

10.12 SETTLEMENT INSETS – OLD CLEEVE

Policy Profile

Settlement Classification:	Small Village (SP/1)
Landscape Conservation:	
Landscape Character Area:	Central West Somerset ¹ (LC/3)

Location and Character

10.12.1 Old Cleeve is a small, relatively compact village situated on the western slopes of Cleeve Hill which gives way to the Pill Valley. The B3191 lies 1.5 miles north of the village and the A39 a mile to the south. Class 3 roads provide access to and from these. The older buildings are generally clustered around St Andrews Church, which dates from the 15th Century and is on the site of an older church.² During the nineteenth and twentieth Centuries the village has experienced considerable infilling and expansion, a notable example being the Memorial Cottages which were built in 1947 for use by the elderly as a memorial to those local residents who served in the Second World War. The village is set in a special landscape area, and surrounded by average quality Grade 3 agricultural land with an extensive area of higher quality Grade 2 land a quarter of a mile to the west.³

Settlement Policy

10.12.2 Since Policy SP/1 identifies Old Cleeve as a Small Village it is subject to Structure Plan Review Policy STR 5.⁴ A recent village survey revealed Old Cleeve has already accommodated a surprising amount of post-war development and that there is limited scope for further development due to such factors as amenity, access and provision of public services. The Local Planning Authority has redrawn the village's development limits to include the eight bungalows at Dairylands on the north west edge of the village, and proposes to provide for locally-generated housing needs through infilling, conversion or redevelopment.

10.12.3 Chapel Cleeve, which includes Cleeve Park, is set too far away from Old Cleeve to be considered for inclusion within its village limits. The lack of facilities and small number of permanent dwellings within it indicate that further development would be inappropriate, and that there is no justification for its designation as a village.

¹ WS Atkins South West; West Somerset Landscape Character Assessment; West Somerset District Council; 1999

² Department of the Environment; List of Buildings of Special Architectural or Historic Interest: District of West Somerset, Somerset (Parishes of Elworthy, Monksilver, Nettlecombe, Old Cleeve, Sampford Brett, Stogumber and Williton) (as amended); Department of the Environment; 1984.

³ Ministry of Agriculture, Fisheries and Food; Agricultural Land Classification of England and Wales; Ministry of Agriculture Fisheries and Food; 1988

⁴ Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review – Adopted April 2000; Somerset County Council; 2001; ISBN 0 861 83357 0

WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

The Local Plan should be read as a whole. Proposals for development will be assessed against all the relevant policies

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Population and Housing

- 10.12.4 Old Cleeve village has experienced considerable residential development since the 1960s. The Parish of Old Cleeve is large, stretching as far south as the junction of the B3224 and B3190 on Exmoor and northwards to the coast. Since the 1960s, the number of people resident in the Parish has grown significantly and it can be assumed that this increase is attributable, in part, to development in Old Cleeve and in Cleeve Park, which has established itself as a residential area although the chalets were originally designed for holiday use.
- 10.12.5 The Local Planning Authority considers that a continuation of this pattern of growth in Cleeve Park would be at the expense of the environment and would exacerbate highway problems. The character of Cleeve Park results from its location in the grounds of Chapel Cleeve House, the small size of the chalets and the informality of the woodland setting. It is agreed that proposals to extend the area of living space of existing chalets would increase the visual impact of the development in the open countryside and be incompatible with other policies of the Plan.

POLICY OC/1: Development at Cleeve Park

Development in the form of further chalet provision or extensions to the living area of existing chalets at Cleeve Park will not be permitted.

- 10.12.6 An old orchard in the centre of the village provides an important physical feature worthy of preservation and enhancement. This orchard provides a unique balance between buildings and open space within the village. Views into the site are enjoyed by neighbouring properties and by people using the village's main street. The site is a well used amenity orchard with a Management Committee.

Employment

- 10.12.7 Old Cleeve retains a residual agricultural role with Old Cleeve Farm on its northern outskirts. A former Tannery site at Linton, a quarter of a mile to the west of Old Cleeve may provide a valuable future source of small scale local employment. Today, as is the case with many villages in the Plan area, Old Cleeve is essentially recognised as being a retirement settlement with a high proportion of residents aged 65 and over.⁵

Shops and Services

- 10.12.8 Since the closure of the Post Office/General Stores, the facilities in Old Cleeve are limited to St Andrews Church, the Church Room and Lysaght Club and Old Cleeve community hall. This is a well-maintained licensed club with a large membership made up of people from the surrounding villages.

⁵ Office for National Statistics; 2001 Census: Neighbourhood Statistics – West Somerset; ONS; 2004 (data-set)

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Environment and Conservation

10.12.9 Old Cleeve's character is that of a relatively unspoilt traditional English village with 23 of its buildings listed as being of special architectural or historic interest.⁶ These buildings follow the triangular pattern of the internal roads, and most have rendered or colour-washed walls and thatched roofs. Policies LB/1 and LB/2 set out criteria against which proposals affecting listed buildings will be judged. The more modern buildings within the village are generally in keeping with their older neighbours.

