

RYDA Newsletter

No 02/2018

Spring Has Sprung?

Welcome to this, our second Newsletter of 2018. Many of you will hardly need reminding of some of the events of the past few weeks. We therefore start this edition with notification of a number of activities that we hope you will be able to look forward to in the coming months. Other major contributions to the edition will include news of local development activities.

You will see that we have added one or two topics that are not central to the business of the RYDA. We do this as a service to the community where we think that these topics will be of interest or importance to members. If you have such an item that you believe is worth sharing in a future edition (We do reach between 400 and 500 people in the community) then do let us know.

And so to upcoming events.

"Challenges Faced by a 21st Century Farmer"

A Presentation by Geoff Sayers and the

RYDA Annual General Meeting

This year our AGM is being held at 7:30pm on Tuesday 24th April in the Village Hall, Noss. By now all members should have received the following associated papers either by email or through the post. If you have not had yours please contact any Committee member for copies.

Agenda

Minutes of the AGM 2017
Chairman's Report
Accounts
Election of Officers
Directory Amendments

We hope that you will be able to join us in the Village Hall for a glass of wine from 7:00 pm onwards. The evening also features a talk by Geoff Sayers of Carswell Farm entitled "The Challenges Faced by a 21st Century Farmer".





Harbour Clean-up 28 April

We need your help. Please contact Andrew Beveridge on 873351 and volunteer to help keep our river wonderful.



Parlez-vous Francais?

Well you don't need to, to visit our Twinning partners in Trebeurden.

The 2018 visit to Trebeurden is planned for 27-29 April. If you would like to stay with some Trebeurdinais or just find out what it is all about please let us know. We are always on the lookout for new members. Children of all ages are welcome.

Andrew Matthews – 872942 –

[or send him an email - click here](#)



Yealm BioBlitz 2018

On Friday 13th July and Saturday 14th July the Marine Biological Association of UK are organising 24-hours+ of exciting activities across a wide range of habitats, involving fun, education and scientific data collection. Participants with all levels of expertise and all ages are being encouraged to take part in helping to identify and record the wide range of species living in our area.

[More details](#)



General Data Protection Regulations

Many members will be aware that the European Union GDPR comes into effect on 25th May and replaces the UK Data Protection Act. The RYDA will be required to obtain consent from all those for whom it holds and publishes data. The main impact upon us will be the data contained in the Community Telephone Directory. It is our intention to undertake this task in as we publish the next edition of the Directory.

Personal data published in the Newsletters and on the Community website is currently being cleared with those involved at the time of publication. Should we publish any personal data about you without your approval, please let us know immediately.

Neighbourhood Plan Jumps Penultimate Hurdle



NEWTON & NOSS
NEIGHBOURHOOD PLAN

BREAKING NEWS!!

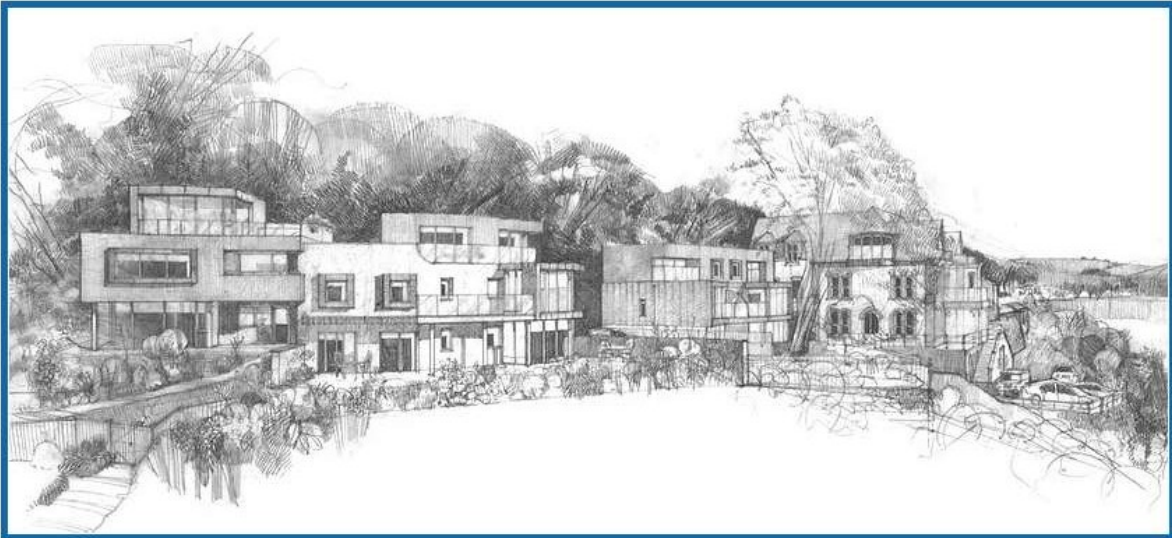


We are delighted to give you the hot-off-the-press news that the Examiner of our Neighbourhood Plan has given it a clean bill of health. She was unusually complimentary for an Examiner and declared: "The plan is based on very well researched evidence, extensive engagement with all sectors of the local community and provides a distinct set of policies, relevant to the needs to local people. Subject to a number of modifications set out in this Report, I conclude that the Newton and Noss Neighbourhood Plan meets the Basic Conditions and I am pleased to recommend that it should proceed to referendum". We have seen a number of Examiners' reports over the last few years, and this is praise indeed.

The next and final stage is that South Hams will organise a referendum in the Parish. The date of this is not yet known but it is hoped to be in the next couple of months. Full details will be published in due course but, in essence, all those on the electoral roll will have an opportunity to vote to accept or reject. A simple majority of those who vote will determine the outcome.

On your behalf, your Committee thanks all of those in the Neighbourhood Plan Team who have worked tirelessly for more than 2 years to get the Plan to where it is now. When it comes to the referendum, the ball will be firmly in your court. We will be strongly supporting a YES vote.

Other Planning Issues



The Yealm Hotel

As it represents a significant development in the community, we believe that members will wish to follow the progress of this project. The above artists impression (Not presented at the initial planning approval stage) was recently sent to us by Red Earth, the contractor. There have been several planning applications submitted since the original one and we believe that the sketch represents all of these, including those yet to be approved. The sharp-eyed amongst you will note that all of the pitched roofs on the new buildings that were in the original application have now disappeared. Consequently the two buildings to the west of the hotel will be of similar architectural style to the building on the east side (not shown) that gave rise to a significant number of adverse comments from members at the time of the original application.

As to work on the site, we are informed that the only progress to date, apart from the felling of a considerable number of trees has been the gutting of the hotel itself and a certain amount of groundwork. We have also been led to believe that permission is currently being sought to extend the existing hotel jetty by 6m into the estuary but this has not been subject to normal planning procedures. We therefore have no details about the purpose of this extension. The River Yealm Harbour Authority is carefully monitoring the situation

Joint Local Plan (JLP)



Members will be aware that Plymouth City Council and South Hams and West Devon Councils combined to produce a single Local Plan for all three Local Planning Authorities. This Plan was sent for external examination by the Planning Inspectorate in September 2017. We are now hearing that the Plan has to be subjected to significant alterations as a result of this scrutiny. This will be of significance to us because planning decisions in our area will be subject to its policies.

We understand that a significant change is likely to be an increase in the number of new dwellings to be generated by neighbourhood plans from a current figure of 350 to almost double that number (650). However in view of the fact that N3P has now passed the external examination stage (see above) we take the view that this change is unlikely to effect us. Good news indeed.

Old Reservoir House

Many will have seen that a large wall on Revelstoke Road has appeared without notice at the roadside - not only without notice but also without planning permission. Your Chairman has written to SHDC pointing out that this is an infringement of planning law and has received an assurance that the matter is being investigated.



Should a retrospective application for the wall be submitted, we will canvass membership opinion about it even though we suspect we already know what that opinion will be! Should you be impatient to tell us now, we will be pleased to hear from you.

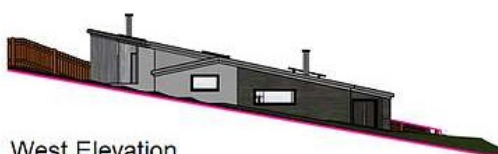
Planning Applications

8 Perches Close

This is a second attempt to gain permission to build a 3 bedroom house in the garden of 8 Perches close (right at the far end) in Membland. The house is designed to hug the contours of the hillside and is built on 2 levels as shown in the west elevation below. Its most visually intrusive side is therefore the south facing elevation. The site plan shows the area of the garden that the new building will occupy (in red), the area of the remainder of the curtilage and the proximity to the neighbouring dwellings.

8 Perches Close

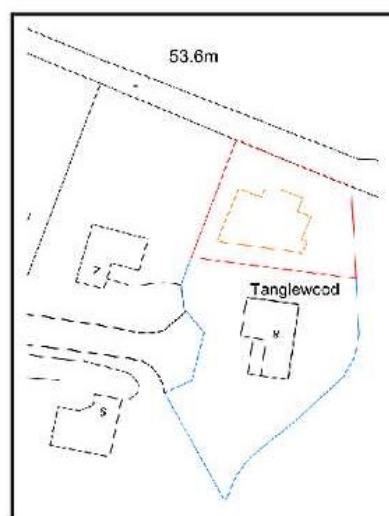
Membland



West Elevation



South Elevation



Site Block Plan

In deciding whether this application should be supported we believe that consideration must be given to the density of build in this rural location, the impact on the AONB plus that of the neighbours and the relevant policies in the Neighbourhood Plan which has now become a material consideration. Perhaps the most significant of these is N3P - 1 which states in unequivocal terms:

"Outside the settlement boundaries development will only be permitted in exceptional circumstances and where it will meet an essential local need which cannot otherwise be met including securing a viable long term future for a valued local asset which would otherwise be lost and it complies with the relevant strategic policies of the JLP."

Perches Close lies outside the Settlement Boundaries , as identified in the Plan. We will find it most helpful, as usual, to hear your views on this application. Further details are available at:

[Detailed Plans](#)

Should you wish to comment to SHDC on the application, you may do so by following the link. The SHDC reference is 0778/18/FUL.

[Comment to SHDC](#)

Tamarinda, Yealm View Road

This application was to build a garden room with a space for storing boats beneath it on the foreshore just beneath the public footpath that runs between Yealm View Road and Riverside Road East. We reported on it in our last Newsletter. The application was subsequently withdrawn by the applicant.

Landfall, Courtwood

This was an application to demolish an existing derelict self contained annex and replace it with a detached dwelling to be located within the rear garden of the existing house - also reported on in the last edition. The application was refused by SHDC on the grounds of over-development of the site and the impact on neighbouring dwellings.

[Printable version](#)



River Yealm &
District Association

The RYDA is a Registered charity (No 262929) being both a residents association and a conservation group.