



## Gara Rock Hotel



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
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**PLANNING APPLICATION REF: 2167/19/FUL**

**Applicant Name: AG Gara Rock**

**READVERTISEMENT - READVERTISEMENT (Revised plans received) Erection of 3 additional holiday units within the grounds of Gara Rock Resort (comprised of a pair of semi-detached cottages & 1 secret suite & additional landscaping from that previously advertised) together with the reconfiguration of parking & associated works**

**Gara Rock Hotel East Portlemouth Devon TQ8 8FA**

20<sup>th</sup> September 2022

## **LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY**

### **The South Hams Society interest**

1. 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.

### **2. Planning History of Gara Rock.**

Gara Rock's history dates back to the 19th century, when a remote row of coastguard cottages on the cliff top kept watch over one of the most dramatic sections of the South Hams coastline. In 1909, those cottages were converted into a family hotel that became a haunt of the rich and famous during the 1930s. Having been requisitioned during the war years, Gara Rock reopened as a small family hotel in 1946.

In 2006 the original hotel was closed, demolished and rebuilt over a number of years in accordance with a succession of planning permissions.

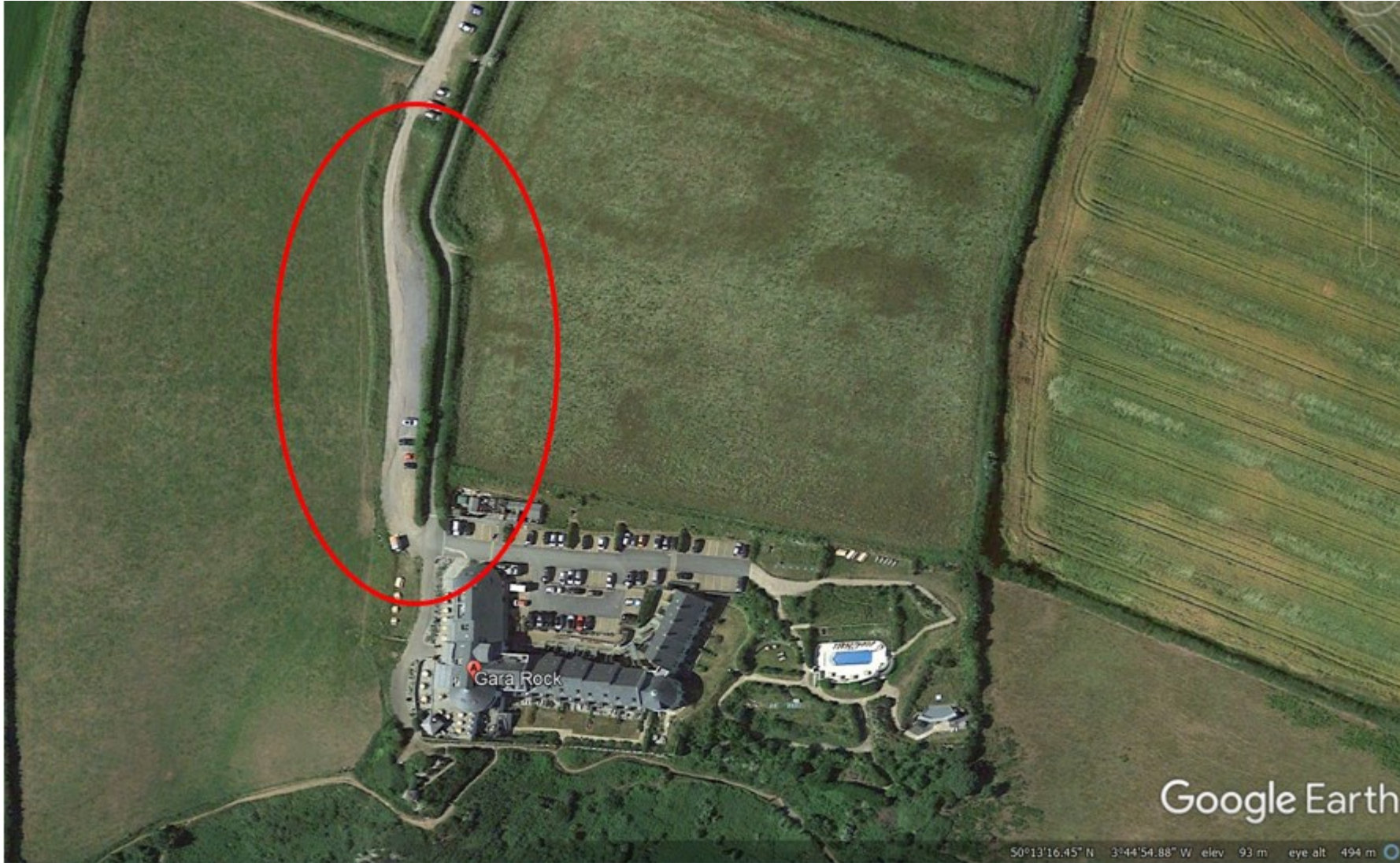
The South Hams Society continues to have concerns regarding the spread of this site both to the west and east and the loss of car park landscaping.

The planning history is complex and long. We start with development without planning permission. This is the area marked with a red ring on the satellite image on the next page.

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The area marked with a red ring was the subject of two planning permissions 20/2039/07/F and **3612/16/FUL** which were both withdrawn (plan below). It was allowed for the duration of the rebuilding of the hotel only and does not have planning permission.

The site owners have continued to use the agricultural land for a gravel vehicle track, car parking and the provision of a catering van following the completion of the hotel development, without obtaining the necessary planning permission.

Site of 3612/16/FUL:



The Society request that the LPA investigate this breach of change of use of agricultural land for parking and the siting of a catering vehicle. It affects the Public Right of Way.

The Society return to the current application with the proposal to spread development outside of the historical build envelope and the planning history.

### **Planning Applications 1, 2 & 3.**

The applications for the 2005 development were controversial and there is clear recorded evidence of the importance to keep the new building within the confines of the old building to prevent extending harm to the South Devon Area of Outstanding Natural Beauty.

This is evidenced in **Annex A** of this letter.





The demand that the new development should not exceed the footprint and height of what existed is clearly demonstrated.

On the front page, you can see the historical boundary with the wall in front of the hotel.