10.12.10 A large part of the historic core of the village has been identified as a Conservation Area, and Policies CA/1 to CA/3 apply in this area. Within this wider policy framework, which also includes building design, proposals for new development in Old Cleeve should have regard to the following local characteristics:-

- (i) the vernacular building style of one and a half or two-storey properties and the use of traditional materials, including natural stone, rendered and colour-washed walls, often with hipped thatched or gabled slate roofs;
- (ii) the importance of natural stone walls to the character of the village street scene. These are mainly threatened by decay or collapse or by their removal, lowering or setting back from the street frontage to provide visibility splays for new development;
- (iii) the dominance of older properties abutting or almost abutting the village street. Modern development often of single-storey dwellings has been set back from the road and consequently contributes little to the village scene;
- (iv) the retention of open spaces important to the character of Old Cleeve and which allow views to the coast, the fringes of Exmoor and surrounding countryside.

10.12.11 A number of older properties within the village have large well-tended gardens which are enclosed by low stone walls. Apart from the church yard and Old Cleeve Orchard, the village is devoid of public open space and the layout enable passers by to share in the enjoyment of what is essentially private space.

10.12.12 Towards the outskirts of Old Cleeve the high roadside hedgebanks form an interesting feature worthy of preservation. The village has very few verges, and these hedges go part way to making up for this since they are alive with small mammals, birds and plants.

⁶ Department of the Environment; List of Buildings of Special Architectural or Historic Interest: District of West Somerset, Somerset (Parishes of Elworthy, Monksilver, Nettlecombe, Old Cleeve, Sampford Brett, Stogumber and Williton) (as amended); op. cit.

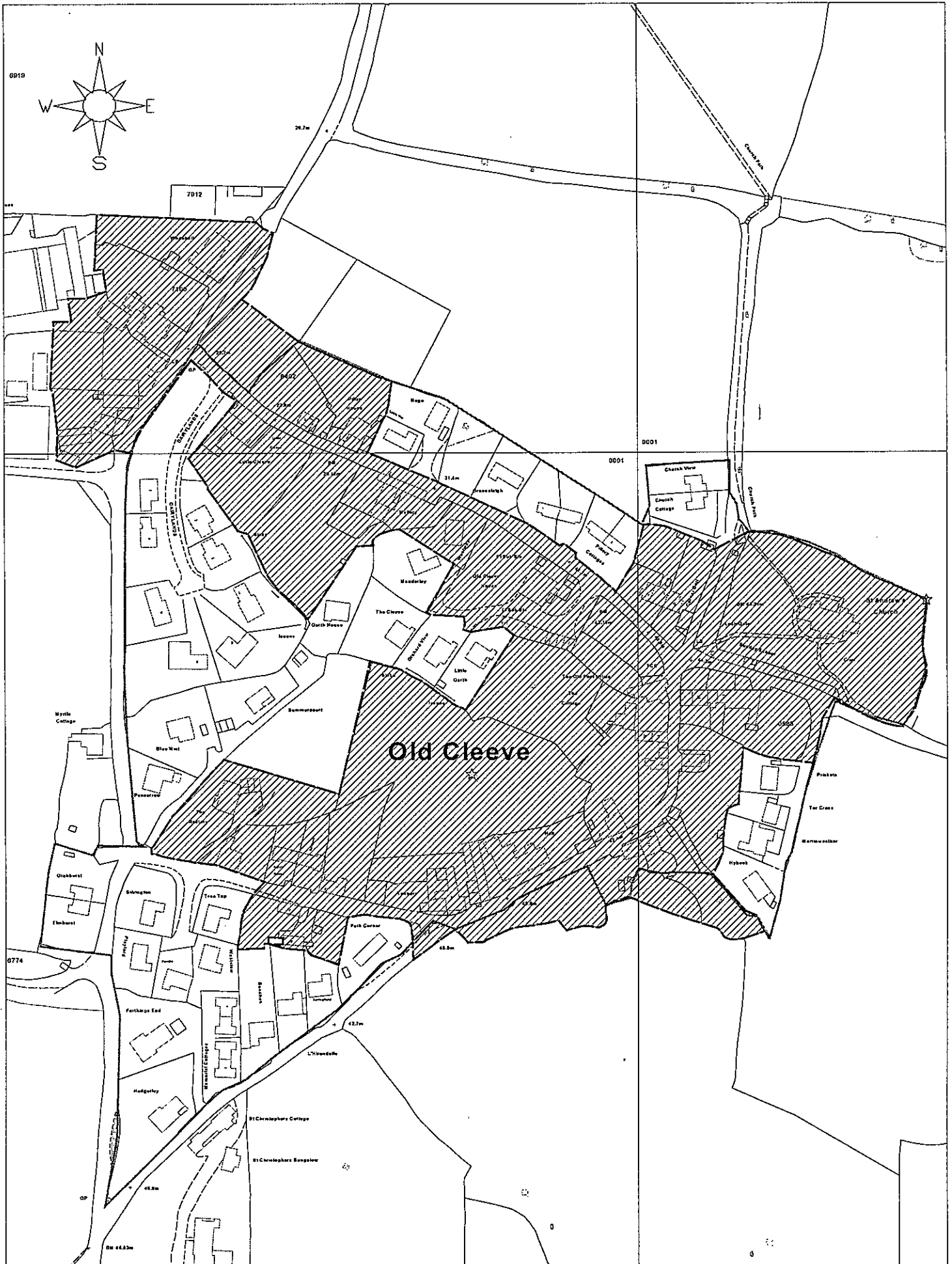
WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

