



This edition of the newsletter deals almost entirely with matters relating to planning which, perhaps, is merely a reflection of the fact that the summer building season is now in full swing. This would also account for the fact that a number of you have made your escape on your boats to quieter places. We hope that what amounts to a collection of rather discouraging items here does not entirely ruin your peace and solitude.

Yealm Hotel

Whilst not unanimous, a clear majority of our members who responded to our request for your views in a previous newsletter opposed the development of the site. We are therefore sorry to report that Red Earth's planning application was subsequently approved by the SHDC Development Management Committee without reservation. Your views were represented by us at the meeting when we pointed out that the proposal would lead to over-development of the site and that the house design was quite out of keeping with the hotel. In addition we explained that damaging the AONB could lead to a further reduction in the 15,000 yachtsmen¹ visiting annually who currently help to keep the Co-op and the Post Office open. We also pointed out that a significant number of the flats, by virtue of their small size, would likely end up as unnecessary second homes². However all of this was to no avail even though the Parish Council and both of our District Councillors took the same view as that taken by the RYDA.

We are obliged to live with this decision but it may be of some small comfort to members to know that both our District Councillors and our Parish Council have taken follow-up action to express their dismay at both the decision and the manner in which it was taken. Members may be interested in the excellent letter written by the Parish Council.

¹ 2016 estimated Harbour Authority figure, representing a reduction of approximately 10% on each of the previous 2 years.

² Currently at 18.5% overall, and as much as 36% in Noss, we already have a significantly higher number than the South Hams average at 13.5% and the South West at just 5.4%. Sources: N3P and National Survey (2011)

Councillor John Tucker
Leader
South Hams District Council
Follaton House
Tolnes,
TQ9 SNE.

12 July 2017

Dear Councillor Tucker,

Development Management Committee

The Newton and Noss Parish Council wishes to express its continuing dismay and dissatisfaction with the Development Management Committee (DMC), which we feel ignores local democracy.

This is not the first time we have written. The most recent concerned the committee's perverse decision to allow five new homes to be built on agricultural land at the end of the Fairway in Newton Ferrers, despite Council and local objections. By no stretch of the imagination did this enhance the AONB, in which these houses will now be built, contrary to the NPPF guidelines. The site is also outside the village planning boundary.

The latest failure to support local views is the approval given on July 5 for the redevelopment of the Yealm Hotel in Newton Ferrers. This is one of, if not the, most important sites identified in our Neighbourhood Plan, requiring the most vigilant protection of a unique setting and a non-designated heritage asset.

Your Committee failed spectacularly in this respect giving scant regard to the well argued objections from Newton and Noss Parish Council, our two district councillors, and a representative of some 500 villagers. The Parish fully supported and applauded the restoration of the old hotel. The contemporary box built within six metres was our main concern. This special environment deserves better.

This is yet another arrogant dismissal of local democracy. Strong evidence from a recent planning inspector's report clearly backed our objections, yet this was either summarily dismissed or blatantly ignored.



NEWTON
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COUNCIL






Our experience with the planning process continues to be, to say the least, discouraging. We have had meetings with Malcolm Elliott, Cllr Steer and Cllr Fosse, when comforting words were uttered. Nothing changed.

As volunteers a lot of our time is taken up trying to marry the interests of parishioners and the sustainability of our villages, with the vagaries of interpreting the ever changing planning regulations. Our final defence against inappropriate development is the DMC. We consider we have been let down badly.

In our numerous encounters with the this Committee your chairman has not once questioned the documentation, challenged either side of the argument, or voted against a planning officer's recommendation. Knowing this before presenting a case to the Committee does not inspire confidence in a successful outcome.

More specifically, prior to approving the Yealm Hotel application, one of the Committee asked whether the fine detail of the hotel could be photographed to ensure proper and accurate preservation. Although preservation of the building was considered material in DMC approval no condition was made. This apparent negligence is beyond our comprehension.

