



11<sup>th</sup> November 2013

Notes for Planning Application Panel meeting – 14<sup>th</sup> November 2013

P/2013/1307 – Wabbi

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1. Thank-you for the opportunity.
2. I have been asked by Mr Le Marquand to address you:
  - a. It is a stated objective of the Coastal National Park policy to protect and enhance the natural environment through positive land management, with a strong presumption against significant and inappropriate development.
  - b. The key test of the policy is whether development proposed can be provided in accordance with this purpose - avoiding significant and inappropriate development.
  - c. The preamble to the policy recognizes that areas included within the Park are a living landscape. It goes on to say that whilst there should be a presumption against new uses or buildings that would detract from the landscape character, opportunities to secure the repair or restoration of character should be allowed as exceptions where redevelopment provides an opportunity to repair or reduce the impact of an existing use.
  - d. Members it appears that with this case the interpretation of redevelopment, is preventing the opportunity for the repair and restoration of landscape character and other environmental gains from being realised.
  - e. This scheme proposes:
    - i. A reconfigured vehicle access to reduce its width and improve the landscape character by increasing screening of Beau Rivage.
    - ii. The consolidation of parking on the site close to the main house and the removal of an unsightly roadside parking area.
    - iii. The improvement of roadside landscape character – replacement of ronez split block wall with granite wall and hedge – which will improve landscape character and screen the site.
    - iv. The introduction of additional planting along the boundary with La Pulente pub – which will improve landscape character and increase screening of Beau Rivage.
    - v. A reduction in built footprint on site – removal of garage and agreement to revoke part of current permission that has not been built.

- vi. The permanent provision of publically available footpath on land to the south of the property
- f. The following facts are judged to be key and material to your consideration and I would be grateful to highlight them to you:
- g. The scheme proposes a replacement dwelling on a part of the site at Beau Rivage that was suggested by a previous Panel. Two Minsters have visited the site and have expressed support for the principle of the scheme.
- h. There has been only one objection received – not from any neighbour.
- i. The design of the scheme has been developed to meet advice and guidance given by the Panel and Ministers and respond to concerns raised by the National Trust.
- j. The unit is for a dependent relative. The site has been arranged to ensure that there can be no separation of the replacement unit from the site – if there is concern about this then Permitted Development rights can be removed to control any changes. There is no increase in occupancy, no increase in vehicle movements – therefore no contravention of spatial policies.
- k. Members – it is appreciated that a judgment has to be made - using the tests of the policy and having regard to all material circumstances - whether the opportunity to improve the landscape character of the area and introduce a significant environmental gain through the provision of a stretch of public footpath provides justification to overcome the strong policy presumption against development.
- l. Mr Le Marquand respectfully submits that his scheme can be justified and is concerned that your officer's report does not adequately give sufficient weight or acknowledgement to these issues which he believes are material.
- m. It is respectfully submitted that the package of environmental gains and landscape improvements included with the proposal:
  - i. do enhance the natural landscape through positive landscape management
  - ii. do not harm the landscape character of the site or the surrounding area
  - iii. do not result in significant or inappropriate development
  - iv. instead....
  - v. they are an opportunity to restore and repair the landscape character of this prominent Coastal National Park location
  - vi. and provide an opportunity to provide a section of public footpath on a main route serving the Coastal National Park

On this basis Mr Le Marquand believes that the scheme meets the tests required by Policy NE6, has been provided in accordance with advice and guidance he has been given and can therefore be justified.