There were two previous planning refusals in 2004 for this site:

<u><a href="#">20/2142/04/F Aminghurst Limited</a></u> The demolition of all the existing buildings on the Gara Rock Hotel site and their replacement with 20 self-contained apartments for holiday use plus 1 apartment for staff use; a swimming pool and gymnasium (for the sole use by residents) and a restaurant and bar for public use. 32 car parking spaces for residents and 27 car parking spaces for use by the patrons of the restaurant and bar plus 1 space for use of the concierge Gara Rock Hotel East Portlemouth Salcombe Devon TQ8 8PH	<b>Refusal</b>  27 October 2004
<u><a href="#">20/1102/04/F Aminghurst Ltd</a></u> Demolition of existing hotel and replacement with 21 self contained apartments for holiday use, 1 staff apartment, swimming pool, gymnasium and restaurant, bar and car parking Gara Rock Hotel East Portlemouth Salcombe Devon TQ8 8PH	<b>Refusal</b>  07 June 2004

The development was finally approved by the District Council with planning application 20/1858/05/F and again it was clearly recorded that special regard had been given in the permission. **(Plan – Annex B)**

The South Hams District Council hereby **grant** permission to carry out the development described above for the following reason(s):

1. This application has been determined in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 which states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies (which are contained in the Devon County Structure Plan and the South Hams Local Plan); relevant Government planning policy guidance; and approved in the absence of any other overriding material considerations and having given due weight to all other matters raised in this application including technical and other representations received. The relevant Policies are Structure Plan Policy ST16, C01, C03, C05, E6, T03; South Hams Local Plan Policies SHDC3 and TRS3.

Special regard has been given to the representations about landscape impact, conflict with Development Plan, scale, design, loss of hotel use/tourist facility and effect on local economy but these were not considered to be overriding because the proposed use retains a tourist based facility on the site which can be effectively controlled by condition. Notwithstanding the Development Plan Policy context, due consideration has been given to the existing use and extent of buildings on the site. It is further considered that the proposal presents a quality design and new landmark building which is considered will contribute to a landscape setting of acknowledged importance.

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Further, landscaping was an important consideration leading to condition 9.

9. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the site and details of any to be retained, together with measures for their protection in the course of development. All planting, seeding, turfing or hardsurfacing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter.

Reason: To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings and in accordance with Structure Plan Policies C01, C03, C05; South Hams Local Plan Policy SHDC3 and SHDC13.

#### **Planning Application 4.**

The approved planning application was subject to another application for some amendments that was also given approval dated 12th March 2007.

**Planning Application Ref:** 20/2458/06/F  
**Applicant Name:** Aminghurst Limited  
**Description:** Amendments to application 20/1858/05/F for 19 self contained holiday apartments, restaurant, bar, staff accommodation, parking and ancillary infrastructure (internal changes to the plans of the west wing and as associated adjustments, apartments No 1- 17 inclusive)  
**Address:** Gara Rock East Portlemouth Salcombe TQ8 8PH  
**Officer Name:** David Kenyon  
**Agent Name:** Mr D Corley  
**Decision Date:** 12 March 2007  
**Conditional Approval**

**Application Date:** 18 December 2006  
**Target Determination Date:** 19 March 2007

It did not lead to a change of layout design and an identical landscaping condition was issued, condition number 8:



8. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the site and details of any to be retained, together with measures for their protection in the course of development. All planting, seeding, turfing or hardsurfacing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter.

Reason: To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings.

#### **Planning Application 5.**

Another planning application was submitted 20/2627/07/F with further changes and this was approved on the 11<sup>th</sup> March 2008 (**Plan Annex C**).

This included changes to the western block and an extra building to the east. This new eastern block was tucked in behind main block. Again the landscaping area to the east was unaffected by these changes. The planning condition for the landscaping this time have grown and are significant.

Landscaping planning conditions:

16. All elements of the landscaping plan shall be implemented and maintained in accordance with plans and particulars to be submitted pursuant to condition 15 unless otherwise agreed in writing by the Local Planning Authority. All works shall be completed:

- (i) Prior to any occupation of the development for its permitted use; or
- (ii) Before the end of the current or first available planting season following practical completion of the development hereby permitted; or
- (iii) In accordance with a timetable agreed in writing with the Local Planning Authority;

Any trees or plants that, within an establishment period of ten years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonable, and practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation. The Landscape Plan shall be strictly adhered to during the course of development and for a period to 10 years thereafter.

Reason: In the interests of public amenity and local landscape character.

17. Within six months from the commencement of development, a schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of public amenity and local landscape character.

18. Within 28 days of completion of landscape works as detailed in conditions 15 & 16 the applicant shall convene a meeting with the Local Planning Authority on site to inspect the landscaping.

Reason: In the interests of public amenity and local landscape character.

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19. One year following practical completion, the developer shall convene a meeting with the Local Planning Authority on site to inspect the landscaping. Prior to this, the developer shall ensure that all replacement planting and maintenance operations have taken place in accordance with the landscape conditions 15,16 and 17 and any agreed specification or schedules.

### **Planning Applications 6 & 7.**

There were two further planning applications, 20/0109/09 which was refused on the 16<sup>th</sup> March 2009, and the second application received, 20/1244/09, was given approval on the 19<sup>th</sup> October 2009.

(Site plan is illustrated in Annex D).

#### 20/1244/09/F Gara Rock Hotel Ltd

Resubmission of planning application 20/0109/09/F for redevelopment of 14 holiday apartments, 5 holiday cottages, 18 bedroom hotel, restaurant, bar, swimming pool, staff and ancillary infrastructure, car parking and associated works and variation of condition restricting apartments and cottages to holiday use with specific time limitation (removal of 8 weeks occupancy restriction)

**Conditional Approval**

Gara Rock Hotel East Portlemouth Salcombe TQ8 8PH

15 July 2009

#### Planning Conditions:

14. Within six months from the date of this permission, or any such longer period as may be previously agreed in writing by the Local Planning Authority, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Plan shall include clear details of:

- (i) Existing features for retention and means of protection during the course of development;
- (ii) Features to be removed with a clear justification for the proposed removal;
- (iii) The location, species, density and size of proposed tree, shrub and hedge planting;
- (iv) The means of establishment, protection and maintenance of the trees, shrubs and hedges/hedgebanks;
- (v) The location and species mix of grassland;
- (vi) The means of establishment, protection and maintenance of grassland.
- (vii) Materials, heights, levels and details of hard landscaping;
- (viii) Materials, heights and details of fencing and other boundary treatments.
- (ix) A timetable for the implementation or phasing of all hard and soft landscape works.
- (x) Arrangements for stripping, storage and re-use of top soil.

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15. All elements of the landscaping plan shall be implemented and maintained in accordance with plans and particulars to be submitted pursuant to condition 14 unless otherwise agreed in writing by the Local Planning Authority. All works shall be completed:

- (i) Prior to any occupation of the development for its permitted use; or
- (ii) Before the end of the current or first available planting season following practical completion of the development hereby permitted; or
- (iii) In accordance with a timetable agreed in writing with the Local Planning Authority;

Any trees or plants that, within an establishment period of ten years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonable, and practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation. The Landscape Plan shall be strictly adhered to during the course of development and for a period to 10 years thereafter.

Reason: In the interests of public amenity and local landscape character.

16. Within six months from the date of this permission, or any such longer period as may be previously agreed in writing by the Local Planning Authority, a schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of public amenity and local landscape character.

17. Within 28 days of completion of landscape works as detailed in conditions 14 and 15, the applicant shall convene a meeting with the Local Planning Authority on site to inspect the landscaping.

Reason: In the interests of public amenity and local landscape character.

