

Just a short Newsletter dealing with a couple of planning matters of the moment. We know that you will all be coming to the **AGM (7.30pm Tuesday 19<sup>th</sup> April, Village Hall, Noss)** and other news can therefore wait 'til after that event.

However, we are extremely pleased to make just one announcement in this addition; that the RYDA are in the process of acquiring a second wood in Noss to be kept and maintained for the benefit of all. The wood in question is Eastern Hill Wood and, for those who may not know, it is located just to the west of Stoke Road on the outskirts of the village. It runs all the way down the hill as far as Middlecombe Lane.

The wood is a very generous bequest from a donor who is as yet unknown to the Woodland Trust and if all goes to plan they are leasing it, at peppercorn rent, to the RYDA - as in the case of Brookings Down Wood. Bob Styring and his redoubtable gang of lumberjacks have agreed to take on the maintenance, the first step being to clear the site and improve its accessibility. The bequest is accompanied by a financial grant which will help with this task but Bob and the team will be extremely grateful for all assistance offered by members. We will be letting you have details of this and the projected opening date in due course but in the meantime we would just like to remind you gentlemen that the ladies find it very difficult to resist a man with a chainsaw.

#### Planning Matters

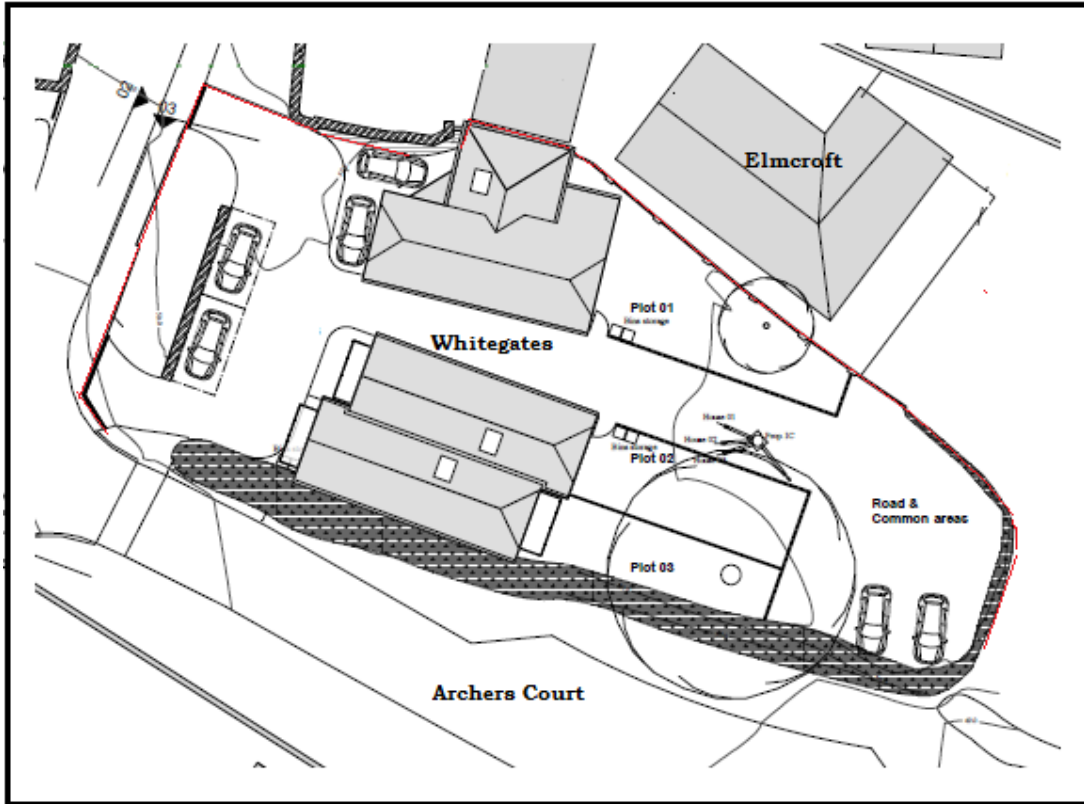
There are two planning applications that we believe merit drawing to your attention. They are:-

#### Whitegates

This is an application to demolish the bungalow that is sited on Parsonage Road just to the left of the entrance to Archers Court. In its place it is planned to erect a 2 storey detached house (3 bedrooms) plus two 2 storey semi-detached houses (2 bedrooms each) across the same frontage. This is illustrated in the two NW elevations shown below that represent the view (before and after) as seen from Parsonage Road.



It is our opinion that this relatively small plot is not capable of accommodating 3 dwellings without giving rise to a significant deterioration in the local environment. The actual spacing of the dwellings is shown on the plan below. We believe that this constitutes over-development of the plot.



Secondly we believe that the development would lead to a loss of amenity (namely light) for the neighbours. It should be noted that the elevations in the first diagram above have been drawn inaccurately and that Elmcroft is actually sited behind Whitegates. This inaccuracy has the effect of creating the illusion that there is greater separation between the buildings. The reality is that the 3 bedroom house (shown as 'Plot 1' on the plan) is separated by less than 2m from Elmcroft, is closer and taller than the building it replaces and will have an overbearing effect.

