

The Topsham Society

Reg Charity No: 265073



Planning Panel: Chair – David Burley Dip Arch RIBA. Chartered Architect.
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Report from the Planning Panel

Application Number:	19/0921/FUL
Dated:	17.08.19
Location:	Land At Monmouth Street Topsham. (Mays Field)
Conservation area:	Yes
Listed Building application:	No
Case Officer:	Keegan Ferreday

Introduction:

Topsham has a rich heritage of townscape in a uniquely scenic setting. The Society has around 300 members who pay a small annual fee. Its Planning Panel advises on planning, architecture, the preservation and improvement of features of historic interest and the quality of the Civic environment. The Committee represents a wide area of Topsham interests and keeps members and the town informed of its activities by monthly items in the Estuary magazine and newsletters. We also work in close liaison with the Topsham Community Association and the Topsham Museum Society.

Planning panel:

Panel meeting date:	Via email due to time restraints
Members present:	David Burley (Chair), Jeremy Rawlings, Andy Graham-Cumming, Jose Northey, Charles Duthie,
Observations: (to include effect on town's landscape and the conservation area if applicable)	<p>The Society would object on the following basis:</p> <p>The application appears speculative and no need/potential use has been demonstrated. The principle objective appears to be to establish any built form on this land.</p> <p>Whilst the existing agricultural use generates no requirement for building, the proposed stables, along with associated services/lighting etc, will be an unwelcome visual intrusion into otherwise open countryside.</p> <p>The applicant states that agricultural use of the site (Mays field) is not viable due to restricted access, but fails to address how the proposed stable use will be serviced. It is suspected that such use would have equal or greater access and servicing requirements and therefore the basic premise of the application is false.</p> <p>The proposed 2 compartment stable is not a viable equestrian unit. There is no provision for storage of feed, bedding or tack. There is no provision for managing used bedding and dung. There are no details of the supply of water and power.</p> <p>Given that this site has a significant planning history and ECC's failure to prevent the establishment of a separate dwelling arising from the</p>

	boathouse householder application at Riversmeet (18/1178/FUL), the Society would urge Exeter City Council to be vigilant to prevent residential development of the application site, <i>by the back door</i> .
Recommendations:	The Topsham Society requests ECC refuse this application for the above reasons.

Submitted on behalf of the Topsham Society Planning Panel by:

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