

Payhembury Parish Council

Planning Application 20/0199/FUL for Cheriton Farm

Payhembury Parish Council object to this planning application for the following reasons:

1 Inadequate and unsafe access:

The principal objection to this application is the nature of the access. The access to the site is opposite half of the realistic parking places in the hamlet. The exit is partially blind (prevented by a wall within the curtilage of a listed building). Larger vehicles would especially find accessing the site difficult and would cause safety issues to both buildings and people. The previous farmer (the applicant) used small tractors and no very large agricultural vehicles used this access. The increased number of car movements would increase risk and make this access unsafe. There has been at least one known accident between vehicles leaving the site and hamlet traffic.

The increase in traffic in general and the poor state of the rural narrow roads (single track no passing places, grass growing in the centre and often used by horses accessing the bridle path) is of concern, but should be addressed by the response from Devon County Council Highways Department.

An alternative access route approx. 150m to the North of the development, over land believed to be owned by the applicant and exiting away from the other hamlet dwellings, should be provided. This would ensure that the community is not deprived of half of their safe parking spaces, will reduce the risk caused by the existing access onto the lane shared by the rest of the housing in the hamlet and will reduce the overall impact of traffic movement on the narrow and unsuitable roads past the other hamlet properties. This will remove/mitigate much of the local concern about this proposal. Foot access should be provided through the currently proposed access to improve community cohesion, but vehicular traffic from this development should only use this new suggested Northern route.

2 Inadequate parking provision:

This is a large concern given the lack of safe parking on the hamlet's roads (as stated above). The highly rural nature of this development (with no immediate facilities other than a bridle path) means that most adult residents will require their own vehicles, and the normal allocation guidance of 2 per 3 or 4 bedroom house is inappropriate in this case (and does not allow for visitors, friends or more than 2 adults per house). The Parish Council believes that there should be a minimum of 3 spaces per household allocated for this development. If the access is to be from the North, then the car park area could be on that side. The new access road could consider allowing for more occasional parking.

3 Hazardous Materials:

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The Construction Design and Management (CDM) plan will have to include a “demolition and refurbishment survey” which will pick up any asbestos. We would like a CDM plan to be approved by East Devon before construction commences. Though we are not allowed to formally comment on the “problems arising during construction” this will satisfy local concerns about treatment of hazardous materials and delivery/removal of building materials.

4 Privacy/boundary:

There is no statement about how boundaries will be screened from existing residents. This is required. Especially concerned are the residents of the adjoining “Albany” who will also have windows in previously unoccupied buildings facing their own – their privacy should be taken into consideration.

What we liked about this application:

This proposal is in accord with the housing needs of both the East Devon Local Plan and the Payhembury Neighbourhood plan. We do not object on the grounds that the building will be converted. It is clear that the owner is greatly attached to the property and the agent has prepared a very sympathetic and respectful plan which retains the character and history of the buildings as well as improving the biodiversity of the site and giving it a new life – they must both be commended.

The Parish Council believe that it is inevitable that this site will be developed, and that the plan proposed – with the amendments listed above – is the best solution for the future of the building, the site and ultimately the community.

The changes proposed above, we believe, will not only be acceptable to the Parish Council, but, after discussing it with them, this will also go some way to overcoming the objections of the residents of the hamlet of Cheriton.