18. One year following practical completion, the developer shall convene a meeting with the Local Planning Authority on site to inspect the landscaping. Prior to this, the developer shall ensure that all replacement planting and maintenance operations have taken place in accordance with the landscape conditions 14, 15 and 16 and any agreed specification or schedules.

Reason: In the interests of public amenity and local landscape character.

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### **Planning Application 8.**

The next planning application was submitted in 2010 (20/0027/10/F) and approval was given on 20<sup>th</sup> May 2010. (The site plan is shown in **Annex E**).

The landscaping conditions:

16. Within three months from the date of this permission, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Plan shall include clear details of:

- (i) ground preparation of planting areas including decompaction of material and removal of any debris;
- (ii) land drainage to avoid waterlogging of planting areas;
- (iii) arrangements for importation of top soil, including volume, source, quality, depth and areas to be treated;
- (iv) the location, number, species, density, form and size of proposed tree, shrub and hedge planting;
- (v) details of tree planting within hard surface areas including growing medium, staking or guying arrangements, irrigation, drainage and surface treatment with section and detailed drawings as appropriate;
- (vi) details of the form and construction of hedgebanks and bunds including section and detailed drawings as appropriate, showing heights, facing materials, face profile, drainage through and below, irrigation and methods of stabilisation;
- (vii) the means/methods of planting, establishment, protection and maintenance of the trees, shrubs and hedges/hedgebanks;
- (viii) the location and species mix of any grassland;
- (ix) the means of establishment, protection and maintenance of grassland;
- (x) materials, heights, levels and details of hard landscaping;
- (xi) materials, heights and details of fencing and other boundary treatments; and
- (xii) a timetable for the implementation or phasing of all the above details comprising the Landscape Plan.

Reason: In the interests of public amenity and local landscape character.

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17. All elements of the Landscape Plan shall be implemented and maintained in accordance with the plans and particulars to be submitted pursuant to condition 16, unless otherwise approved in writing by the Local Planning Authority. All works shall be completed in accordance with the timetable approved in writing by the Local Planning Authority by virtue of discharge of condition 16. Any trees or plants that, within an establishment period of ten years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonable, and practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation. The Landscape Plan shall be strictly adhered to during the course of development and for a period to 10 years thereafter.

Reason: In the interests of public amenity and local landscape character.

18. Within 28 days of completion of landscape works as detailed in conditions 16 and 17, the applicant shall convene a meeting with the Local Planning Authority on site to inspect the landscaping.

Reason: In the interests of public amenity and local landscape character.

19. One year following practical completion, the developer shall convene a meeting with the Local Planning Authority on site to inspect the landscaping. Prior to this, the developer shall ensure that all replacement planting and maintenance operations have taken place in accordance with the landscape conditions 16 and 17 and any agreed specification or schedules.

Reason: In the interests of public amenity and local landscape character.

### **Planning Application 9.**

Finally, the landscaping plans submitted in 2010.

**Planning Application Ref:** 20/0191/10/F

**Applicant Name:** Gara Rock Hotel Ltd

**Description:** Landscaping and construction of tennis court at the former Gara Rock Hotel development site

**Address:** Gara Rock Hotel East Portlemouth Salcombe TQ8 8PH

**Officer Name:** David Kenyon

**Agent Name:** Mr D Corley

**Decision Date:** 17 March 2010

**Withdrawn**

**Application Date:** 02 February 2010

**Target Determination Date:** 04 May 2010

These were withdrawn.

### **Planning Application 10.**

The first planning application for landscaping 20/1710/11/F was received on 05 July 2011 and received approval on the 5<sup>th</sup> January 2012 (Plan - Annex F).

The following planning conditions are important.

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## Planning Conditions:

2. Subject to any requirements set out in the conditions below, in all other respects, the development hereby permitted shall accord strictly with the detailed drawings nos. SL-100, P-100, P-101, P-102, P-103, P-104, P-110, P-111, P-115, P-150, P-151, PD-01, PD-02, PD-03, PD-04, PD-05, PD-06, 201 Rev A, 202, 203, 207, 208, 210 & 211 Rev A, together with the documents "Landscape Management Plan for Grounds at Gara Rock" dated 5th October 2010, Revision A dated 27th June 2011 prepared by afa Chartered Landscape Architects, "Design Statement for Landscape at Gara Rock" dated 17th May 2011, Revision E dated 30th June 2011 prepared by afa Chartered Landscape Architects, "Design & Access Statement" dated June 2011 prepared by Barton Willmore, and "Planning Statement" dated July 2011 prepared by Barton Willmore, all received by the Local Planning Authority on 06 July 2011.

Reason: To ensure that the proposed development is carried out in accordance with the drawings and documentation forming part of the application to which this approval relates.

10. A landscaping scheme shall be implemented and maintained in accordance with the details shown on the approved plans nos. 201 Rev A, 202, 203, 207, 208 & 210. All elements of this approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants that, within an establishment period of ten years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as reasonable and practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and for a period of 10 years thereafter.

Reason: To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings.

11. All landscape management and maintenance shall be carried out strictly in accordance with the details set out in the document "Landscape Management Plan for Grounds at Gara Rock" dated 5th October 2010, Revision A dated 27th June 2011 prepared by afa Chartered Landscape Architects, and drawing no. 211 Rev A.

Reason: In the interests of public amenity and local landscape character.

12. Within 28 days of completion of landscape works as detailed in condition 8, the applicant/developer shall convene a meeting with the Local Planning Authority on site to inspect the landscaping.

Reason: In the interests of public amenity and local landscape character.

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13. One year following practical completion, the applicant/developer shall convene a meeting with the Local Planning Authority on site to inspect the landscaping. Prior to this the applicant/developer shall ensure that all replacement planting, management and maintenance operations have taken place in accordance with the landscape conditions 8 and 9 and any agreed specification or schedules.

Reason: In the interests of public amenity and local landscape character.

18. The conditions attached to and specified upon the Notice of Planning Permission No. 20/0027/10/F dated 20th May 2010, relating to this development are reiterated and are still in force insofar as the same have not already been discharged.

Reason: Not all the conditions attached to the said planning permission have yet been discharged and this condition is imposed on this present permission in order that it shall be clear to the applicant that the said un-discharged conditions are still in force and have to be complied with.

### **Planning Application 11.**

On the 28<sup>th</sup> of April 2012, planning application 20/1058/12/F was submitted. This was in fact an application to vary some of the previous planning application conditions (Plan – **Annex G**).