The DMC appears more of a political forum rather than a debating chamber. The Parish voice should be heard on a neutral platform. Unlike an applicant, this is our last resort. We cannot appeal.

With failing confidence in the whole planning process we fear we are wasting our time and taxpayers' money. We make no apology for repeating our view that it appears that anything goes in terms of planning and local opinion counts for little or nothing. Localism has been cast aside in the self-interest of SHDC to fulfil government demands for a five-year land bank.

The DMC is not fit for purpose. It not only fails to protect our special places but also fails to support local opinion.

Yours sincerely

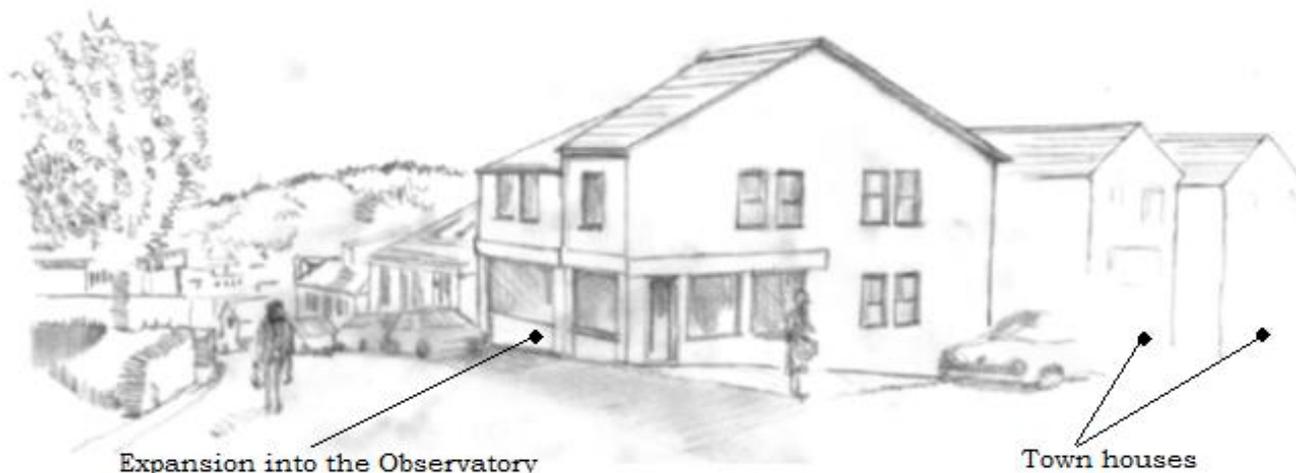
Mrs Alison Ansell
Chairman Newton & Noss Parish Council

CC Ms. Sophie Hoskin
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The Co-op Store

We reported in our last edition that at a meeting in March 2017 the Co-operative Society had informed us of their possible intention to expand the village store and build 2 town houses to the west. A case was presented that the only alternative was to close the store,

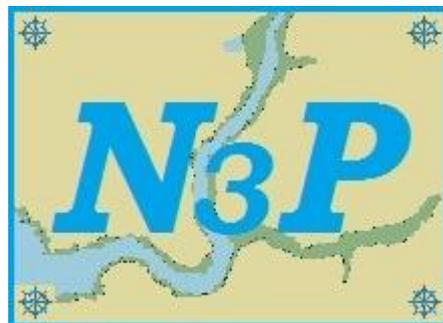


since it would otherwise not be financially viable. As a result of our request for your opinions it quickly became clear that your overwhelming view was that the Co-op should be saved whatever the cost. We have therefore written to them offering the full support of the Association. Since it is believed that the Parish Council are of a similar mind, we

therefore hope that a planning application will shortly be forthcoming. We will keep you up to date on events as they unfurl. However we should perhaps caution that the proposal that we have seen will do nothing to alleviate the traffic and parking problem in the area. We are also aware that the Neighbourhood Plan has not addressed the issue either.

