

**Torbay Local Plan- A landscape for success: The Plan for Torbay 2012-32 and beyond
Schedule of representations –Name/Organisation Order (A-Z)**

Consultee ID	File No.	Person / Organisation	
845042	T12	Anthony Garlick	Garlick
Consultee -830296 Agent - 830294	T11	Julian Sanders	Sanders

Received 22nd April 2014

ID: 845042

'Redstones'

6.4.2014

TORBAY COUNCIL PLANNING	
REC'D	22 APR 2014
TO	S/T x

Cookington Lane
TQ2 6XD

Dear Sir/Madam,

Proposed submission plan. Torbay Local Plan.

I find it odd that you are seeking opinions on a plan that was not displayed publicly at Torbay library - you had to ask for it. This is scarcely open, democratic government.

I object to the contrived delineation of this property in any form of "nature" area - this land has no nature interest whatever.

I object to its contrived designation as a 'Conservation Area' because it does not satisfy the criteria for CAS in the old ppqs and the NPPF.

I consider that this land and the site to the north (adjoining 85 Nat Bush Lane) should be included in the development Area.

I object to the contrived designation of this land as an AGL - It has none.

I could also point to many poor examples of English usage in the plan and to lapse into meaningless jargon.

Note eg 6.1.2.1. the use of 'tourism offer' and value in line 5 - what "value".

6.1.2.20. Very confused.

What do you mean by 'local character' and enhancement.

TAL (2) sorry, but cars are here to stay and they bring visitors to the bag. Your hierarchy of sustainability looks silly.

6.3.3.12 That is a 'legible' place.

(These are only randomly picked)

Yours faithfully


MR. A. GARLICK.

'Redstone'
Cockington Lane
TQ2 6XD

10. 10. 2014

TORBAY COUNCIL PLANNING	
REC'D	14 OCT 2014
TO	AM

Dear Sir/madam,

I wrote to your section several months ago in connection with the designation of this property as a 'wildlife zone' (cirl buntings)

I asked you then where you had got your information from. I have had no reply. This information was needed for a public inquiry. You will appreciate the consequences of failure to co-operate with an appellant in such an inquiry.

I have been in contact with the RSPB who have confirmed in writing that this is not a Cirl bunting site.

In view of this I expect you to change your plans accordingly - especially as the owner of 86 Nut Bush lane has obliterated any wildlife interest by dumping a large quantity of spoil on that site.

It is the duty of planners to monitor.
I expect you to change your plans in the
light of this information.

Yours faithfully



MR. A. GARLICK.

8. 11. 2014

Redstones
 Cockington Lane
 TQ2 6XD

TORBAY COUNCIL PLANNING	
REC'D	11 NOV 2014
TO	AM

Dear Sir,

I refer to your recent letter. I do not intend to comment on the irrelevant observations made in the bulk of your letter nor on the persistent patronising tone I find in the majority of communications from your council.

Instead I turn to your so called alleged natural history interest of the land.

In the previous plan the only such interest of the site is alleged to be the 'presence' of civil war burials. Mr. Moran, in his recent public inquiry statement went one better and stated that these burials were present on the site.

What nonsense!

- (1) the period 2009 to date records no sightings of these birds anywhere near the site
- (2) If you check your habitat surveys you will observe that this bird is found on
- (1) unimproved (slightly improved) grassland
 - (2) cereal stubble.

Neither of these habitats is here.

This bird does not frequent woodland which forms a large part of the site. The RSPB

concludes the bird is unlikely to be found here. I have never seen one in 30 years.

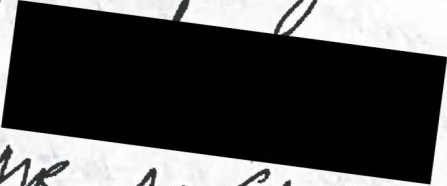
In addition the owner of the land immediately to the north (also in your 'designation') has recently bulldozed his land completely destroying the habitat.

Why then do you persist with your designation when the evidence on the ground shows this to be stupidity. Part of the job of planning or surveying, part is monitoring. You have done neither in this case. You rely instead on out of dates, out of touch past 'information' that has no relevance today.

The boundaries shown on your map have no basis in fact and should be removed.

Please pass a copy of this letter to the Inspector.

Yours faithfully


MR. A. GARLICK



Comments

Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	Mr Julian Sanders
Comment ID	19
Response Date	06/04/14 21:58
Consultation Point	Policy SS2 Future Growth Areas (View)
Status	Processed
Submission Type	Web
Version	0.1

Files

Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being 'legally & procedurally compliant', 'sound' and 'complying with the duty to co-operate', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

Do you consider the Local Plan is:

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	Yes

Question 2a: Supporting the legal compliance, soundness, or duty to co-operate compliance (Yes)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

Edginswell Hall: Torbay Local Plan Proposed Submission - policy SS1, SS2 We are writing on behalf of the owner of the Edginswell Hall, Julian Sanders to express our concerns about the proposed submission for the Torbay Local Plan. Edginswell Hall sits within the Edginswell Hamlet envelope in an area of Great Landscape Value. Policy BE11 of the adopted local plan Edginswell Hall is a Grade II listed building, some parts of which date back to the 1600's, but extensively reconstructed around 1830 (IoE number 390595). It originally stood in extensive private gardens with adjoining orchards and

walled garden to the rear. The house is currently being restored with funds from enabling development which has been permitted within the grounds. The construction of the ring road, Hamelyn Way along the back of the site in the 1960's and the use of the area adjacent to the walled gardens for industrial storage had impacted on the setting of the Hall and the house had fallen into disrepair. The Hall was listed on Torbay's Buildings at Risk Register ref BAR 885-1-7-402. The owner of the Hall has been working closely with Torbay Council Planning and Conservation Officers since 2006 to find a viable way of restoring the Hall and bringing it back into use, through permitting enabling development in the grounds. Permission was finally granted for six houses in July 2011, four of which formed part of a Section 106 agreement with the Council, that required money from the sale of the housing plots to be spent on the restoration of the Hall. The four houses outside the walled garden were required to have minimum impact of the landscape and setting of the listed building. The approved design is set into the hillside and constructed from stone and timber. The housing plots have now been sold and the restoration of the Hall is currently under way and due for completion Autumn 2014. The owners spent five years working with the Council to obtain approval for a scheme that would provide an appropriate balance of development that was sensitive to the existing site, the historic building and its context. We are writing to express our concern that the Edginswell Hall is included within this Future Growth area without any recognition for the importance of the Listed building and its immediate setting. The Torbay Local Plan Proposed Submission, February 2014 identifies the site as being within the Torquay Strategic Delivery Area, policy SS2.1, it comes under the Edginswell area that is identified as a Future Growth Area for housing and related development. We would request that consideration was given under Policy HE1 and HE2 to afford some protection to Edginswell Hall by a) restricting development in the immediate vicinity of the Hall as indicated by the area shaded in grey on the attached plans and b) ensuring that the design and scale of any new development in the valley is sensitive to the overall setting of the listed building.

Question 3. Modifications

Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.

Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound? No

Question 4: Oral Examination

*Attending the oral Examination: **Please note** the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination? No, I do not wish to participate at the oral examination

Question 6: Next Stages Question

Information about the next stages of the Development Plan.

Do you want to be informed of the following:

Submission of the Local Plan to the Secretary of State? Yes

The publication of the Inspector's Report of the Examination? Yes

The Adoption of the Torbay Local Plan by the Council? Yes

Uploading documents

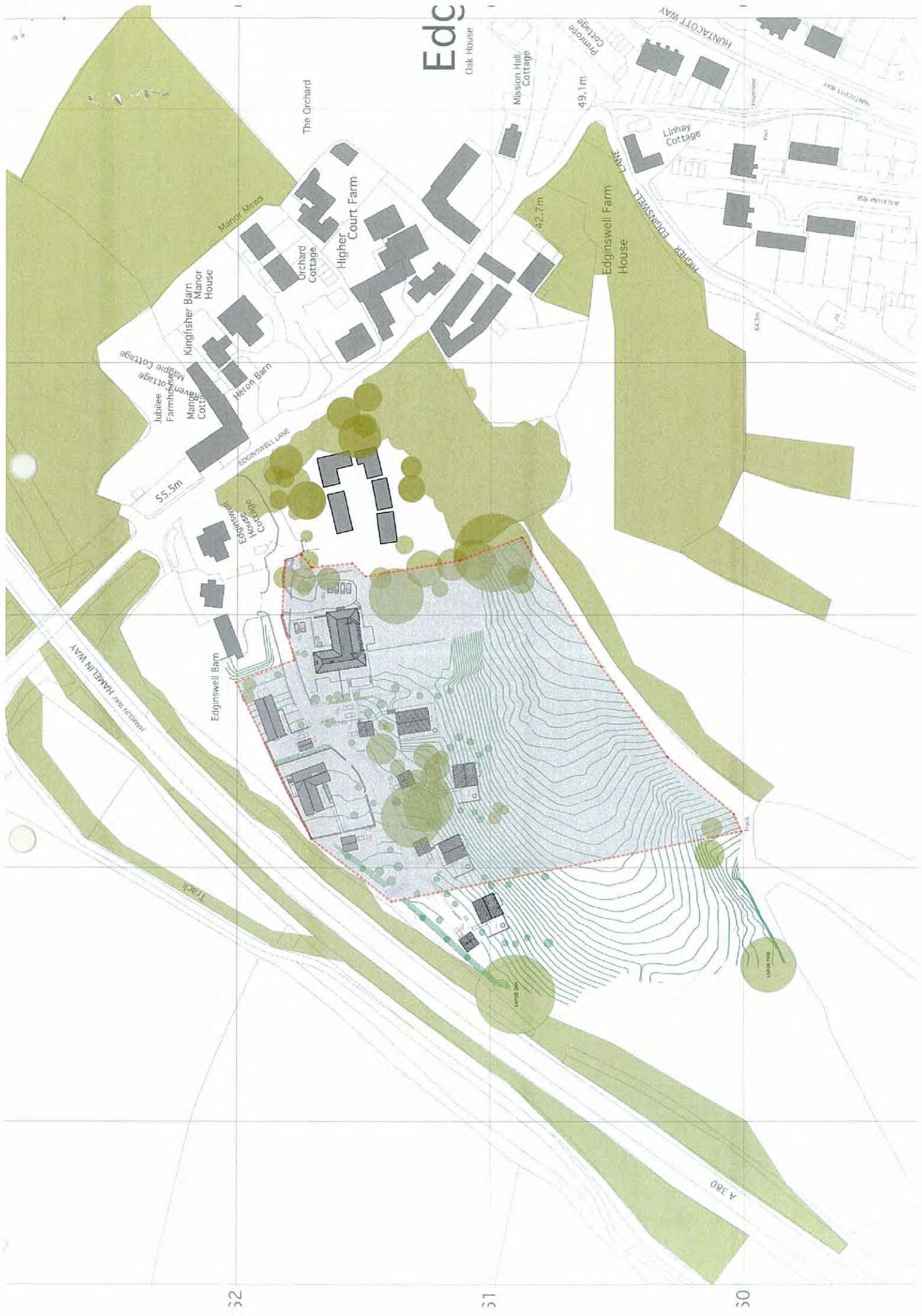
Please upload any additional supporting documents here.

Setting of Edginswell Hall

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Edc



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