

2024 - Harbour Watch East Portlemouth TQ8 8PU (viewed across the water from Snapes Point, National Trust)



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)



**PLANNING REF:** 1003/24/HHO

**DESCRIPTION:** Householder application for partial demolition, rebuild & extension of existing dwelling, construction of new boat store & slipway, new swimming pool, new stone retaining wall to replace existing substandard tyre boundary sea defence, with associated driveway/car parking & landscape enhancements.

**ADDRESS:** Harbour Watch East Portlemouth TQ8 8PU.

**Officer Name:** Amy Hallett

12<sup>th</sup> June 2024

### **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 continues to **object** to this planning application.

The applicant has submitted a document titled '*Harbour Watch, Garden Management Plan*'.

This document states the '*Aims of the management plan, to **reclaim the existing garden to control existing unmanaged vegetation** and to allow new planting to provide a long-term improvement to the site*'.

*The aims can be summarised as follows:*

- *Identify and manage trees that have arisen since active management has ceased, that diminish the gardens quality.*
- *Plant a clearly defined woodland edge, with native planting of trees and shrubs, to reinforce the existing tree cover.*
- *Improve the species diversity and structure of the. Include planting that provides ornamental features.*
- *Repair degraded paths and steps to ensure safe and improved access.*

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

The document includes modern day map evidence and extracts of the relatively recent TPO.

The summary states:

**Summary:**

The garden layout was designed many years ago, this included distinct planting beds, structural tree planting and a network of paths and steps. This has not been maintained for many years resulting in self-sown trees dominating the garden as well as paths and steps deteriorating into an unsafe condition.

Page 9 of the document includes a satellite image overlaid with a plan that the Society will show is incorrect.

05647 Harbour Watch, East Portlemouth

Harbour Watch, Garden Management Plan

May 2024

**Management proposals:**

The proposed management plan has been written and designed in conjunction with the Rathbone Partnership. The following document produced by them is a key part of the proposal:

Rathbone Partnership Landscape Proposals ref: **PSN/HW02B 13.10.21.**

This plan should be referred to for all planting and restoration details. The proposed management plan excludes the garden area around the house and driveway as this is outside the woodland garden area.

For the purposes of restoration and management the garden will be divided in to two primary sections:

1. The upper area parallel to the road (southern boundary) and along the western boundary.
2. The mid and lower garden areas



Figure 4 – Showing the management compartments.  
Note: this plan is orientated with north at the bottom



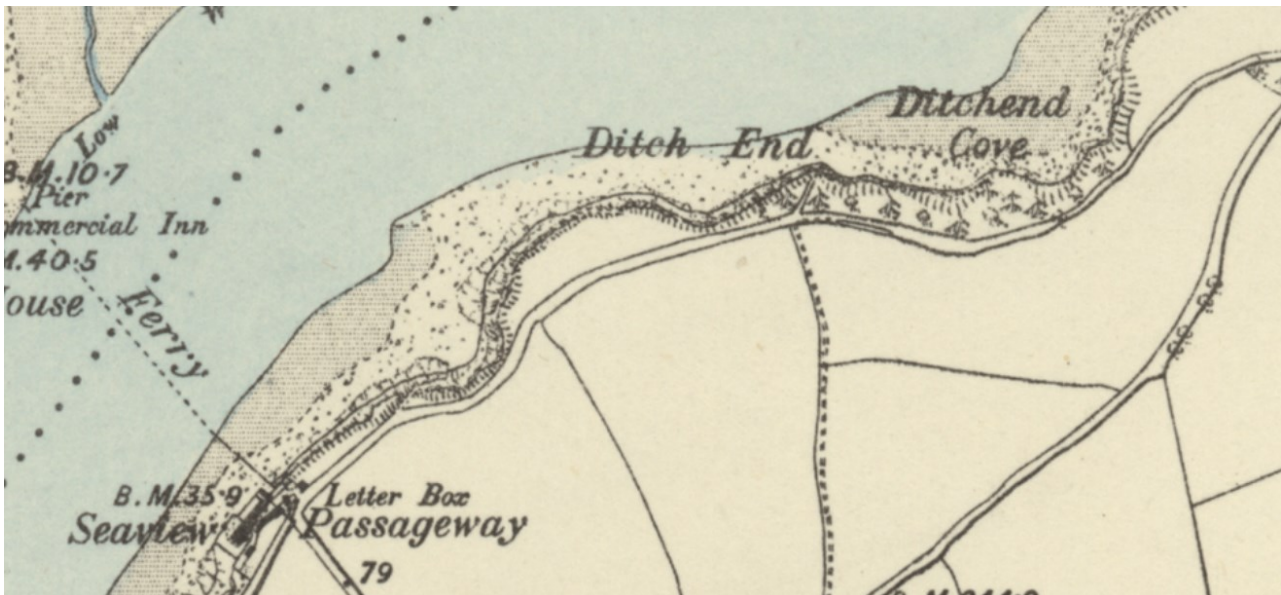
No evidence has ever been provided that the 'garden area' to be 'restored' has ever been a garden. And here it is necessary to look at the history of the location.