The Neighbourhood Plan

N3P has now got to the stage of its statutory consultation with a number of official bodies and other interested parties. This may also be the only opportunity for you, as members of the Parish, to have your say about the complete document and its supporting appendices. The consultation, having just been extended by 2 weeks, now runs for eight weeks and is due to end on 4th August.



The RYDA first proposed a neighbourhood plan as far back as 2013 and we got the Parish Council to agree to sponsor one the following year. In 2015 work was started to formulate a vision to which we could all subscribe – one that described how our community should look come 2030. In a nutshell this was to keep it pretty much as it is today, the only possible change being to offer “a balanced range of housing types and tenures”.

It is now time to ask ourselves whether the proposed plan is likely to achieve this stability and to do so it is necessary to examine those adverse changes that have taken place in our community over the last 30 years. Many or all of these will be familiar to you and you now need to ask yourself “Will this document stop or even appreciably slow these changes in the future?” They include the growth in the number of super-expensive homes, the reduction in the availability of more modest housing for middle income families and those wishing to downsize, the practice of knocking down and rebuilding, the erection of oversized extensions on small plots, ‘garden grabbing’, infilling and the erosion of greenery between buildings, the steady growth in the number of second homes, the closure of shops and restaurants, the continuing increase in traffic congestion, the increase in average age and the increasing struggle amongst our youngest and poorest to find housing of their own.

At first sight the paperwork looks daunting since you will be confronted with a 52 page Plan and no less than 56 separate supporting documents. However the Plan has been beautifully laid out and if you are short of time start at page 14 and read just the one Policy there, which is the text in the green box entitled N3P-1. Then read the other 13 Policies in the green boxes on the succeeding pages (N3P-2 to N3P-14). Altogether, this is less than half the number of words in this newsletter!

This is possibly the most important activity ever promoted by the RYDA. So please help to get it right by telling the N3P Team whether you think N3P is going to do the job. You will find the Plan (with instructions on how to comment near the bottom on page 49) at:-

<http://www.n3p.co.uk/wp-content/uploads/2017/07/Neighbourhood-Plan-Pre-submission-online-version.pdf>

Planning Applications

The Tea House

A proposal to convert the Tea House on 'His Lordship's Carriageway' into self-catering holiday accommodation (Newsletter 02/2017) was opposed by many of you. It has been refused by SHDC.

Barnicott

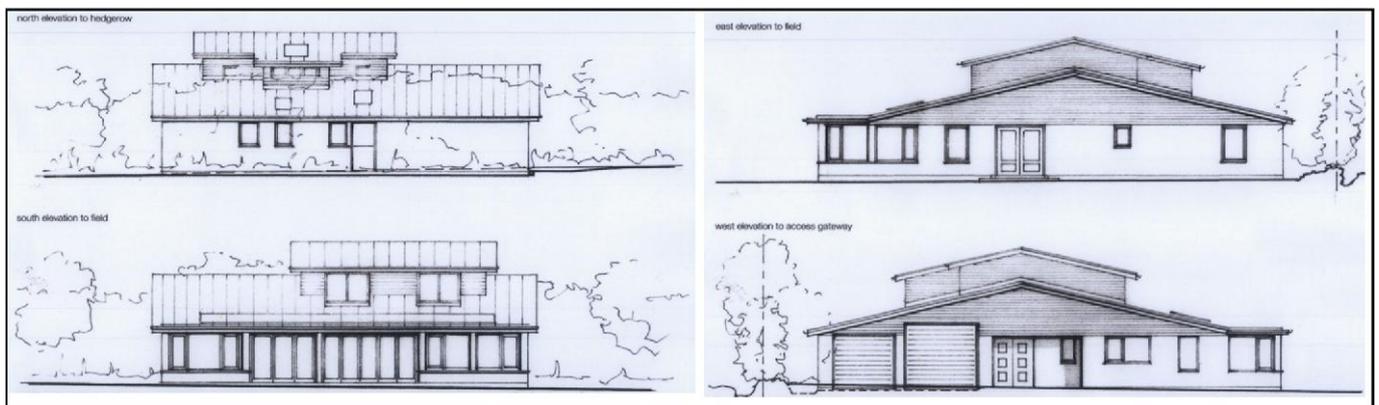
The proposal to build a detached home in the grounds of Barnicott on Bridgend Hill (Newsletter 05/2016) has been voluntarily withdrawn by the applicant.