**Planning Application Ref:** 20/1058/12/F

**Applicant Name:** Aminghurst LLP

**Description:** Variation of conditions 2, 3, 4, 5 and 10 of planning permission 27/1710/11/F (Redevelopment of existing site to provide a hotel comprising 18 bedroom suites, 14 self contained holiday apartments and 5 self contained holiday cottages, restaurant, bar, swimming pool and spa, secret spa, external swimming pool, staff and ancillary infrastructure, carparking and associated works)

**Address:** Gara Rock Hotel East Portlemouth Salcombe TQ8 8PH

**Application Date:** 03 May 2012

**Officer Name:** David Kenyon

**Target Determination Date:** 02 August 2012

**Agent Name:** Mr D Corley

**Decision Date:** 06 August 2012

Relevant to the application 20/1710/11/F is conditions 2 & 10. New condition 2:

2. Subject to any requirements set out in the conditions below, in all other respects, the development hereby permitted shall accord strictly with the detailed drawings nos. 110237 SL100, P(0)100, P(0)101, P(0)102, P(0)103, P(0)104, P(0)110, P(0)111, P(0)151, P(D)02, P(D)03, P(D)04, P(D)05, P(D)06, 202 RevA, 203 Rev A, & 210 RevA, together with the documents "Landscape Management Plan for Grounds at Gara Rock" dated 5th October 2010, Revision A dated 27th June 2011 prepared by afla Chartered Landscape Architects, "Design Statement for Landscape at Gara Rock" dated 17th May 2011, Revision E dated 30th June 2011 prepared by afla Chartered Landscape Architects, "Design & Access Statement" dated June 2011 prepared by Barton Willmore, "Addendum to Design & Access Statement" dated April 2012 prepared by Kendall Kingscott Ltd and "Planning Statement" dated July 2011 prepared by Barton Willmore, all received by the Local Planning Authority on 06 July 2011 and 3rd May 2012.

Reason: To ensure that the proposed development is carried out in accordance with the drawings and documentation forming part of the application to which this approval relates.

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And condition 10 has been replaced with this condition 5.

5. A landscaping scheme shall be implemented and maintained in accordance with the details shown on the approved plans nos. 201 RevA, 202 RevA, 203 RevA, 207, 208 & 210 RevA. All elements of this approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants that, within an establishment period of ten years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as reasonable and practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and for a period of 10 years thereafter.

Reason: To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings.

The remaining conditions remain in force.

6. Except for conditions 2, 3, 4, 5 & 10, all other conditions attached to and specified upon the Notice of Planning Permission No. 20/1710/11/F dated 5th January 2012, relating to this development are reiterated and are still in force insofar as the same have not already been discharged.

Reason: Not all the conditions attached to the said planning permission have yet been discharged and this condition is imposed on this present permission in order that it shall be clear to the applicant that the said un-discharged conditions are still in force and have to be complied with.

The approval date was 6<sup>th</sup> August 2012. The D&A statement for landscaping:

## **5.5 Landscaping**

**5.5.1** The site benefits from existing landscaping which will be improved through the provision of a full and detailed landscaping scheme, further details of which are set out within the landscape design assessment.

**5.5.2** Despite the fact that the site lies within a sensitive location within the AONB and CPA, the changes proposed are considered to be sufficiently minor so that they will not have a detrimental impact upon the wider landscape character as shown below which is a computer generated image of the site from the beach below:





20 / 1710 / 10

## Landscape management plan for Grounds at Gara Rock

### 1. INTRODUCTION

#### 1.1 Background History to the Eastern Gardens at Gara Rock

For more than a hundred years, since the original coastguard station and cottages were built in the late 19th century, there have been buildings at Gara Rock. In the 1920s these became absorbed into what would become the Gara Rock Hotel, which over many decades welcomed families to this most spectacular coastline and cemented the place in the affections of countless visitors, not only those who stayed, but also those who walked by on the coastal pathways. The building was perceived as a local landmark, visible from many aspects both near and far. As with the pathways and their walkers it is an essential part of the local tourist economy. The gardens are an integral part of the development, providing outdoor leisure space for visitors and a setting for the buildings. Within the old gardens there was a swimming pool, tennis court, lawns, hedges, orchard and vegetable gardens.

#### 1.2 Purpose of the Management Plan

This plan has been prepared in order to guide the successful establishment and subsequent management of the new landscape at Gara.

#### 1.3 The Life of the Plan

It contains a ten year work plan that will ideally be reviewed annually to make it more responsive to change in, for example, user expectations.

#### 2.5 Vision for the gardens

The overall vision for the gardens are:

- to provide a recreational facility for adjacent facility
- to provide a landscape setting for the development
- to create a garden that blends with the surrounding cliff top habitats and landscapes, in particular the Neolithic field patterns
- to create a fun environment for visitors, and children in particular to enjoy
- to enhance local biodiversity, in particular, providing habitat for Cirl Bunting

That is the last of the planning applications that deal with the landscaping for Gara Rock Hotel.

Condition five of the planning application clearly states:

*'The landscaping scheme shall be strictly adhered to during the course of the development and for a period of 10 years thereafter.'*

The earliest start date is 6<sup>th</sup> August 2012. It is not known when the 10 year period started. There is a clear and sustained record of the importance of the landscape area and its purpose:

*To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings.*

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We now arrive at the current application with an application date of 11<sup>th</sup> July 2019:

2167/19/FUL AG Gara Rock

READVERTISEMENT (Revised plans received) Erection of 5 additional holiday units within the grounds of Gara Rock Resort together with additional landscaping, reconfiguration of parking and associated works  
Gara Rock Hotel East Portlemouth Devon TQ8 8FA

At the beginning of 2022, new drawings were submitted that effectively changed the application and this has now led to a new description and re-advertisement.

**The current planning application.**

**Planning Application Ref:** 2167/19/FUL

**Applicant Name:** AG Gara Rock

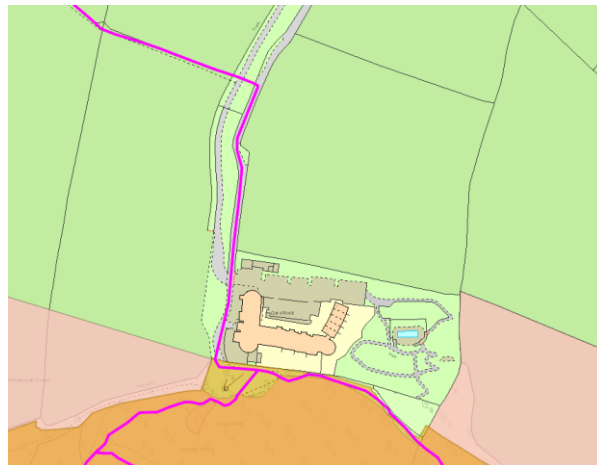
**Description:** READVERTISEMENT (Revised plans received) Erection of 3 additional holiday units within the grounds of Gara Rock Resort (comprised of a pair of semi detached cottages & 1 secret suite & additional landscaping from that previously advertised) together with the reconfiguration of parking & associated works

**The Society notes that the newly submitted plans for landscaping now include the area of land to the west of the site that continues to be used for a car park and catering facilities despite a planning application for that use (3612/16/FUL) having been withdrawn.**

This land is not land that is included in either of the two site location plans submitted for this planning application.

The Society therefore objects to the area of land, where we have raised a breach of planning, being included in this application as it fails satisfy any landscape mitigation from the PRoW vantage point.