One of the earliest detailed maps is the South West England map of 1873-1888.



Ditch End Cove is illustrated to be an area of trees with the only feature being a track to the foreshore.

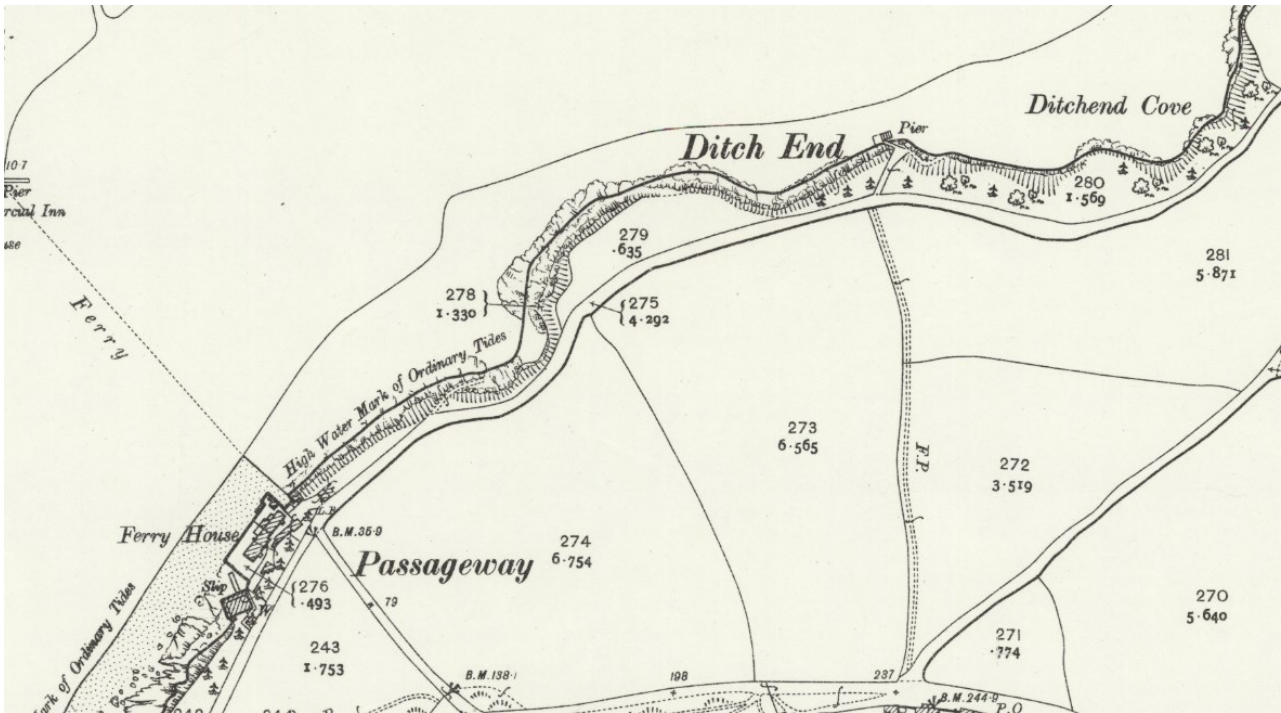
The 1830-1880 county layers maps illustrate the same.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

The 25 inch OS map of 1892-1913 show the same woodland area.



