



101 Yealmpton Road, Newton Ferrers



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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PLANNING APPLICATION REF: 3953/21/FUL

Applicant Name: Mr James Brent - The James Brent Pension Fund

Description: Demolition of 2 two-storey detached buildings & associated garage. Erection of 2no. four bed family homes and extension of an existing quay to the east of the site to provide a new landing ramp for dwelling 2

Address: 101 Yealm Road Newton Ferrers PL8 1BL

2nd February 2023

LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

The South Hams Society interest

For the last 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development.

The Society have been asked to review this planning application by a member of the Society.

We observe that an objection has been made by the South Devon AONB unit, the designated landscape experts and by the local planning authority's specialist Landscape Officer.

The Society feel that it is unnecessary to repeat any planning policy detail to the Case Officer.

The Parish Council has also made their comments regarding the Neighbourhood Plan which we agree with.

It appears to the Society that this application would be more correctly described as part retrospective. It is our opinion that the roofing materials of the property has been removed intentionally to enable the property be removed from the business rates list.

It is obvious from Google evidence that the property was well maintained in 2009.

By 2015 all the roof slates had been stripped away. We consider this building has become derelict by intention and any use of this justification for demolition should not be entertained by the LPA.

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Image © 2023 Getmapping pic

Imagery Date: 1/1/2010 50°18'49.90" N 4°03'02.64" W

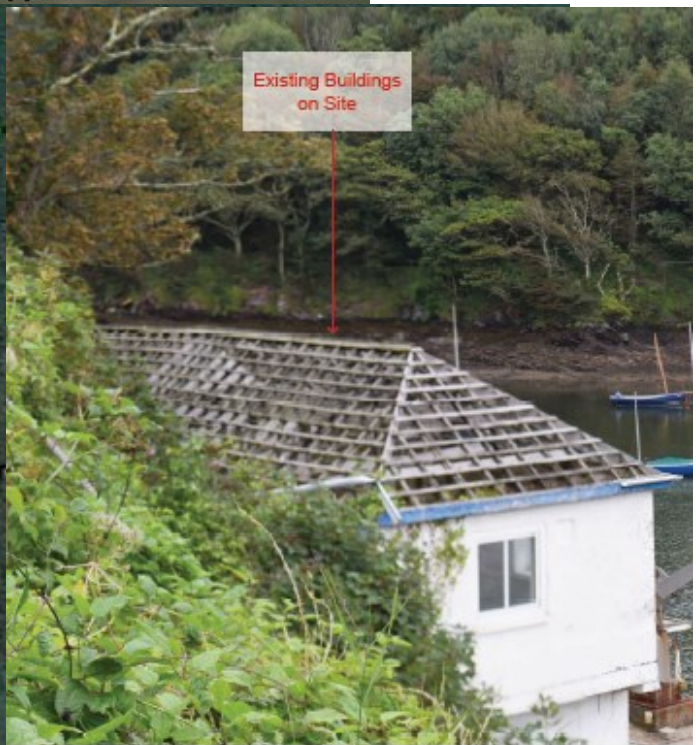


Photo Viewpoint 1: View South from Yealm Road - Direction of View: 180°, bearing from North

Google Earth

Imagery Date: 8/8/2015 50°18'49.55" N 4°03'02.73" W elev 0 m eye alt 73 m

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The property can be seen on a Pathe news reel of Harbour Master Ms Agness Russell in 1961 shortly after the designation of the South Devon AONB.



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The location is prominent in the entrance to the estuary.



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There are important views from the public road.

2009 when the site was well manicured.



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2021



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2022



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It is deeply disturbing that a company with internationally renowned product names of International Paints and Dulux should be found guilty of contaminating the location.

<https://www.gov.uk/government/news/international-paint-spills-banned-chemical-into-conservation-area>



[Home](#) > [Environment](#) > [Pollution and environmental quality](#)

Press release

International Paint spills banned chemical into conservation area

The company was found guilty despite denying charges that a banned chemical got into the Yealm estuary in Devon from its paint testing facility near Plymouth.

'International Paint Ltd, owned by multi-national AkzoNobel, appeared before Plymouth Crown Court on Thursday 27 October 2022, where, at the end of a nine-day hearing, it was found guilty on two charges.

The company denied both offences relating to the discharge of hazardous waste from a tank located on the quay at its Newton Ferrers paint testing facility.

The case is adjourned until January for sentencing.

The court heard that the Environment Agency launched an investigation after the company tried to sell the premises in 2015 and possible pollution was reported by Simon Friend of Red Earth Developments'.

It is reported that the International Paint site was 'decommissioned' in 2013.

From this government statement, it appears that International Paints Ltd were also the owner responsible for making the building derelict with the roof stripped away during 2009 – 2015 as evidenced by Google images. Since 2007, landlords of vacant non-domestic properties have been liable to pay business rates. The Society believe the removal of the roof is likely to have been intentional to enable the property to be removed from the business rates list.

