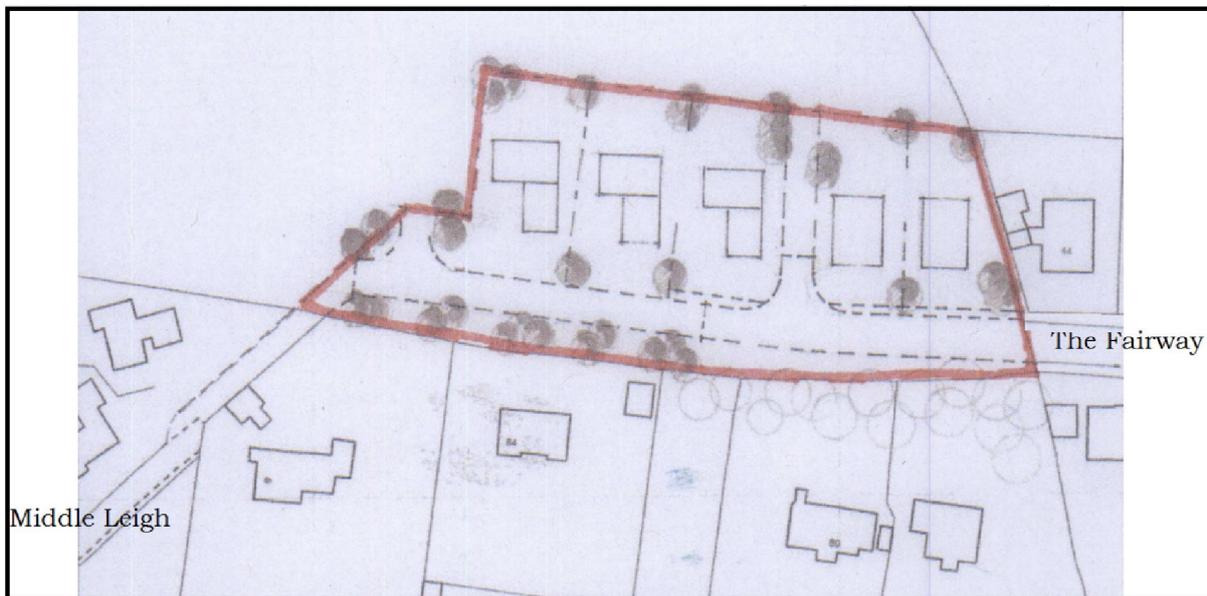


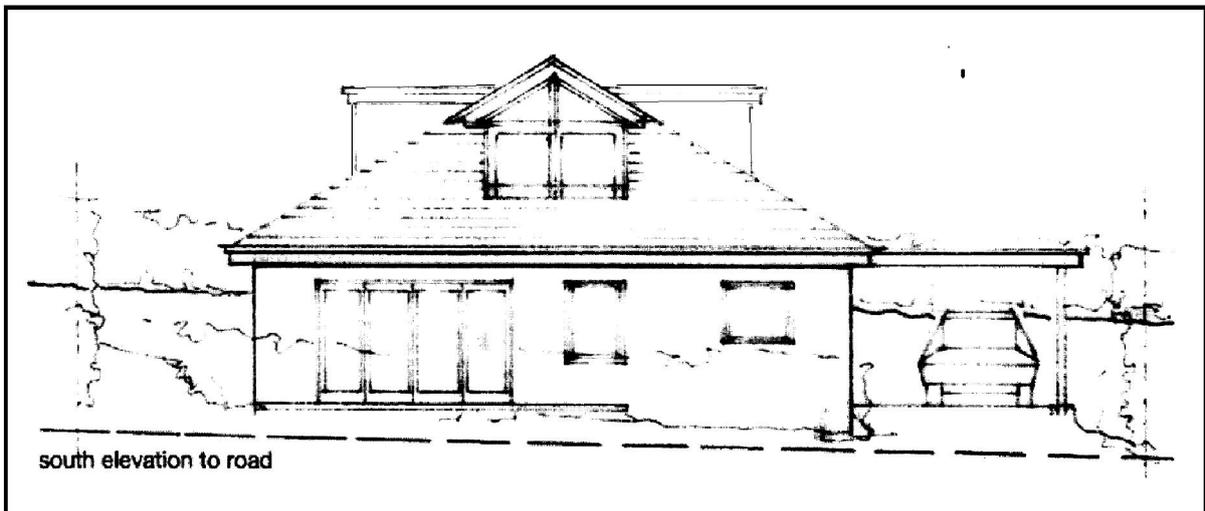
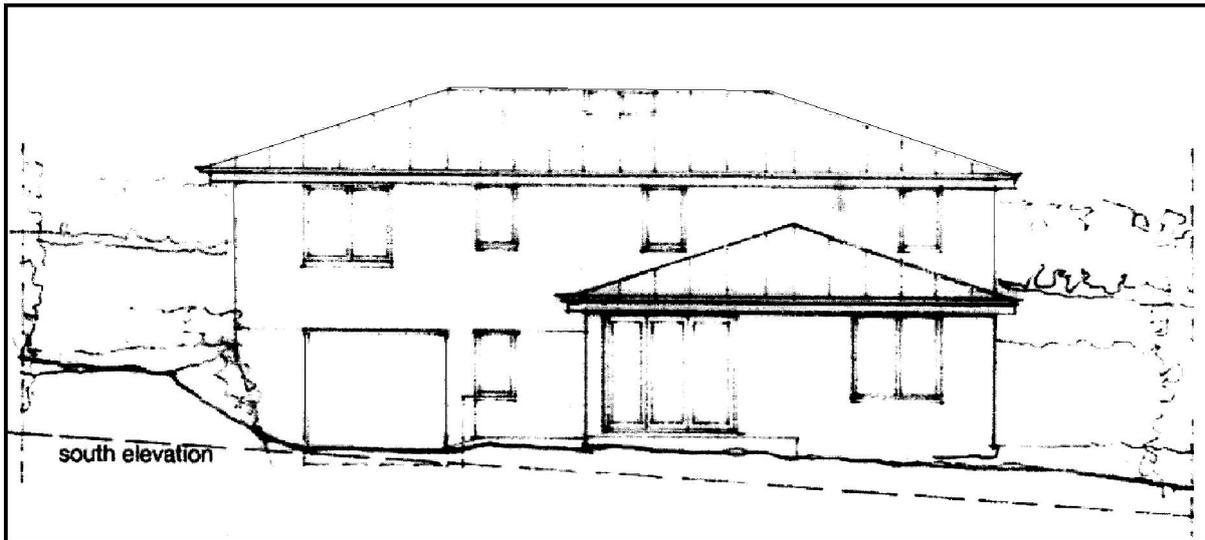
It is with the greatest difficulty that your Newsletter editor is finding time to commit just a few words to 'paper' this month, what with the seemingly endless stream of visitors and the pressing need to get out on the water. For similar reasons, you may therefore be agreeably pleased to note that this edition is going to be relatively short. In fact it concerns one matter only, but we thought that it was a matter of sufficient importance to merit a slight pause in an otherwise hedonistic charge through the all too few days of summer.