The 1949-73 editions show the Harbour Watch dwelling with the woodland to the west.



Harbour Watch is a house built in the 1920's and originally known by the name Burns End. It first appears in an aerial image taken on the 1<sup>st</sup> July 1930.



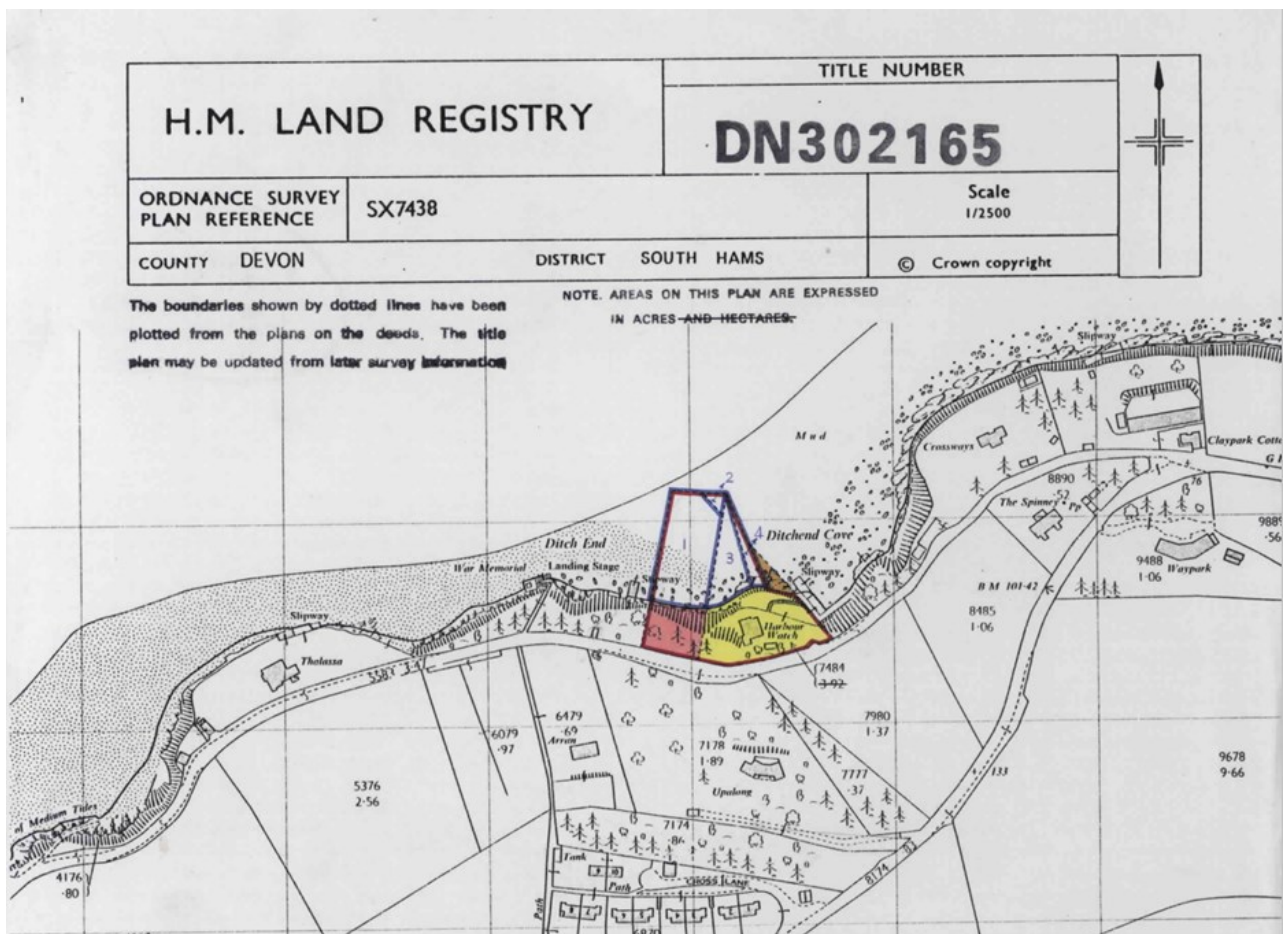
The property can be barely seen amongst the wood lined shore in the 1946 RAF imagery collection.