9 Butts Park

The proposal to put a mobile home in the back garden at the above address (Newsletter 02/2017) was approved on the grounds that it did "not constitute development as described within the provisions of section 55 of the Town and Country Planning Act 1990". It will be interesting to see whether the Parish Council are prepared to grant permission for the building to cross their land in order to gain access.

10 Acre Archers Court

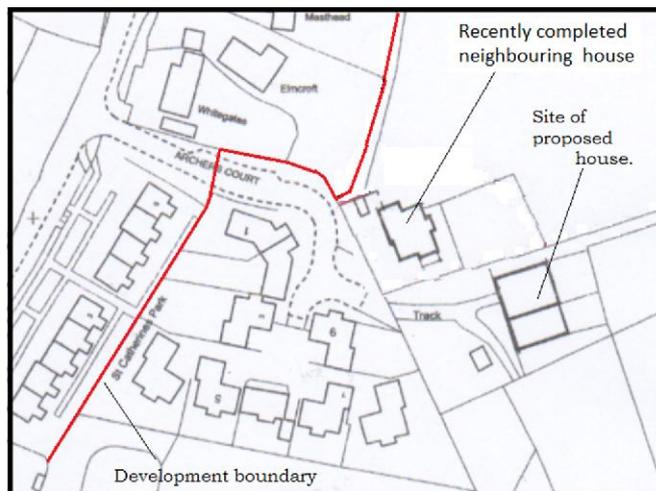
This is an application to replace an agricultural barn lying outside the village development boundary at Archers Court with a 4 bedroom, 4 bathroom detached house. The justification given for this is that the dwelling is for the land owners own use.



Full details of this application may be seen and comments, either in support or opposing, may be made by going to:-

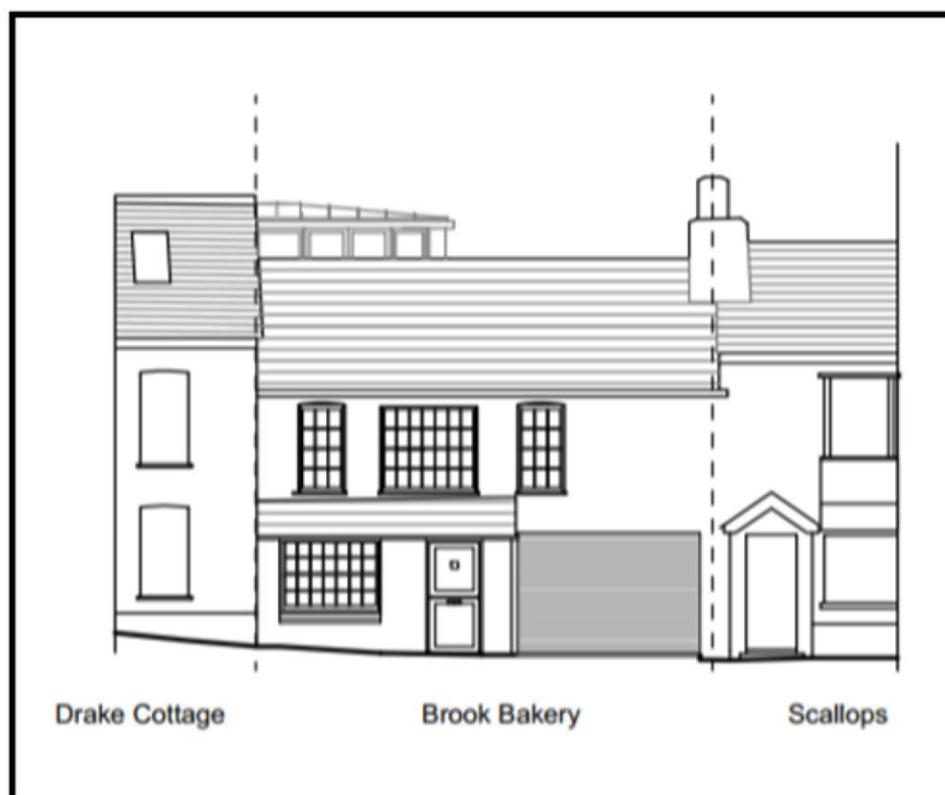
<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/172037>