**Planning Application: Extension to the Fairway**

This is an application to build five properties on farm land above Court Road by extending the Fairway along towards (but not inter-connecting with) Middle Leigh. The houses will be located to the north of this road and a turning area will be provided half way into the estate (which will also allow access to the existing field for agricultural vehicles). This is shown in the site plan below.



The proposal is that the three properties at the west end of the development will be 2 storey houses, whilst the two to the east are dormer bungalows. It is intended that four of the properties are occupied by members of the applicant's family who do not currently live in the Parish. The fifth house is to be sold on the open market. Members may remember that when this project was previously briefed to the Parish Council, it was linked with an offer to provide some affordable housing elsewhere. This offer has now been withdrawn. Views of the two types of property as seen from the south are shown below. The site slopes upwards towards the west and we are therefore uncertain why the larger more obvious buildings are to be placed at this end of the development.



The justification given for the development is that the houses are primarily required in order to allow the owner to farm the land (We understand that this is because the farmhouse and buildings were sold off several decades ago when all farming ceased and a number of the family members moved abroad to live). It should be noted however that no application has been made for the buildings to be tied agricultural properties and clearly this would not be possible for the open market house.

It is also stated that building the estate to include a turning area will help alleviate an existing parking problem in The Fairway. It is our view that Devon Highways, who hold the responsibility for all traffic issues, are likely to insist that any approval is conditional on the developer making an exit available at both ends on to Court Road. Middle Leigh is not currently built to the necessary standards but this would be no obstacle because the work would be levied as a cost against the developer. We anticipate that such an outcome would not be too popular with owners living in Middle Leigh. We also believe that, for similar reasons, the development is likely to be unpopular with those living in the Fairway, but should all other objections to the development be over-ruled, they might well be inclined to believe that an exit via Middle Leigh was the best remaining outcome. It is our view that it would be most regrettable if the residents of the two areas found themselves pitted against each other and by far the best solution for both would be achieved if the development were not to happen at all.

However, viewed from the perspective of the community as a whole, we believe that there are two other more fundamental objections to this application. The first of these is that of damage to the AONB. Some members may be surprised to hear that the buildings will NOT be skylined from many vantage points as they are to be built on the forward slope of the hill and not on the crest. Nor will they be visible at river level. Nonetheless they will be exposed to view from many public vantage points, particularly in Noss and along several footpaths to the south of Newton Creek. The development would therefore make a significant contribution to the creeping urbanisation that is already blighting the landscape within the Parish.

Secondly the site lies outside the village development boundaries. Under these circumstances normally planning permission is only given if a need can be demonstrated or a quid pro quo is offered. In this case neither of these apply. In order to give a balanced picture we must record that the applicant has pointed out that the family has lived in the Parish for a considerable time and that one or more family members is disabled. Unfortunately though, neither of these facts constitutes a planning consideration. Therefore apart from a claim that the development is required for agricultural purposes no appropriate justification has been offered.

We strongly encourage you to look at the details of this application by going to <http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=161426> and letting SHDC have your views one way or the other. The deadline for doing this has passed. However the Parish Council has been granted an extension until 8<sup>th</sup> September and you will find that your online comment will still be accepted. Finally don't forget to let us know what you think as well.



The pictures above are taken from just five of the many places along an east/west line south of Newton Creek from which the development will be clearly visible. All of these places are accessible to the general public, being either on roads or other public rights of way.