The property is seen again in the mid-summer image of 1959.



The shoreline land was part of the Duchy of Cornwall until the area was sold during August 1905  
The property conveyance refers to the yellow area of Harbour Watch as a 'plantation'.



## C: Charges Register

This register contains any charges and other matters that affect the land.

**Class of Title:** Title absolute

**Entry number**    **Entry date**

---

9	1991-08-07	<p>By the Conveyance dated 2 July 1991 referred to above the land tinted yellow on the filed plan was conveyed subject as follows:-</p> <p>"SUBJECT :-</p> <p>(i) to the stipulations and conditions contained in the First Schedule to a conveyance ("the 1917 Conveyance") dated the 17th day of February 1917 and made between Henry Lefevre Farrer and Frederick Walter Stephenson of the first part Arthur Digby Besant of the second part Sir Richard Douglas Powell Baronet Maurice Otho Fitzgerald and Sir Walter Roper Lawrence Baronet of the third part Coutts and Company of the fourth part and Albert Edward Wilcock of the fifth part so far as the same relate thereto and are still subsisting and capable of taking effect (a verbatim copy of which stipulations and conditions is set out in the Eighth Schedule hereto).</p> <p>THE EIGHTH SCHEDULE before referred to</p> <p>EXTRACT FROM THE 1917 CONVEYANCE</p> <p>"and the Purchaser doth hereby for himself his heirs and assigns to the intent and so that the covenants hereinafter contained shall be binding on the said hereditaments hereby assured into whosoever "(sic)" hands the same may come but not so as to render the Purchaser or any other persons personally liable in damages for any breach thereof after they shall have parted with all interest in the same hereditaments covenant with the Vendors their heirs and assigns that the Purchaser his heirs and assigns will at all times hereafter observe and perform the stipulations and conditions in relation to the hereditaments hereby</p>
---	------------	---

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)



