

## RECOMMENDATIONS OF Brixton Parish Council ON PLANNING APPLICATION REFERENCE 0027/18/OPA

**To:** Development.management@southhams.gov.uk

**Proposal:** Readvertisement (Revised plans received) Outline application with all matters reserved for 5 dwellings.

**At:** Land at Elbridge House, Brixton. PL8 2AG

No comments to make       Support

Objection because       No Objection

### SUGGESTED POSSIBLE CONDITIONS or REASONS FOR REFUSAL:

In considering this outline planning application to build 5 detached houses on the land adjacent to the drive to Elbridge House Brixton Parish Council held a site meeting on the 15th August 2018. The application was discussed at a meeting of Brixton Parish Council on Thursday 16<sup>th</sup> August 2018.

Notwithstanding that the location for this outline application for 5 detached houses lies within the Brixton village development boundary.

### Brixton Parish Council objects to the outline application for the following reasons (all of which have equal importance)

- The application does not meet the adopted planning policies of South Hams District Council for listed buildings and their settings.

Elbridge House is a Grade II listed building. This application relates to land through which the historic drive to the house passes.

The policy adopted by South Hams District Council in the Local Plan 1996 MP8 states '*the open area comprising the grounds of Brixton House (Policy Area 1) and Elbridge (Policy Area 2) should be retained as open spaces in order to maintain the contribution they make to the visual character of the area*'.

Furthermore 'The South Hams Local Development Framework - Development Policies and Development Plan Adopted July 2010' para 3.64 states '*Listed Buildings are properties of special architectural or historic interest designated by English Heritage on behalf of the Government. They contribute to the character, sense of identity, urban fabric and economy of an area. The objective will be to preserve the building, its setting and any special features of interest it possesses*'. This application does not preserve the setting of the listed building. This proposed development will destroy the setting

and historic entrance and drive to Elbridge House. This land historically contributes to the sense of identity, visual character and fabric of Brixton village and should be retained as an open space. For these reasons this site should not be considered as infill.

- **The site is in the South Devon Area of Outstanding Natural Beauty (AONB).**  
From the community consultation in 2016 on developing the emerging Brixton Neighbourhood Plan there were strong representations from local residents to protect the AONB from any further residential and commercial development. In consultation with local residents on this application the strong desire to protect the AONB from development was clearly voiced. This application does not represent any exceptional circumstance which could be considered as an argument to develop land in the AONB. There is no identified need for further housing in Brixton.
- **Design Layout - close proximity to existing houses in The Crescent**  
The design layout for the houses and garages for Plots 4 & 5 show little or no regard for the residents of The Crescent whose properties adjoin this site. The garages for the houses on Plots 4 and 5, as indicated on the plan 'for illustrative purposes only' are far too close to the boundaries of properties in The Crescent. This will result in the garages being overbearing resulting in the loss of privacy, light and outlook particularly for the residents of numbers 12 and 13 The Crescent.

Given the number of existing bungalows in The Crescent adjacent to the site and the size of the houses of Plots 4 and 5 if this application proceeds can consideration be given to bungalows/ single storey dwellings with adjoining garages away from the boundary fence with the properties 11- 14 The Crescent. Bungalows or single storey dwellings on this part of the site would be more in keeping with existing housing and not dominate the overall site.

Assurance is required that if this application progresses to a full application that the number of dwellings identified in the outline i.e. 5 will not be increased and that there will be no plans for the land on the opposite side of the drive or at the end of the development for further houses which according to the agent will be open space managed by a management company.

- **Access**  
The access to the site is considered to be particularly dangerous. The desk top exercise to analyse and evaluate the access and visibility splay undertaken by DCC Highways is technically incorrect and starts from the wrong place. It fails to take into account the close proximity of the bus stop and the fact that traffic on the A379 from the right comes around a blind corner to the concealed entrance leading to Elbridge House. The A379 is a busy commuter route to and from Plymouth and the South Hams. Brixton Parish Council, DCC Highways and the Police are continually dealing with concerns about speeding through the village. Robust traffic calming measures need to be in place on the A379 for this entrance to be safe.

The proposal to have a separate access for traffic is unacceptable as it creates a second breach in the original perimeter wall of Elbridge House which is of historic value to the site and is part of the street scene heritage of Brixton village. The proposed vehicle entrance takes no account of the close proximity to the bus stop and the hazards this will create for vehicles leaving the site in either direction. For heritage reasons it is important to keep the original gateway rather than having 2 side by side entrances to the site - one pedestrian and one for vehicles destroying the original estate wall for Elbridge House.

The current entrance is too narrow for both pedestrians and vehicles. The alternative for 2 separate entrances would be for the original wall and right hand side pillar facing the entrance to be taken down, so that the gateway can be widened for dual purpose use and the wall, pillar and road surface reinstated to its original appearance as part of the conservation of this historic feature. The restored access then would be in keeping with the historic use of the entrance, suitable for both pedestrians and traffic and not detract from the original and historic village street scene.

- **Trees**

All the trees on the site have recently become the subject of a TPO. The plan is unclear about the future of 2 trees which are indicated with a dotted outline and are now protected.

- **Drainage**

There is a spring and water course on the site which drains into the pond at the bottom of the land. The land is waterlogged in winter. Assurance is needed that a sustainable drainage plan will be developed which will not impact on adjoining properties.

- **Sewage**

The Planning Authority will need to be satisfied that the current sewage system on the River Yealm can cope with this increased capacity. No information has been provided to ensure that the current sewage system on the River Yealm can cope with this increased capacity. There is evidence in the public domain provided by the Environment Agency that the sewage filtration plant below Brixton, at Mudbank, is not performing well and has insufficient capacity to manage the current demand. It shows that the following raw untreated sewage spills have occurred at Mudbank - 58 spills total 620 hours or spilling for 2 days (48 hours each month) into the River Yealm. This is occurring before building elsewhere in the village is completed i.e. 34 houses for Phase 2a & 2b at Cane Orchard and

31 houses are proposed in Phase 3 which will drain into this water treatment plant. The local Planning Authority must be satisfied that SWWA that has the capacity to treat this further demand on its capacity.

This level of contamination puts at risk the water quality in the river Yealm which is used for commercial oyster farming, for leisure and recreation and supports valuable wildlife habitats.

- **Public Car Parking**

While the opportunity for much needed public/ community parking facilities for the village is welcomed, the dangerousness of the access needs to be resolved for this opportunity to have real and safe community benefit.

- **Ecology**

There is limited information about the ecology of the site. Brixton Parish Council requires that a bat survey is undertaken as there is evidence from a survey completed on the 22nd May 2018 at a site less than 200 yards from Elbridge that Barbastelle, Greater Horseshoe and Jockte, Serotine or Leisiers bats are flying in the vicinity. The report is attached for information.

Kirstie Aldridge  
Clerk to Brixton Parish Council

24<sup>th</sup> August 2018