We would also very much appreciate hearing your views on the application, particularly since the house is to be built outside the development boundary. A recent application for 2 houses on farm land on Parsonage Road was refused by SHDC. However the circumstances were somewhat different in that the houses could have constituted part of a continuous line of development along Parsonage Road and they were also sky-lined from many more places. We did not oppose that application. However in this case, a justification has not been made for an agricultural need for the development. A house outside the development boundary in this circumstance should only be approved if the applicant has provided evidence that there is an operational agricultural need to be living on-site, such as for the immediate availability of care for livestock. We are also concerned that it will be clearly visible from many public vantage points around the AONB.



Please note that comments are due by 19th July.

Brook Bakery



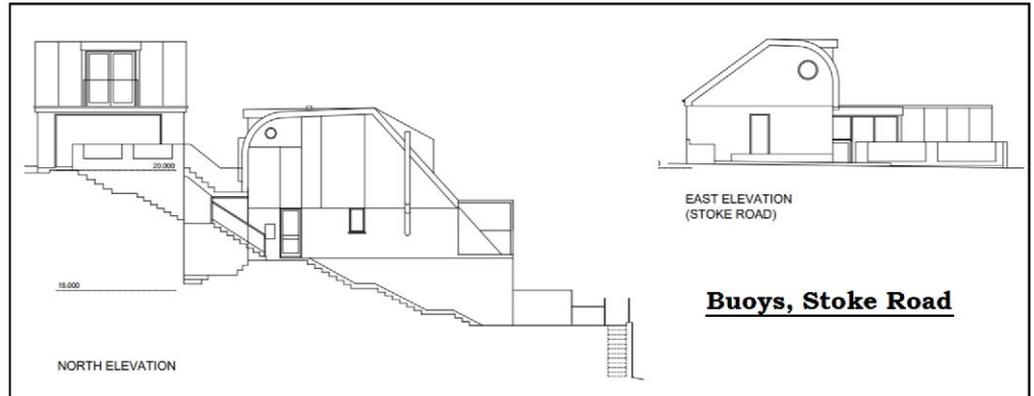
This is an application for a rear extension and an additional room on the roof at Brook Bakery on Riverside Road West. Although in the conservation area and next to a listed building the Bakery is not itself protected. The main alteration that will be noticeable to the public (apart from the box on the roof) will be the insertion of a garage door in the south elevation.

The date for comment is 3rd August. Further details of the proposal are available at:-

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/172027>

Buoys, Stoke Road

This is an application for alterations to the roof, the intention being to make better use of existing internal space and provide better



access. It also involves the replacement of existing windows. Some will no doubt find the new roof line that is proposed to be a little 'unusual'. The design, according to the architect's brief is to chime with that of boats, thus achieving an association with Noss Mayo. Others may feel that the amount of zinc involved in cladding the roof hardly reminds them of their boat and nor does it associate itself with the roofs that surround it. Further details are available at:-

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/172139>

and the deadline for comment is 27th July.

Old Workshop, Pillory Hill

This is an application for a new house on Pillory Hill opposite Nossgara. The site has a planning history, having already had permission for 2 bungalows. The development was actually started, so the planning approval is still valid. However a further application for a



detached house was subsequently approved in 2012. It is understood the latest proposal has attempted to take into account issues previously raised by neighbours. These include a more sympathetic design giving a building that appears more proportionate in size and that has better visibility associated with the proposed garage. Further details are at:-

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/171434>