

Payhembury Parish Council

Payhembury Parish Council strongly object to planning application 19/2650/PDQ for the following reasons:

1. Unsuitable road access for the scale of the proposed development - and associated safety risk to children and others:

This property adjoins the road between the hamlet of Lower Tale and the main road. This road is narrow, poorly maintained, with limited passing places, numerous blind bends, generally poor visibility and collapsing hedges, plus a steep descent from the proposed development down to Lower Tale. With the proposed properties planned to have 13 double bedrooms, it is the belief of the Council that there will be a significant increase in vehicular movements (contrary to builder's assertion) along this narrow and dangerous road (especially in winter). The road cannot sustain a 50% increase in vehicular use.

The road is shared with pedestrians and vehicles from the rest of the hamlet and is the main and only practical route for Lower Tale children to walk to the bus picking-up point (at Tale Head Cross) for The King's School in Ottery and for Lower Tale residents to access the only pathway to the amenities in the centre of Payhembury village. The road is too narrow for a pavement, and there is no feasible footpath alternative from the development to the main road which the developer could offer. This development, in our opinion, is a threat to human life.

Parking for 10 cars is likely to be insufficient for 5 houses and their guests (a rural situation, with no local amenities, means that all adult occupiers will have cars). Any overflow parking on the road would be dangerous and would potentially block access to the rest of the Lower Tale hamlet, including to emergency vehicles. Use of the road edge for up to 20 refuse containers on waste collection days will also cause access issues. No facilities are included on the plans for storing these containers between collections so it is possible they may remain along the road edge for long periods causing further issues.

In the Parish Council's opinion, this is in an unsuitable location for any additional households due to this road issue alone. It should be noted that a previous application (11/0319/OUT) for the development of a single property nearby was not granted by EDDC because of the remote nature of the site.

2. Not suited to the character of the surroundings

The property is a substantial barn, which is not currently inconspicuous in the landscape. From its elevated location, it has a good view of Payhembury village, and can be seen from the main road. The proposed glass and metal nature will make this a very "strikingly different" building in the locality. The conversion is not sympathetic with the surroundings (i.e. other properties in Lower Tale) – which include the 10 other barn conversions in the locality – none of which have been so unsuitable in style (or objected to). This is an urban "multi-occupancy" design which is not within the character of the specific locality of Lower

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Tale (which are all single detached houses). The interior design of the 5 properties is poor - it is unclear how these will function as serious dwellings for permanent residents (especially the one without the kitchen, or the one with only a small skylight). Proposed outside space for these properties is limited, which is out of character with the locality, and raises concerns about where the children will be able to play and the likelihood of applications to extend the curtilage of the properties, which will further impact the environment.

It is poorly designed internally, totally out of character externally, and encourages the wrong kind of use.

3. Noise

This development would increase the number of dwellings in Lower Tale by 50%. As well as increased traffic, the number of people would inevitably alter the peaceful nature of the hamlet to its detriment.

4. Potential flooding / drainage / waterways / contamination concerns

The location is on top of a rise, which is capped with clay. Drainage is non-existent – the clay means there is no soak-away opportunity, there is no mains drainage and no local stream. A sealed cesspit with no overflow would be necessary to prevent causing long term contamination issues to the rest of the properties in the hamlet (all further down the hill). Otherwise there would be potential to affect groundwater and well users. Such a cesspit provision (which would have to be substantial for 5 properties) was not included in the application.

5. Environmental concerns

This location is a quiet rural setting with an increased likelihood of a variety of wildlife. There is no evidence of an ecological survey for this site to determine if there are any protected species in the vicinity. Though such a survey is not required under Prior Approval, the developer is requested to ensure that they understand their responsibility in this regard, especially for the protection of Barn Owls (which have been seen in the vicinity).

6. Agricultural use of the building

There is a need for agricultural buildings in this location. It is known that at least 4 local farmers have tried, or would like, to rent this barn from the current owner without success. If this barn is converted to domestic use then the likelihood is that there will be further planning applications to build replacement agricultural buildings nearby.