The three additional holiday units are to be located to the east of the current built boundary extending into the landscaped area of the original planning approval for the hotel. Those units also removes car park landscaping. It should be obvious that this would be an unacceptable loss of landscaping areas from the hotels development plan. The cottage units will be located at the end of the car park and will clearly be prominent from the Public Right of Way



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The Society include two images of local views from the Public Rights of Ways.

The first image is a view from the Public Right of Way as you walk down the lane towards the coast and look east past the car park. The cottages are to be located at the end of the car park and will damage that view.

The proposed extra landscaping that is not within the site location plan will be behind your back in this scene and therefore serves no landscape mitigation purpose.

You can see that the building to the east has been kept out of the view and these cottages will destroy that effort to restrict the visual impact of the replacement hotel.

It does not matter whether it is one, two or three or five cottages in a line because they will be built in a line running into the distance.

The removal of two of the car park partition landscape stone walls on the left, along with increased numbers of cars parked, will make the car parking more prominent in the landscape (**Annex H**).



The second image is to illustrate that the previous 'secret' suite looks alien to the landscape with prominent green framed glass box structure.

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The previously approved not so secret suite.

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The South Hams Society believes that this planning application is fundamentally wrong. It degenerates and unbalances the existing building with development protruding easterly out into the heritage coast. The re-development of a much loved old hotel was a hard fought local campaign to protect this coastal location.

Planning approval would clearly eat up the landscaping of the hotel development that was important to its approval.

The Society believe that this proposal fails to protect, maintain and enhance the unique landscape and seascape character and special qualities of the area and therefore fails to comply with JLP policy DEV24.

The proposal also fails the requirements of JPL policy for nationally protected landscapes DEV25, and in particular paragraphs 2, and 8 i), 8 ii), 8 iii), 8 iv), 8 v), 8 vi), and 8ix).

The South Hams Society therefore continues to object to the expansion of this site, both in an east and west direction.

For and on behalf of the South Hams Society.

Richard Howell,  
Chairman





## Annex A.

September 2005

Our Ref: DC/ac/613.100

20 / 1858 / 05

### ARCHITECT'S DESIGN STATEMENT

#### RE: THE GARA ROCK DEVELOPMENT.

#### 1. Introduction

- 1.1 This design statement relates to a revised planning application for the demolition and redevelopment of the Gara Rock Hotel. It follows the refusal of planning permission for 2 previous schemes, the second of which is the subject of a planning appeal. The single reason for refusal given for the second scheme states:

**“The proposed development by reason of its scale, design and prominence would have a harmful effect upon the character and appearance of the coastal area located with the South Devon Area of Outstanding Natural Beauty and a Coastal Preservation Area. The development, as a result of its visual impact will not support the conservation or enhancement of the area and is in conflict with Structure Plan Policies CO1, CO3 and CO5; South Hams Local Plan Policy SHDC3 and Policies DS4, DEV2, DEV23, ENV1, ENV2 and ENV4 of the South Hams Local Plan Review”.**

The further revised scheme addresses the concerns expressed by planning committee members which underlie the reason for refusal.

- 1.2 The new application proposes the demolition of the existing hotel, self-contained apartments, restaurant, bar and staff accommodation and re-development to form 19 self-contained holiday apartments, restaurant, bar, staff accommodation, car parking and all ancillary infrastructure.

#### 2. The Revised Design

- 2.1 The new proposals for the site seek to address the concerns about the visual impact of previous proposals on the Area of Outstanding Natural Beauty and in views from the coastal footpaths and elsewhere.
- 2.2 As before, the footprint of the new buildings is kept within the footprint of existing buildings on the site. It ensures that the impact of the new development in views from the Area of Outstanding Natural Beauty echoes that of the present hotel. The general design principles for the new designs follow those of the previous schemes in that there is firstly a two storey wing, containing 17 holiday apartments running from west to east on the site of the existing hotel building. The design of this has not been changed from the previous application, retaining the distinctive rounded south eastern end. As previously accepted, with both the footprint and height contained within those of the existing building, the impact of this is essentially identical to that of the existing, with traditional materials and pitched roofs. As with previous proposals, the apartments contained within this part of the development are each self-contained, with separate external access from

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the pathway at ground floor level, and from the gallery at first floor. Internally the plans of the 17 apartments are also unaltered: 6 x three bedroomed apartments and 1 two bedroom apartment are arranged at ground floor, with the remaining 10 upper apartments at first floor, each providing two bedrooms, one of which is contained within the roof space.

- 2.3 The second part of the proposed development is at the western end of the site. This has been totally re-designed.
- 2.4 Visual impact has been addressed by removing the pitched slate roof of the previous proposal, replacing it with a low pitched roof clad in traditional sheet copper, dramatically reducing the overall height of this part of the building. This has been arrived at following detailed discussions with planning officers which have included detailed examination of various design approaches to reducing the height and impact of the west wing of the building. The benefit of this change is particularly evident in views of the new buildings from the south and south west where concerns were expressed previously about views, both close and distant of the building. In conjunction with this important change, the rounded southern end of the single storey building has been pulled back by 2.7m from its previous position. This further reduces the impact of the new building in all views from the coastal paths to the south east and south west of the site.
- 2.5 The external walls of all parts of the west wing of the development are rendered, as for previous proposals. The material is used in a simple form, in large panels alternating with carefully composed windows and glazed areas on the west elevation and in the form of recessed windows set into the rendered wall on the east elevation where it is juxtaposed with the adjoining apartment wing. At the southern end, which is rounded, a 180 degree sweep of curved glazing encloses the restaurant. This is of tinted glass with the minimum of framing set in beneath the overhanging eaves. The main entrance to the building is at the northern end of the west wing, and is also a glass screen, inset beneath the eaves with the roof supported on a simple colonnade. Apart from providing a degree of direct sun shading to the larger glazed areas, the shadows cast from the eaves will lessen the impact of the building in distant views. In all other respects, the external design is deliberately simple.
- 2.6 While there are similarities in footprint between the new western part of the development and previous proposals, extensive redesign has taken place. This results in a more simple plan than the previous proposal, without the projecting bar at the north west corner. This reduces further the visual impact of the building, particularly in views from the sea to the south and south west where, from certain angles, this element was visible. This change, together with the pulling back of the southern end of the west wing substantially lessens the projection of the new building above the skyline in views from the sea and coastal paths.
- 2.7 The proposed development is entered from the parking areas discreetly arranged along the northern edge of the site. Overall parking provision has been increased from previous proposals by removing the existing built up tennis court, reducing ground levels towards the prevailing contours, and resurfacing to provide parking spaces. In all, a total of 77 parking spaces is provided. Twenty four of these are at a lower level behind and close to the holiday apartment wing. These will be allocated to the individual apartments. The remaining places at the upper level will be for the general use of visitors to the site.

