the health and wellbeing survey, a paper on second home ownership and a consultation document on future areas for development in the Parish. It is hoped that these will shortly be joined by a paper being worked up by the Local Business Working Group as a result of the survey they have just conducted.

There are now no less than 38 people in the Parish actively participating in the production of N3P and, in addition, almost 350 households have registered to be consulted and kept informed of papers as they are issued. We are led to believe that there are still some RYDA members who have not subscribed to this service. Should you wish to receive notification of papers as they are published on the N3P website, you may do so quite simply by going to <http://www.n3p.co.uk/user-register/> and registering. We would encourage you to do this.

Eastern Hill Wood



Should we ever instigate a **Never Knowing When They Have Had Enough** Award in the RYDA New Year's Honours List it would surely go to Bob Styring and the Brooking Down Lumberjacks. Never wishing to rest on their laurels (pun intended), they have now picked up their chain saw and moved across the valley to Eastern Hill. To say that this new venture will be a bit of a challenge for them would be inaccurate. Bob assures us that they soon **will** be able to see the wood for the

trees as work has now begun on clearing the site.

This has been greatly helped by a generous gift of £5000 from the original donor of the wood. However this money will soon disappear as there is a considerable amount of debris to be hauled out and taken away. Work will then begin on clearing some of the undergrowth, improving the entrance and putting in some pathways. And this is where you could come in. If you have ever taken pleasure from strolling through Brooking Down Wood in the past, why not volunteer now and help to put something back into Eastern Hill Wood? Bob Styring is another person who would be delighted to hear from you (881470).

RYDA Website



Some months ago we reported that we were working on the creation of a website for the Association and at the time took advice from amongst members about what they would like to see on such a site. Work has now got under way and the site is being both designed and built for us by Lesley Dempsey our new webmaster (mistress?). It is our intention to create a place where people can go to find out both about the many clubs and societies that exist here and also what events are going on within the Parish and in the immediate surrounding area. We hope that it will become 'a cross roads in the community', a place of 'first resort' for new arrivals.

Many organisations within the Parish already have their own internet presence and for them we are offering to host an image and a link on our home page, maybe backed up, where necessary by a brief front end description if necessary. For those without any internet knowledge or experience we will offer a complete service to include everything from advice to design help and hosting of web pages. We already have interest from around an amazing 40 organisations but there may be some that we have not yet reached. If you are involved with a club, society or other organisation that wants to advertise events, increase membership or just give direction and information to existing members then Lesley is yet another person who would love to hear from you (873403). However please note: we do not intend to become a platform for commercial advertising.

Did You Know?



How often have you sailed past the Mewstone? Did you know that it was painted by JMW Turner in 1813 (The above is one of 58 engravings after the original done in 1816 by WB Cooke).

Perhaps more surprising, at the time of Turner's painting the rock had been inhabited since 1744 by no less than 3 different families and 3 children had been born there. The first inhabitant was a petty criminal who was incarcerated there for 7 years without leaving. After his release his daughter, 'Black Joan' (No, we don't know why) married a Wembury man and went back to live on the rock where she gave birth to the 3 children. Her husband then fell off and was drowned! The final inhabitants were Samuel and Ann Wakeham. He too came to an untimely end when he was caught smuggling by an excise man from Plymouth.

So sailormen beware. Set foot on the Mewstone at your peril because even if you don't drown or get put away for smuggling, it is illegal today even to land, let alone to give birth there.

Planning Applications

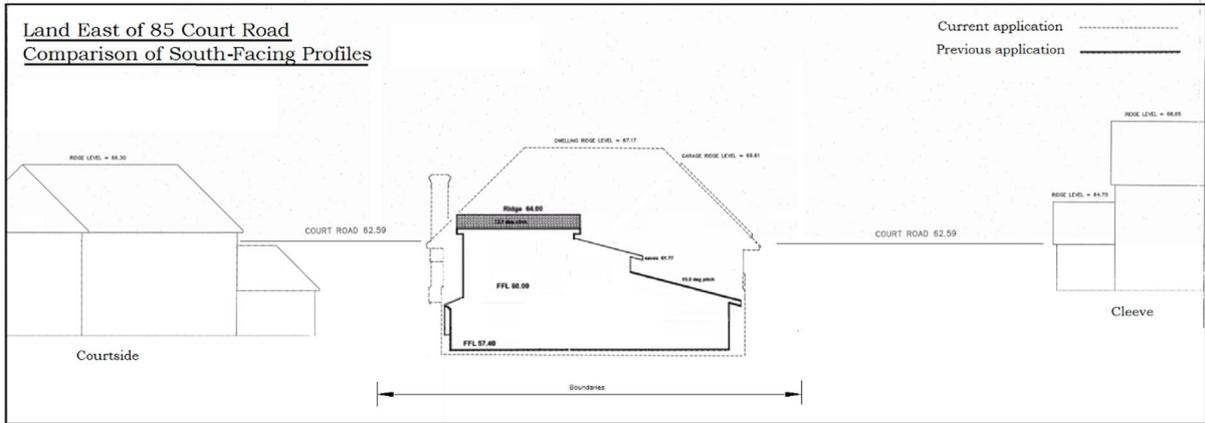
Land East of 85 Court Road

This heading will be all too familiar to many. For those who may not be aware, it is a piece of land carved off a garden in 1968 and for many years a running battle went on between the owner on the one hand and SHDC, the Parish Council and residents on the other. The point at issue was whether building should be allowed on such a sensitive site at the confluence of Newton Creek and the Yealm. It was considered that the loss of green space

here would be the start of a trend leading to great damage to this vital part of the AONB. (This concern is perhaps particularly relevant at the minute in light of the fact that the hotel, which is almost in front of this site, has just been sold to Red Earth.)

Eventually, after numerous applications and appeals in 2014 the owner managed to get permission to build a very small house (much smaller than either of its neighbours) and by undertaking to maintain a screen of trees to the south so that the house could not be seen from across the water. The plot was then immediately put on the market and sold.

The new owners have now applied to build a much larger house. It will sit further up the plot and the ridge will be over 3 meters higher than that of the approved house. The area of the south elevation as viewed from across the water will be twice as large as its predecessor (see diagram) and there appears to be no mention of the screen of trees.



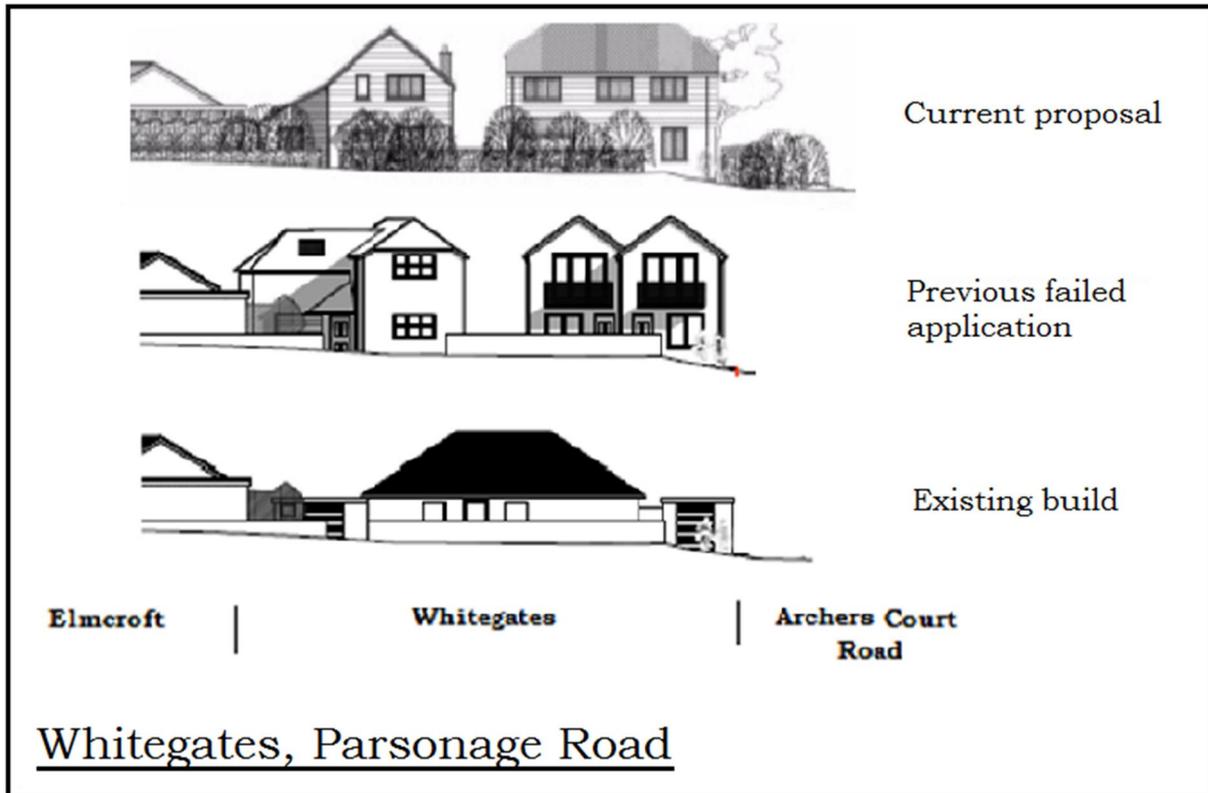
You may see the full details of the planning application by going to:

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=163906>

No date has yet been set for comment to SHDC on this application. However we would like to have your views before deciding what representation we might make on your behalf. Please reply to the email accompanying this newsletter in order to do so. You may also comment to SHDC directly by following the link above.

Whitegates

Members will recall that in March 2016 we objected successfully to a proposal to build 3 houses in place of one on a single plot in Parsonage Road. A new application has now been submitted to build just 2 houses on the same plot. We previously objected on the grounds that we thought (as did you) that the proposal represented over-development and that the frontage would dominate that section of Parsonage Road. Below we have shown a comparison between what exists today, what was proposed in March and what is now proposed. We leave it to you to judge whether this still represents over-development.



If you should wish to see further details, you may do so by going to:-

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=164008>

No date has been set for representations by SHDC but once again we would like to have your views on this matter before we decide what we should do.

Green House Boathouse



This is an application for a boathouse in the garden of the Green House on Bridgend Hill. The building will stand on the foreshore where the current quay is sited. It is a design which accords with the main house, as stated in the application, having a large area of fenestration and copper cladding. When viewed from the slipway at Bridgend it will be seen to project into the view; it will hang over the high water mark on a platform. In the photograph above it would be seen immediately below the tower of St Peter’s Church.



It will also be on full view from the road all the way round to Junket Corner and from Bridgend Quay. Further details of this application may be found at:-

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=163733>

We regret to inform members that the date for comment on the application has now passed. We apologise for this and can only offer Christmas as our excuse. However we would be very interested to hear your views by email as usual.

Breaking News

We have just learned that Stannah Stairlifts have announced the development of a new express chair lift. It gets you upstairs before you forget why you are going up there.

Happy New Year from your Committee.