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Proposed Modification No 12(i)
Add Conservation Area (Policies CA/1-5)
Delete incorrect SSSI notation for the same area

OLD CLEEVE

INSET MAP 12



Scale 1:2500

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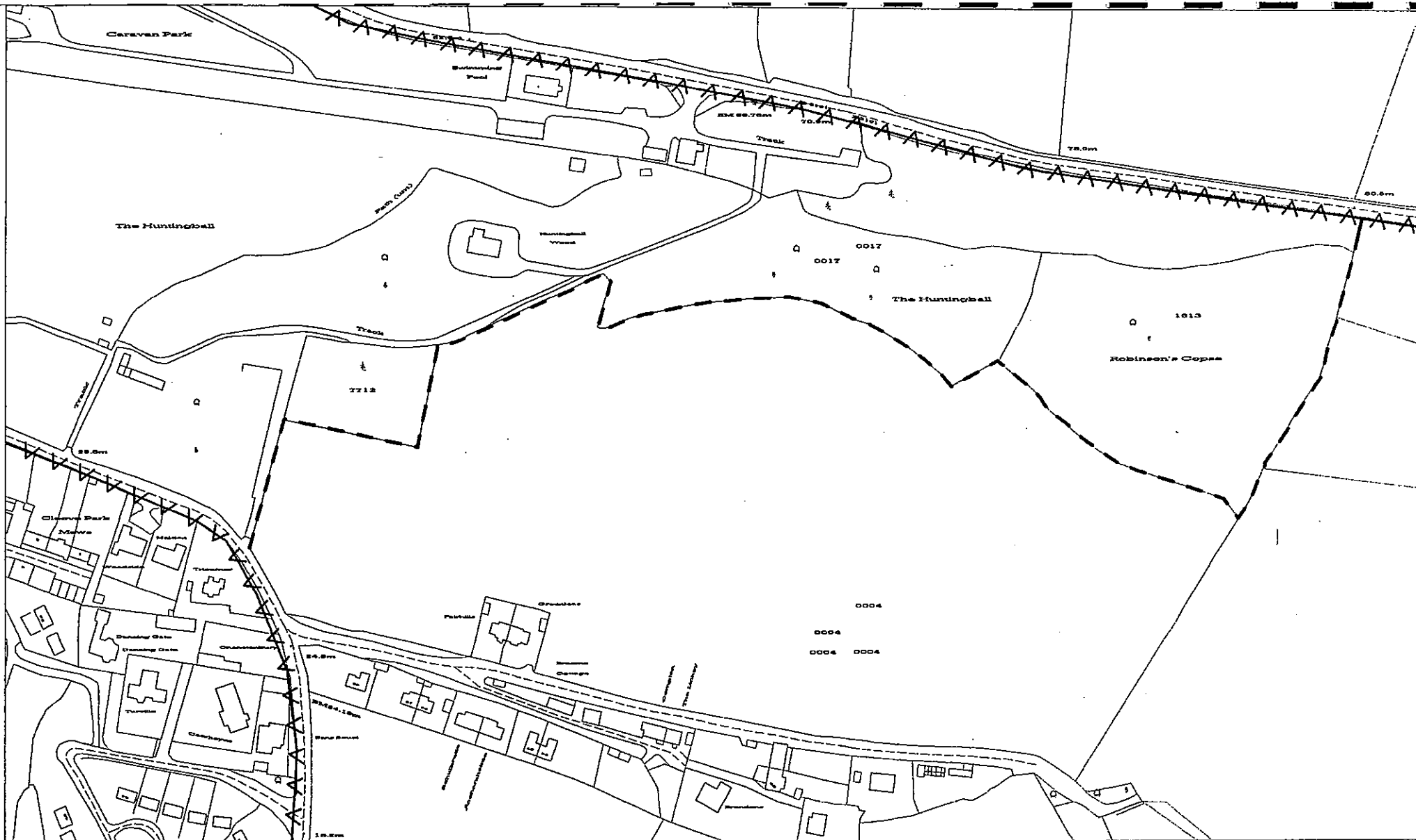
Proposed Modification No 12(iii)
Add Orchard Open Space (Policy R/5) - Rectory Orchard

OLD CLEEVE
INSET MAP 12



Scale 1:2500

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Change No: 257
Huntingball Wood Blue Anchor

Map: PROPOSALS

Scale: 1:2500



**WEST
SOMERSET
DISTRICT
COUNCIL**

Local Plan
PROPOSED CHANGES

Notation:

Existing Coastal Zone —▲—

Proposed amendment to Coastal Zone - - - - -