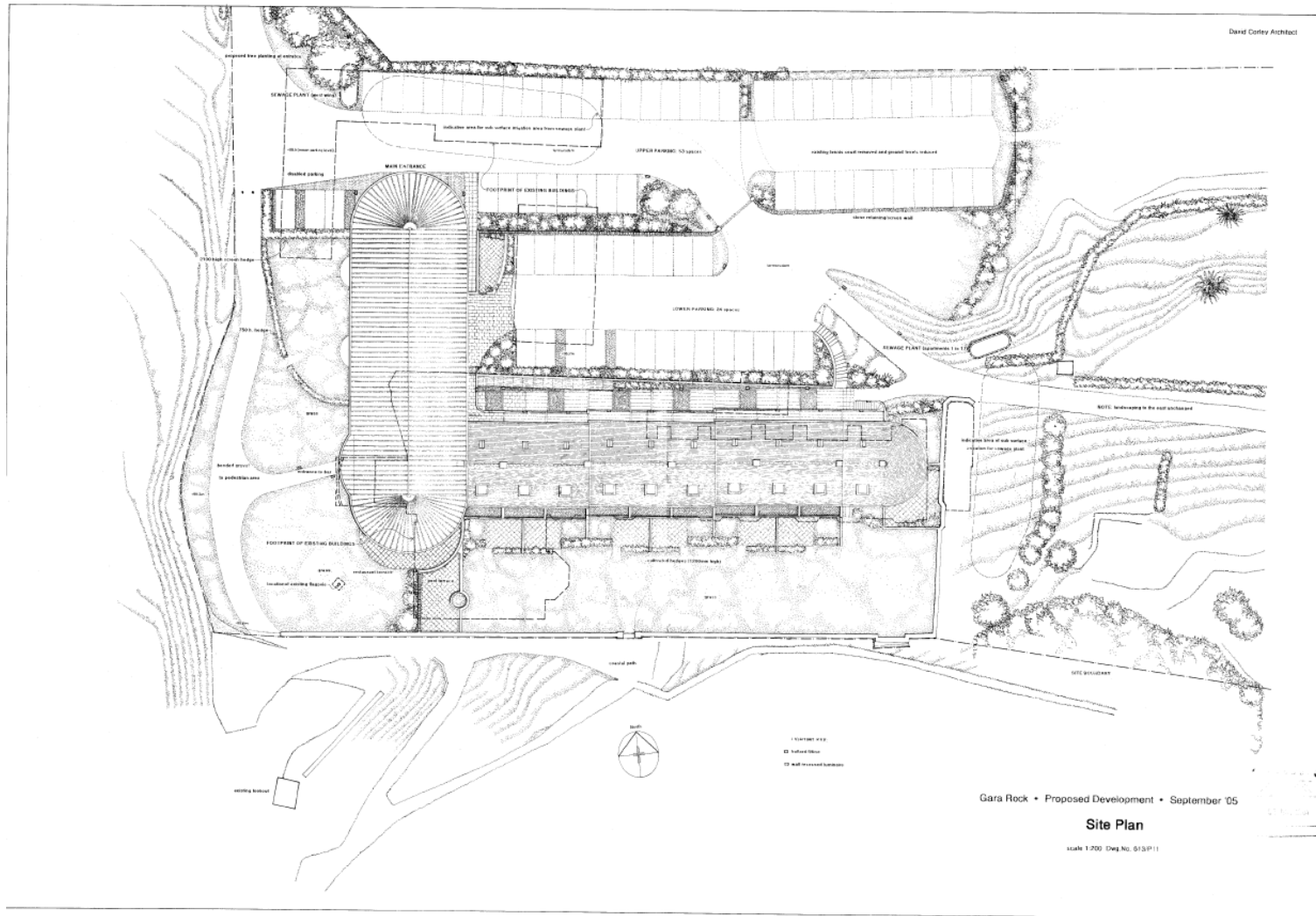


- 2.8 Within the west wing, the public bar and restaurant, together with a lounge/meeting room are moved to the southern end of the building. The restaurant therefore benefits from a spectacular, panoramic view from east to west, with the adjacent bar facing south west towards Bolt Head. Access to these facilities is either from the reception area or directly from the footpath along the west edge of the site. Open areas outside the restaurant and bar are simply laid to grass. The lounge/meeting room adjoining the bar can serve a number of different purposes. Kitchen and ancillary facilities are discreetly and conveniently located to provide direct service to both bar and restaurant.
- 2.9 Adjacent to the reception area, 2 further apartments (Nos. 18 and 19) have views towards the west. Each contains a larger reception room and kitchen, with two double bedrooms, an en-suite bathroom and a further shower room/wc. The open area to the west of the apartments is laid to grass, with a low hedge to provide separation between the public footpath areas and the apartments themselves.
- 2.10 The lower first floor level beneath the west wing contains the leisure facilities. These consist of swimming pool, changing rooms, gymnasium and games room and are similar to previous proposals. In addition there is self-contained staff accommodation consisting of two double bed sitting rooms, with en-suite bathrooms. Staircases link this level both to the main reception area at second floor and to apartments 1 to 17 at ground and first floors.
- 3 **Conclusion**
- 3.1 The new application has therefore been carefully considered to address the only reason for refusing the last application which related to the visual prominence of the building. Apart from the significant reduction in the overall height of the new building, the careful design of the elevations and the use of natural materials will very much lessen its prominence in distant views compared with the existing buildings on the site. The changes made internally will broaden the appeal of the development both to those that come to stay in apartments, and to those visiting the bar and restaurant.
- 3.2 The revised design will in fact enhance the views of the site from the Area of Outstanding Natural Beauty and will also provide the opportunity to introduce landscape planting within the site.