Finally we think that there are two other significant inaccuracies, both in the Design and Access Statement. There is a claim that the development meets the need for housing in the area. It will be well known that with the completion of the already approved developments at Parsonage Road and Collaton there will be an excess of low cost housing above predicted requirements. There is also a claim that the new houses will fit inside the footprint of the existing bungalow and garages. This is inaccurate and in particular, as already mentioned the new building will be significantly closer to Elmcroft.

Should you wish to see further details or comment on this planning application you may do so at:-

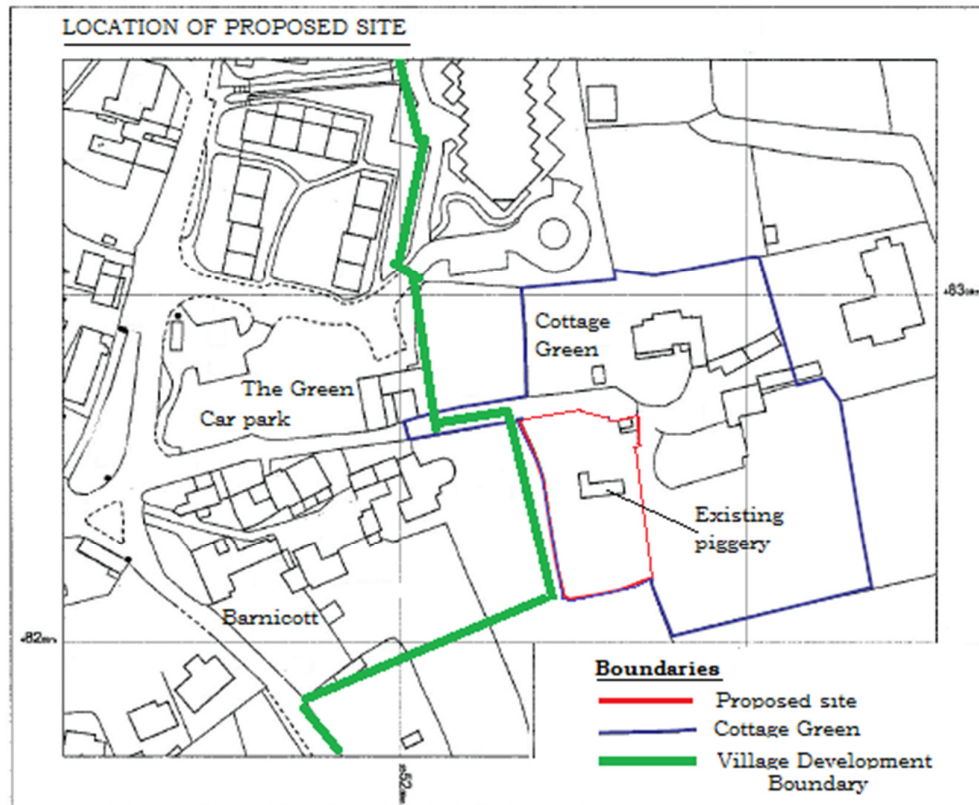
<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyText=160755>

Please let us have your views so that we may represent the membership in any response we might make.

### **Cottage Green**

This is an application for a 4 bedroom bungalow to be built on the site of an existing piggery that is located just outside the village development boundary in Newton. The piggery has long since ceased to be used as such. The site is at the end of the lane that runs along the southern side of the car park

opposite the WI Hall. A site location map is shown below. The development boundary, shown in green, runs along the west boundary of the plot.



Outline planning permission only is being sought in an attempt to assess the general acceptability of building in this location. There has been another recent case where planning was granted on the site of an agricultural building just outside the boundary (at Beacon Hill). However this particular application is sensitive because it is close to the recently refused application for a house in the grounds of Barnicott. That application was refused by SHDC as they felt that it would otherwise have led to an unacceptable expansion of the developed area up the river valley in an easterly direction and thus have an unwelcome impact on the AONB.

This bungalow would not be quite as pronounced as the building at Barnicott lying closer to the top of the slope where the hillside is not quite so steep. However it would be visible from Noss and other places in the vicinity. It too might be considered to be the thin end of an unwelcome wedge. As usual please let us know what you think. You will find details and the opportunity to comment yourself at:-

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyText=160846>

**Footnote:** We have been asked by the N3P Team to inform all members that, as part of the Neighbourhood Plan, a Housing Needs Survey of the Parish is being conducted over the coming months. Every household will receive a questionnaire through the letterbox which they will be asked to complete and return by 30th April. Should you not receive the questionnaire for any reason you are asked to contact Christopher Lunn on 872848. Those of you who have subscribed to the N3P emailing list will be kept informed of progress. If you have not, you may do so via the N3P website contact page:- <http://www.n3p.co.uk/contact/>

Finally it remains to be said that your Committee is much looking forward to seeing you at the AGM (7.30pm Tuesday 19th April, Village Hall, Noss).