



This edition of the Newsletter is concerned mainly with items about planning applications that have been lodged since the turn of the year. However we do have a number of 'Parish Notices' for you first.

EASTERN HILL WOOD

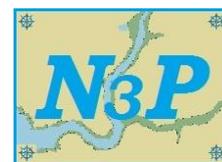


We are most pleased to inform members that we have now added Eastern Hill Wood to our 'collection' of Noss woods. All legal proceedings have been completed and, like Brookings Down Wood, the property is being leased to us by the Woodland Trust at a nominal annual rent. Now the work can really begin!

Spring time in Brookings Down Wood

NEIGHBOURHOOD PLAN

Members will recall that N3P is an initiative that owes its existence entirely to the RYDA. Most of you will also be aware that all the initial groundwork – that which laid down the management structure, the subjects to be addressed and the manner in which public consultation would take place – was also the work of the RYDA. However we then made a conscious decision to hand over the leadership of the project to others in order that the wider community become involved.



Notwithstanding we have continued to have an involvement and we still believe, as we did at the outset, that the prime purpose of N3P is to stop the indiscriminate spread of development in the Parish. We believe that any development planning that takes place should be in accordance with a long term blueprint (which heretofore has never existed) and NOT be driven by the actions of developers and local land owners. We remain optimistic that this objective can still be achieved. However this does require your help if we are to be successful.

We would ask you to take an active part in responding to the numerous questionnaires that are on the N3P website. Please make your comments in detail and if you think that something is unreasonable or maybe just missing altogether then please say so at an early stage. It is in

absolutely no ones interest if N3P gets thrown out at the referendum stage because the community has failed to make the maximum contribution to it during its construction. So please contribute and help us to put a specific and detailed development plan in place accompanied by some appropriate general policy statements that will stand us in good stead for the next 15 years.

DYE TESTING OF THE SEWERS



South West Water will be carrying out some sewer survey work in March. Originally planned for 1st March, it will now take place on Wednesday 29th March. Further information from SWW is:

“South West Water will be putting a harmless fluorescent green dye into sewers in parts of Newton Ferrers and Noss Mayo during the night and early hours of Wednesday 29th March. This is to help identify defects which may currently allow salt water into the sewerage network. It will also allow South West Water to plan improvements to the sewerage service.

Work will start at around 3.30am. Drones will be used from 8am to help survey the estuary and sewerage network. During and after this time you may see dye coming from manholes or in the stream and estuary. The dye will disperse naturally and is not harmful to the environment.

The Environment Agency, Natural England and the Marine Management Organisation have been briefed and are supportive of the testing. The Harbour Master, Parish Council and local businesses have also been informed.

ANNUAL HARBOUR CLEAN-UP



The annual harbour clean up will be on Saturday 13th May, later than usual because of awkward tides. Once again, it is being organised by Andrew Beveridge. More volunteers are needed so if you can help in any way, please contact Andrew on 873351. Any members of the public who have any concerns should email dyetesting@southwestwater.co.uk “

WORSWELL BARTON FARM

As a result of an enquiry made by one of our members, Lorna Sheriff, Area Ranger for the National Trust (01548 562344 or 07792 210217) has written to clarify the terms under which wedding receptions may be held in the field immediately to the south of Yealm Pool. We repeat the text here for your information.



“The National Trust have agreed that Worswell Farm can hold up to 12 weddings this year. Our tenants Mr and Mrs Rogers will need to apply for an events license for each of the weddings that they hold and this stipulates that music needs to finish at midnight. If you do experience any noise pollution you can contact the police and environmental health team for South Hams. If you do contact either of these teams please also let me know so that I can monitor the situation.”