DAVID CORLEY ARCHITECT  
SEPTEMBER 2005



## Annex B.



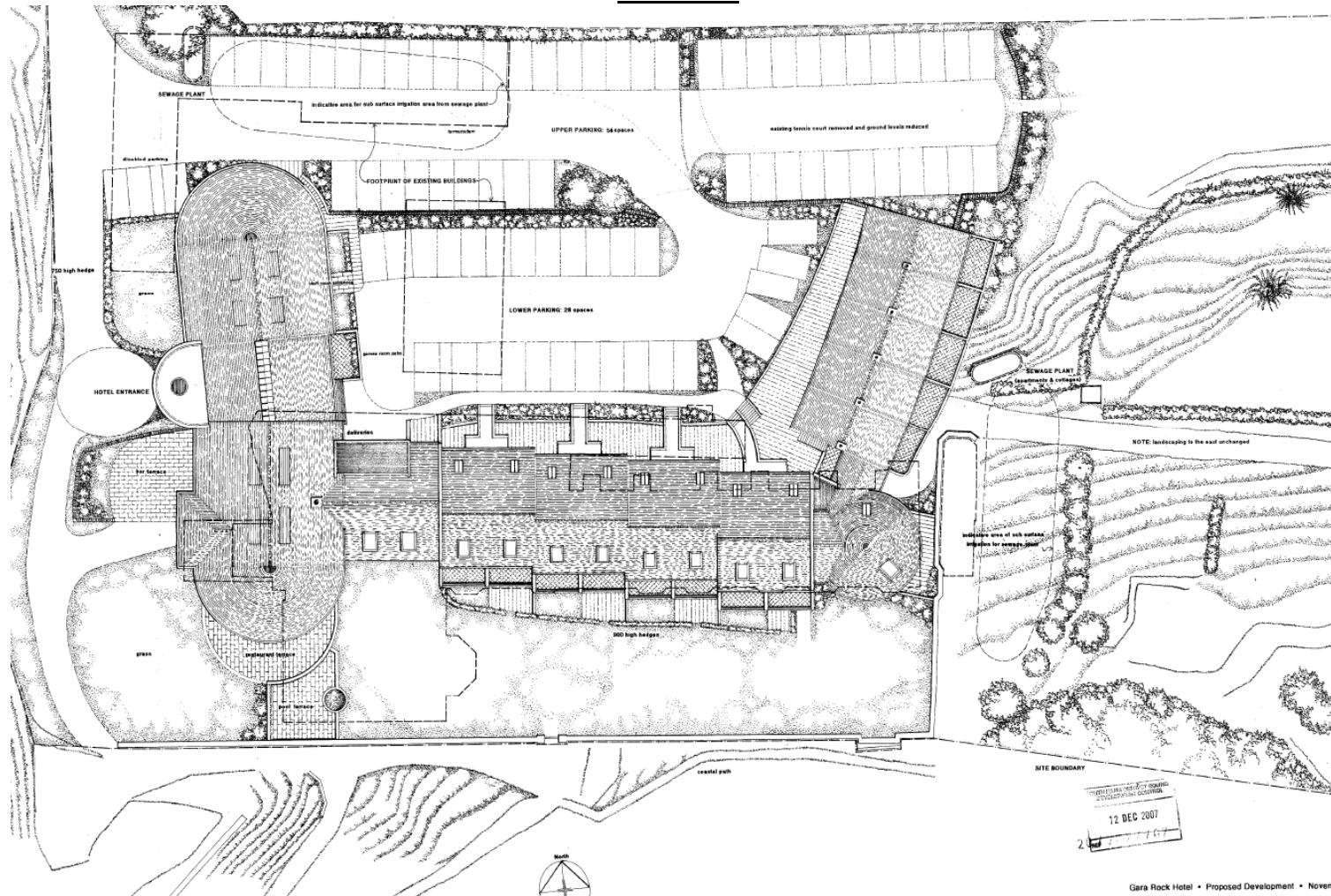
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## Annex C.



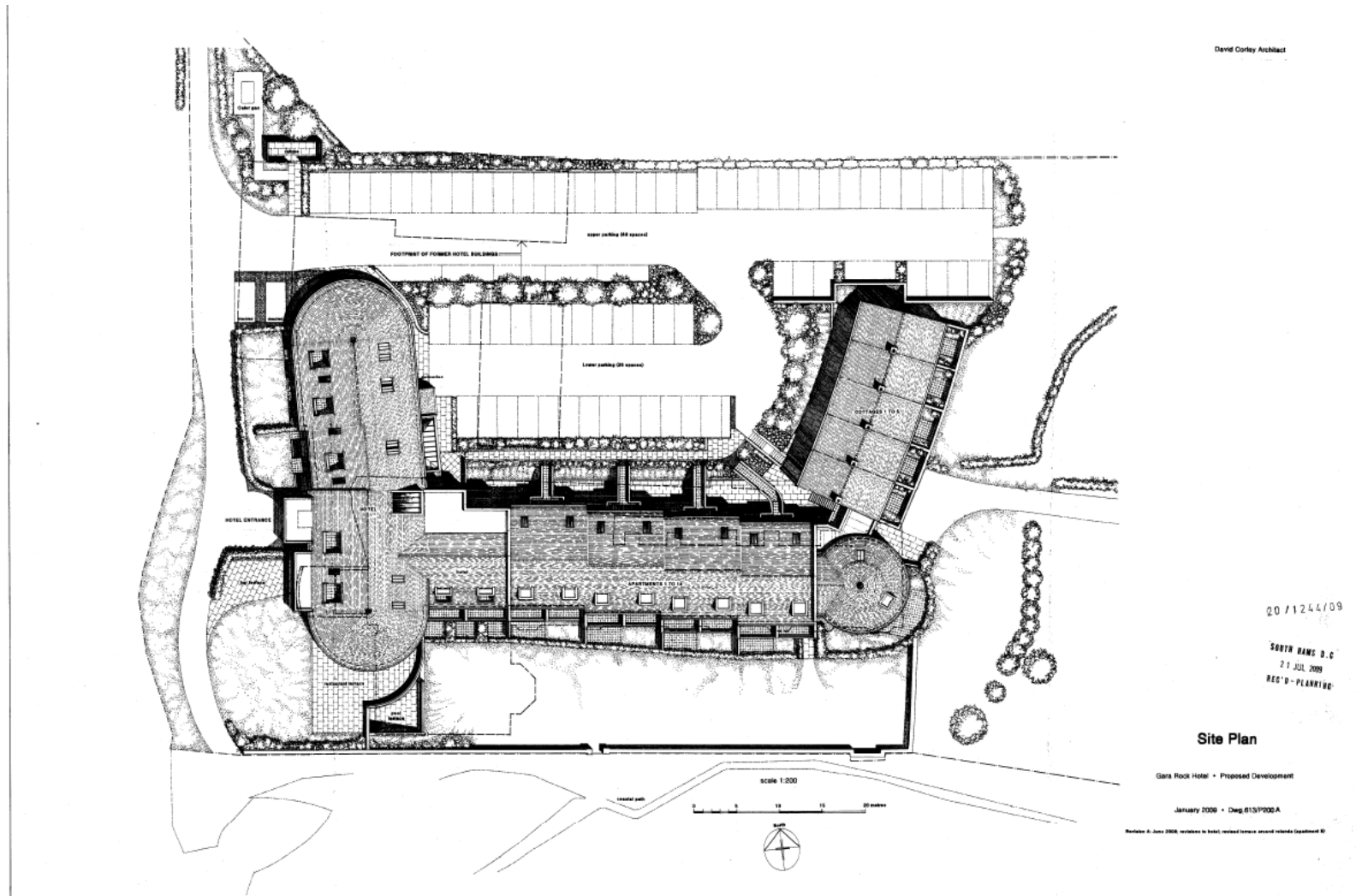
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## Annex D.



