

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON  
MONDAY, 7 JULY 2008**

**(59/0576/08/F) Resubmission of planning application 59/2033/07/F for barn conversion and erection of two new dwellings – Elmfield, West Alvington, Kingsbridge, TQ7 3PP**

**Present:** Cllr Carter  
Cllr Fielden (Chairman)  
Cllr Hitchins  
Cllr Steer  
Cllr Westacott

**In attendance and participating:**

Cllr O'Callaghan – Local Ward Member  
Mr M Elliott – Area Planning Officer  
Mr B George – Devon County Council Highways Engineer  
Cllr Wright – West Alvington Parish Council representative

In introducing the application, the Area Planning Officer (APO) made particular reference to:-

- (A) the proposal of the development. With the aid of plans, the APO outlined the proposed development which comprised of the erection of two detached 3 bedroom houses with detached garages, conversion of a stone barn to a single one bedroom dwelling with the erection of a garage and alterations to access onto Vicarage Lane and private drive to serve both the development site and Elmfield House;
- (B) the planning history of the site. The APO advised that a previous application had been submitted, but was subsequently withdrawn, which proposed a total of four units to be erected on site. Devon County Council (DCC) had not supported approval for this number of units, nor the access arrangements. Moreover, the design was felt to be inappropriate and the siting of a house in the higher part of the site was considered unneighbourly and imposed upon the open character of the paddock area. However, it was confirmed that DCC Highways Agency had no objection to the current proposed scheme;
- (C) letters of representation received. The APO advised that letters of representation had been received outlining concerns of unacceptable additional traffic generation onto Vicarage Lane, traffic generation being a danger to other road users on A381, the wish to retain the trees on the southern boundary, with the exception of the firs and that the development was detrimental to the Area of Outstanding Natural Beauty and the Conservation Area;

(D) the bat survey. A recent bat survey carried out on the application site identified that Lesser Horseshoe bats had recently been using the first floor of the barn building. Therefore, accommodation had been identified in an adjoining building which would be the subject of a planning condition;

The Group then proceeded to view the application site by walking the paddock to view the footprint of the proposed development and view the stone barn. The APO also demonstrated the access onto Vicarage Road highlighting where the entrance would be extended too to increase visibility. The Group also viewed the access onto the A381.

The Parish Council (PC) representative noted concerns of access, highlighting the danger both onto Vicarage Road and the A381 with the increase of vehicular movement which the proposed development would create. Furthermore, with the possibility of increased numbers of vehicles both from residents and visitors, car parking was felt to be of concern especially in light of the limited parking already in existence. This was echoed by the local Ward Member who noted a number of incidents of near misses which had recently occurred on the junction. The Parish Council had been surprised that Devon County Council Highways had raised no objection to the scheme on the grounds of access. In response, the Highways Engineer advised that due to the number of units being reduced to three, there were no adequate grounds to object, especially in light of the proposed changes to the entrance.

In discussion on the application, Members noted that although they had concerns with regard to the access, in light of the Highways Engineer raising no objection to the proposal, then there were no valid planning grounds to refuse it.

It was then unanimous that:-

**RECOMMENDED**

That in respect of application number 59/0576/08/F, the application be conditionally approved.

**Conditions**

- 1 – TIM3 (Standard time limit 3 years)
- 2 – MAT8 (Roofing Natural Slate)
- 3 – MAT11 (Eaves Verges Hips and flues details)
- 4 – MAT14 (Walls Render Details)
- 5 – MAT17 (Stonework Sample Panel)
- 6 – MAT23 (Timber Doors and Windows Reserve Details Vents)
- 7 – MAT26 (Rooflights)
- 8 – MAT30 (Full Details (Ducts, Flues, Vents etc) )
- 9 – Non Standard  
Hardsurface Details
- 10 – CON5 (No Demolition of Barn Walls)
- 11 – CON6 (Finishes)
- 12 – RES22 (Exclusion of G.D.O.)

13 – Non Standard  
Landscaping  
14 – NonStandard  
Tree Protection/Management  
15 – Non Standard  
Contamination Land Survey  
16 – Non Standard  
Visibility  
17 – Non Standard  
(Closure Access onto A381  
18 – Non Standard  
Bats  
19 – Non Standard  
Bats