DID YOU KNOW

.....that on Dartmoor there are no less than 70 rows of standing stones and that a statistically



significant number of them (thirteen) are lined up to point directly at Newton and Noss. No one knows why but Thurlows Dartmoor Companion suggest that it may have something to do with prehistoric tin trading across the English Channel. The longest of them all (pictured) is over 2 miles long and culminates in a stone circle. For the energetic it is a fine walk from Shipley Bridge up to Huntingdon Cross above the reservoir and then over the ridge to the west past Petre’s Cross and down into the Erme valley. The return trip can then be made via Two Moors Way and the dismantled tramway which brings you all the way back to Shipley Bridge.

RYDA AGM

You are reminded that our AGM will be held in the WI Hall at 7.30pm Tuesday 11th April. As usual, a glass of wine and some nibbles will be provided. We look forward to seeing you there in support of your Committee.

PLANNING APPLICATIONS

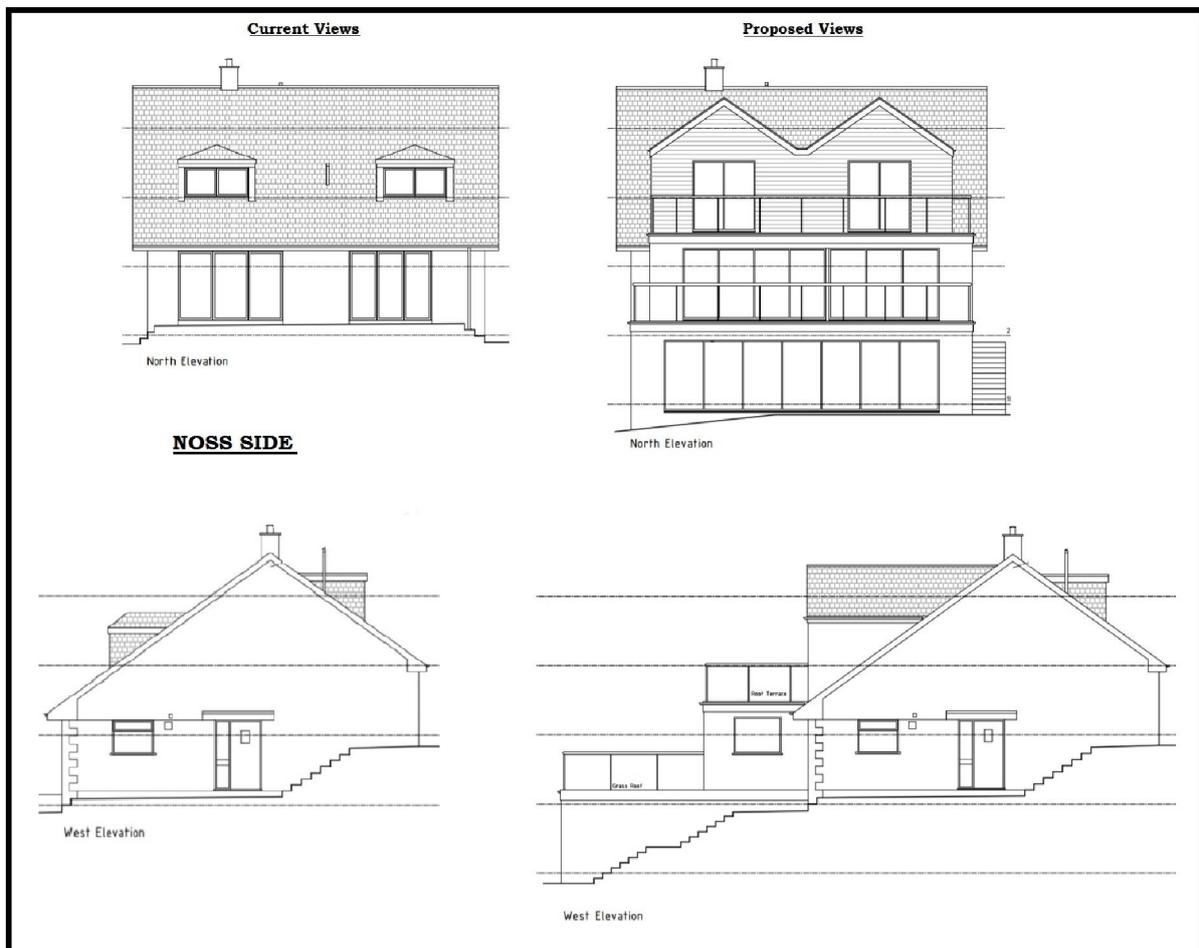
Members may wish to have news of planning applications that we have referred to in previous additions of the Newsletter.