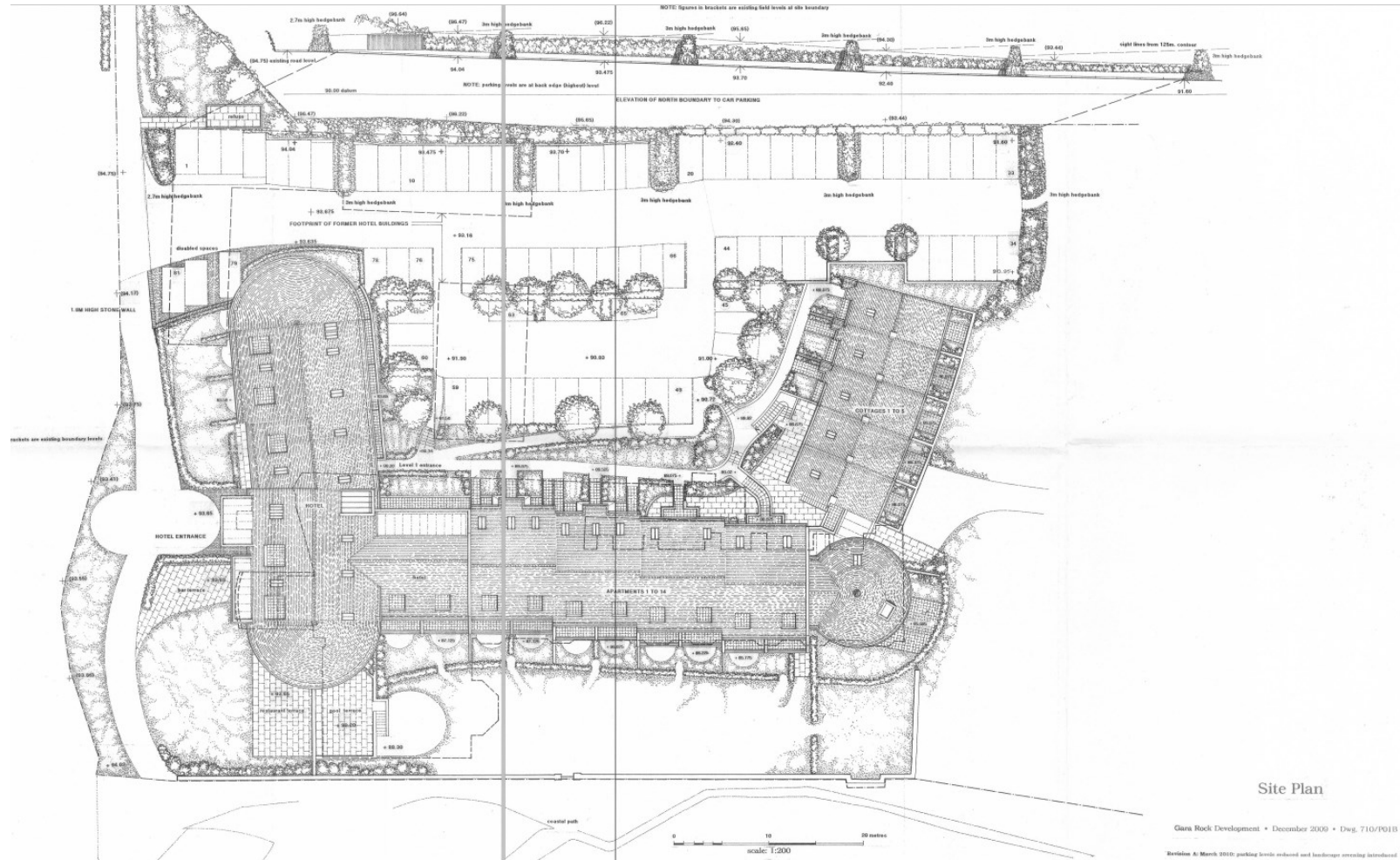
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## Annex E.



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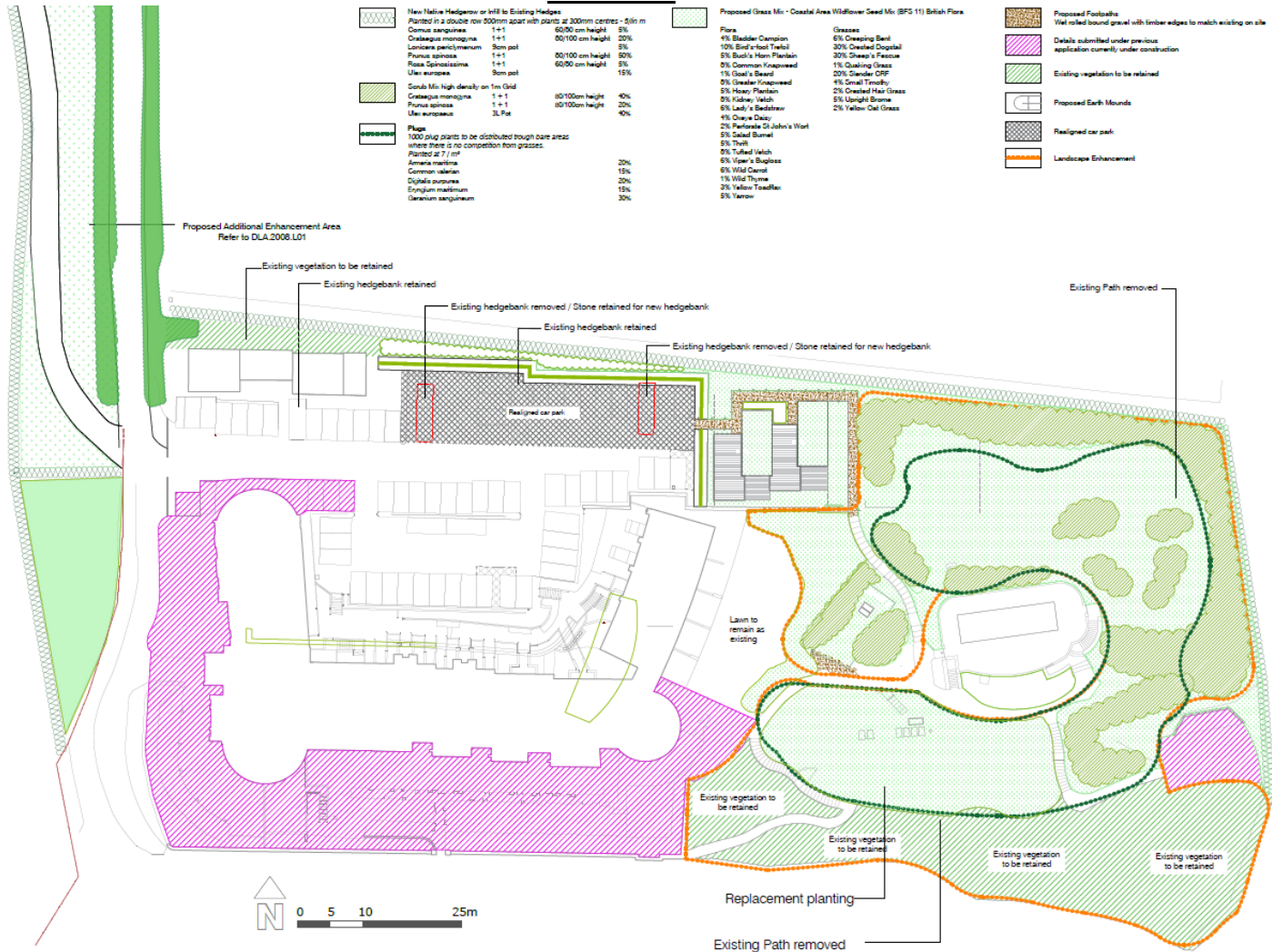








## Annex H.



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