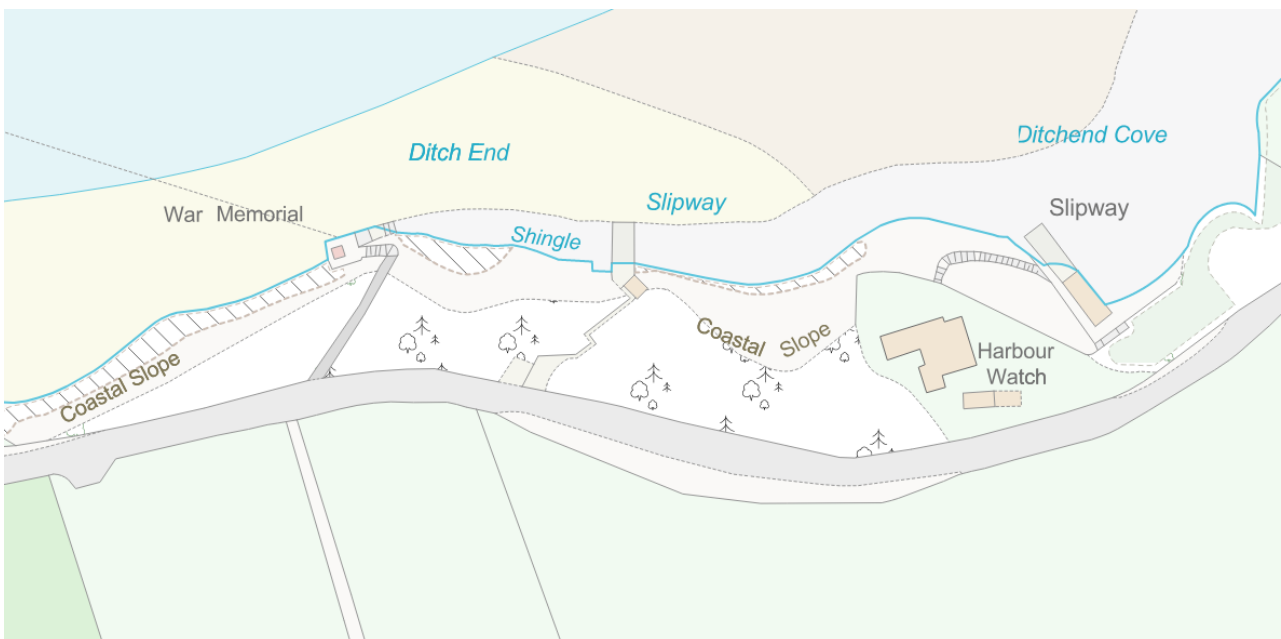
assured which are contained in the First Schedule hereto ....

THE FIRST SCHEDULE above referred to

1. Not more than one dwellinghouse shall be erected upon the land hereby assured and when erected shall be constructed either of stone or of brick covered with rough cast with a slate roof and the slates used for roofing shall be approved by the Surveyor of the Vendors.
2. No house shall at any time be erected on the hereditaments hereby assured of a less prime cost exclusive of stabling and outbuildings than Five Hundred Pounds.
3. That except as hereinafter mentioned the land hereby assured shall at all times hereafter be maintained as a plantation and that no trees shall be cut down except for the purpose of clearing the site for a dwellinghouse and that any trees which may perish or decay shall be replaced by the Purchaser at his own expense."

---

Effectively, the conveyance has its own tree protection requirements and the local planning authority's TPO ref 953 supports that position.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)



The Society are of the opinion that TPO 953 should be rigorously applied to maintain the natural environment, character and appearance of the location and prevent the spread of the urban environment.

In addition, trees play an important role in securing the banks of the estuary with root systems acting as slope stabilisation. Once removed banks collapse inevitably leading to a less beneficial environmental outcome.

In conclusion there is no evidence of an historic garden that requires restoration, but compelling reasons as evidenced by the examples that follow to ensure the woodland plantation should be maintained.

For these reasons the Society is of the opinion this application should be refused.

For and on behalf of the South Hams Society.

Richard Howell,  
Chairman.

Examples where trees were removed and the consequences for the National Landscape, the Salcombe Kingsbridge Estuary SSSI and Local Nature Reserve.

Batson 2019



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Four years later 2023 netting and rock bolts.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Curlew Drive 2006 (Nation Landscape, the Salcombe Kingsbridge Estuary SSSI and Local Nature Reserve).



2010, trees along the shoreline removed.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Image 2021 - estuary bank collapses in early 2019. Netting secured with rock bolts with stone gabion baskets along the base.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

The East Portlemouth to South Pool Road. (Nation Landscape, the Salcombe Kingsbridge Estuary SSSI and Local Nature Reserve).

Yalton Kiln 2009



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

2021 Trees removed (and runoff).



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)





Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Yalton 2000



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Yalton 2009 New building access (with no drainage).



Charity No 263985  
Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Image 2021 - new house development (2018).



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

March 2021, hard landscape foreshore repairs required.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamssociety.org](http://www.southhamssociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)