Whitegates:	Application denied
Green House boathouse:	Application denied
The Fairway:	Application conditionally approved
Parsonage Road Farm:	Undecided to date
Barnicott:	Undecided to date

New applications that have been lodged since the turn of the year and that we believe may be of some significance are as follows:-

NOSS SIDE Application ID: 0294/17/HHO

This is an application to extend the third house on the left going up Stoke Road towards the church in Noss. It involves increasing size of the roof space by installing 2 large dormer windows, extending the ground floor forward by one third of the depth of the existing and adding an additional lower ground floor. At both ground floor and lower ground floor the new build will extend out beyond the building above, thus allowing space for wide balconies at first and ground floor level.



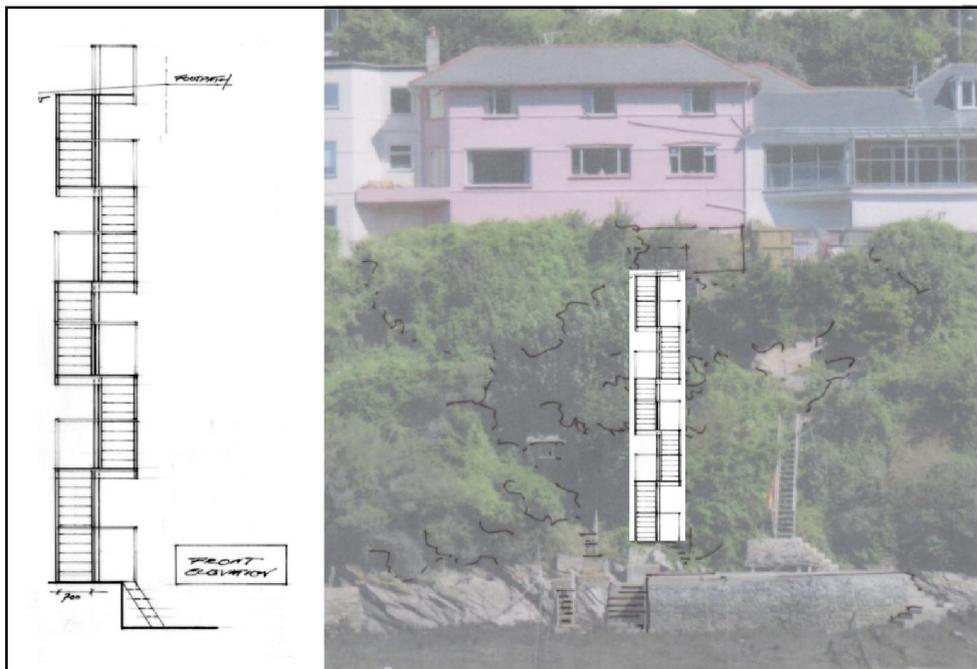


The volume of the building will be increased by some 45% and the footprint by almost 70%. However on the other hand this is probably no more of an increase than the extensions to other buildings in the immediate vicinity that have been completed recently. (This is quite clearly shown in the picture on the left.) We therefore believe that, on balance, it would not be appropriate to object to the application. Let us know what you think.

Should you wish to see further details or comment on this application you may do so by going to <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/170294>

LAND SOUTH OF YEALM ROAD Application ID: 0593/17/FUL

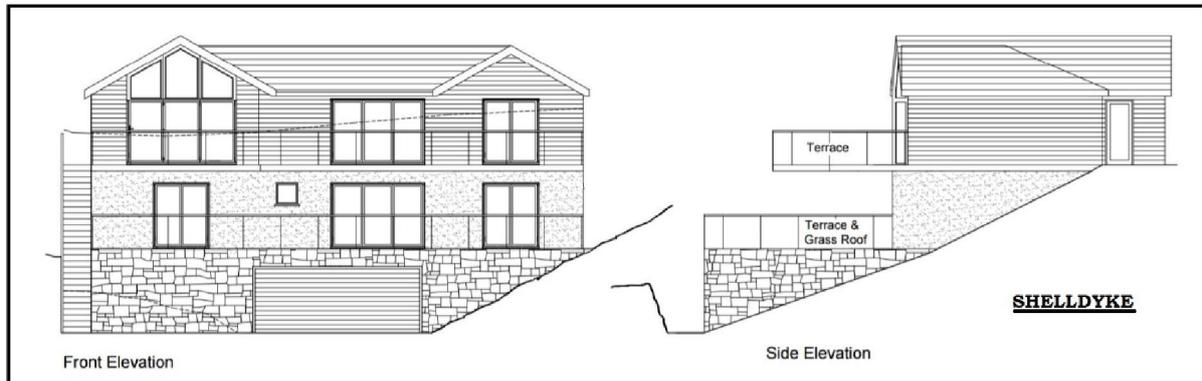
This is an application to build a stairway from the Leas footpath down to a private quay at 95 Yealm Road. This will be built using a steel frame and incorporating wooden treads. The construction is estimated to be 5ft wide and approximately 40ft high. It will be in full view from Newton Creek, Passage Wood and Passage Road. It is therefore our view that unless the steel frame is treated with a suitable powder coat or similar in a colour that will blend with the immediate background, planning permission should not be granted. We think this should be made a specific condition of granting approval.



Should you wish to see further details or make representations to SHDC about this application, please go to <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/170593>

SHELLDYKE Application ID: 0411/17/FUL

This is an application for an infill building on Stoke Road just 2 doors up from Noss Side (reported on above). It is to be built on a plot that has been vacant since about 2000. Before that a small single storey bungalow occupied the site. However there appears to be no detail available for this building and it may therefore have been demolished without approval from SHDC. The proposal is for a 2 storey triple fronted house with a garage beneath (ie total 3 storeys).

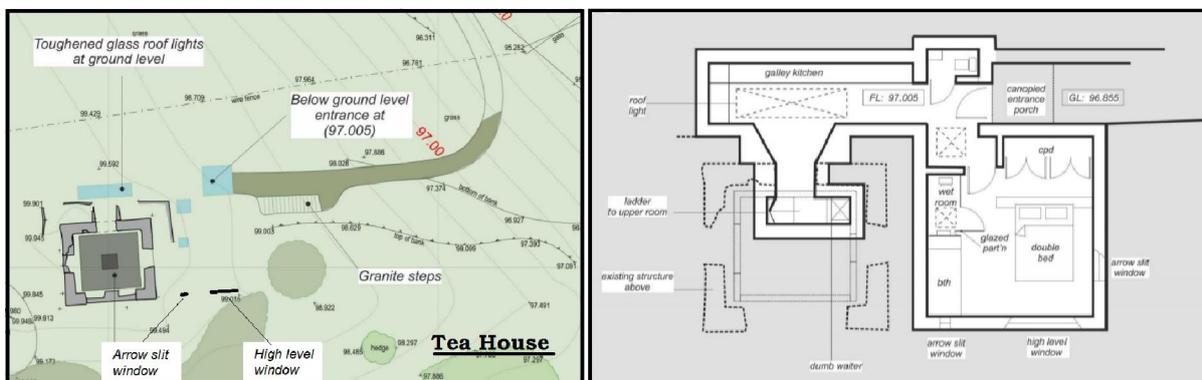


In our view, as with Noss Side, the surroundings of the proposed building should be taken into consideration. We are of the view that although we deplore the size of a number of local homes built in very close proximity to each other, in this case there is a reasonable gap between the properties and the house will be on a similar scale to many surrounding it. We therefore do not feel inclined to object to the application, but do please let us know what you think.

Should you wish to see further details or make representations to SHDC about the application, please go to:- <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/AdvSearch>

TEA HOUSE Application ID: 4046/16/FUL

This is an application to build underground self-catering accommodation beneath the Tea House (otherwise known as “His Lordships Pleasure House”) which is located at the extreme eastern end of the coastal section of the carriage drive. As such it is in an extremely sensitive development area. However the justification given for this project is that, by allowing it, what remains of the ruins of the Tea House will be preserved.



Some members may remember that there was a previous application for similar accommodation above ground which would have actually led to the restoration of the building against the original Pleasure House plans. However this application was withdrawn. The diagrams below show the extent of the glass roof lights of the underground development and that which will be visible above ground. The passing

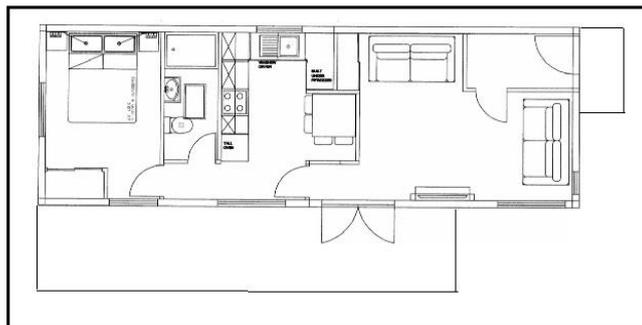
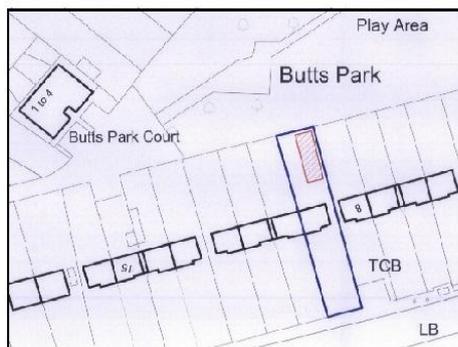
viewer will be able to see a glass box with a lead roof built inside the ruin, an entrance stairway, 4 glass skylights and 2 vertical slit windows in the bank beneath the ruin. All services will be underground and the only access to the site will be by foot.

We are inclined to take the view that the remains of the original building should be preserved representing, as they do, a piece of our local history. If this is the best way to achieve this then we feel inclined to support the proposal. However we will be extremely interested to have your views on what is a controversial application. Should you wish to see further details or make representations to SHDC about this application, please go to:-

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/164078>

9 BUTTS PARK Application ID: 0260/17/CLP

This is an application to locate a single bedroom, chalet in the back garden of 9 Butts Park. Details are shown in the pictures below. We imagine that permission to gain access through the children's play area will also have to be granted by the Parish Council during erection. However there is no suggestion at this stage that this become a permanent access route.



In view of the considerable difficulty that exists in the Parish in finding affordable accommodation at the lower end of the market, we believe that there may be a good case to support this application. However we also take the view that that the application sets a dangerous precedent. The caravan with its balconies will, after all occupy half of the rear garden and a series of such buildings erected all along this line of gardens is to be avoided at all costs. Further, we are unable to understand why a more appropriate solution - that of building an extension on the rear of the existing building - is not being proposed. This we would be much more likely to support; it would involve a similar capital outlay and would more appropriately provided additional space for an extended family. We are concerned that the solution offered is a complete and separate self-contained dwelling that does not

seem to match the justification that is offered in the application. On balance we are therefore inclined to oppose it. Please let us know what you think. Further details and the opportunity to comment are at:-

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/170260>

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