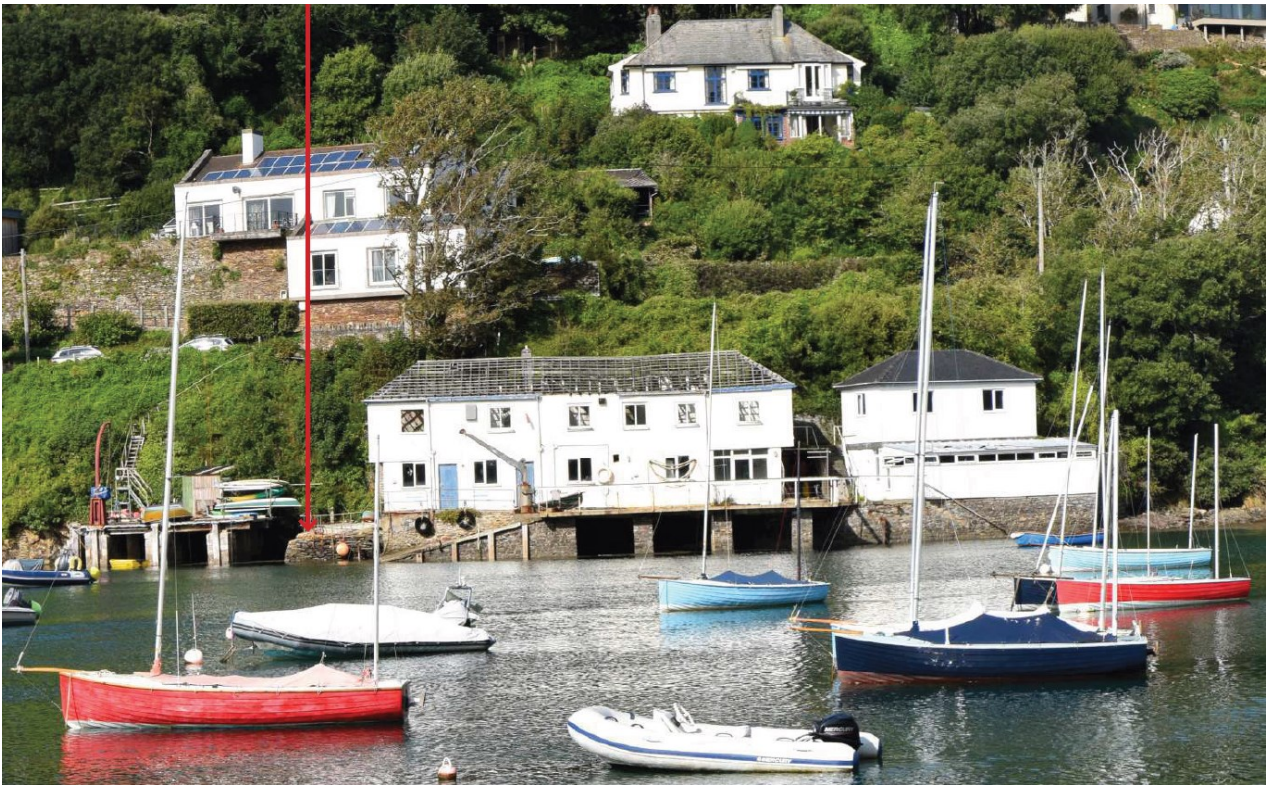
The Society base that opinion on records of the demolition of the Kingsbridge Railway Station in 2009 following the 2007 Business Rate rule changes.

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Elevations of the proposed development on the foreshore of the Yealm estuary reveal that important public views will be removed and the building would dominate the entrance into the estuary.



Existing building height 9 metres from water level to roof apex (scale 1:100).

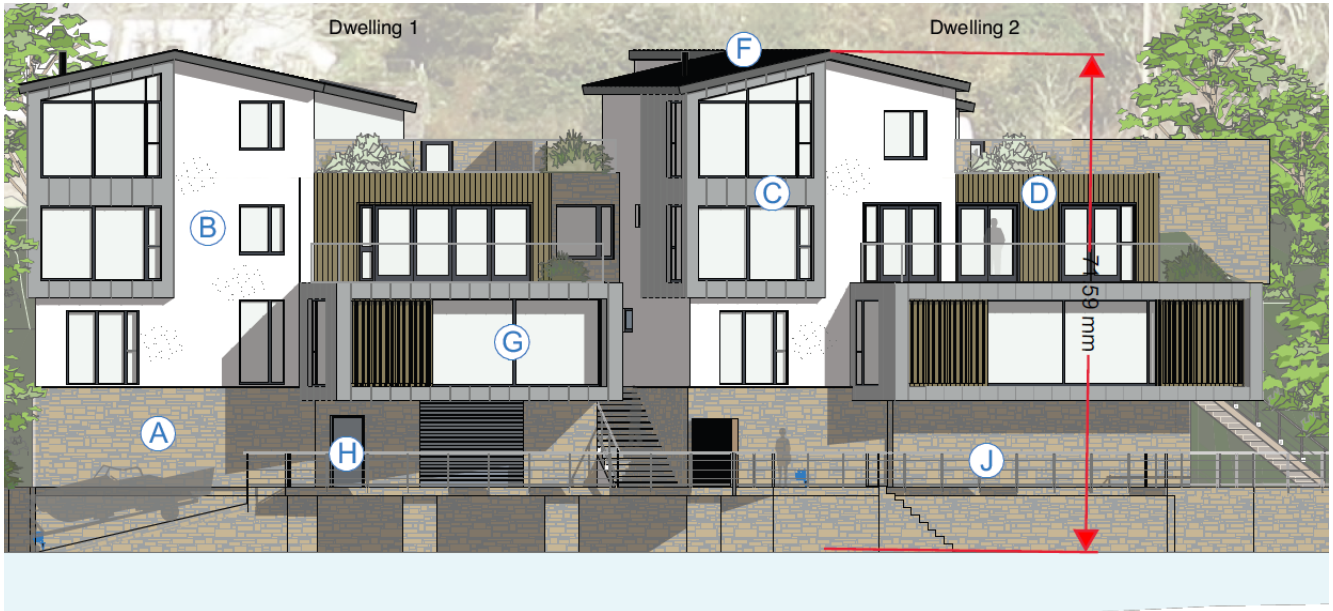


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Proposed building height 14.3 metres from water level to roof apex (scale 1:200).



On considering the expert opinion submitted and our review of the planning application, the Society urge the Case Officer to refuse this planning application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman