

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 JULY 2014 AT 5.30 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Matt Farrand
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Graham Price
Cllr Steve Sidney

In Attendance: District Cllr Simon Wright
Cllr Rufus Gilbert
Martin Johnson (Secretary)

14/16 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Beryl Washington and Jax Williams.

Public Open Forum

There were no members of public present.

14/17 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/18 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decisions regarding planning applications were received from South Hams District Council (SHDC):

18.1 **28/1244/13/O**
Decision: **Conditional Approval**
Case Officer: Debbie Crowther
Parish: Kingsbridge
Decision date: 6 June 2014
Site: Allocated site K1, Land off Trebble Park Road, Kingsbridge
Proposal: Outline Application (with All Matters Reserved except
Access) for erection of up to 85 dwellings, a 2-3 storey 50
unit Extra Care Building, vehicular access, open space, play
provision and drainage.

KTC: **The application had originally been received at the
full council meeting held on 18 June 2013 when it had**

been Resolved to Defer a recommendation until further information was available regarding the Section 106 requirements reported by DCC (highway consultation reply dated 14 June 2013).

Members received revised comments from DCC (highway consultation reply dated 4 July 2013). Members noted that £500,000 towards future continuation of the 93 bus service had been deleted; other Section 106 requirements remained. Some technical objections from DCC remained which were anticipated to be removed following the submission of additional information.

Members also received a report that following negotiations between SHDC and the applicant the housing package had been changed. An increase to 18 general needs affordable dwellings (from original 10 dwellings) plus the extra care home land for £1. This would increase the affordable element of dwellings to 18 from 85 total i.e. 21% plus 50 extra care units i.e. 50% across the site. Government grant funding would be required to deliver the extra care home scheme. If this should not occur, a fallback position would be to develop the site for around 26 general needs affordable dwellings. These 26, combined with the 18 provided by the developer, would realise 44 from 111 total i.e. 40% level of affordable homes.

A full discussion took place, during which members agreed that the new information realised a better package, and it was then RESOLVED to recommend APPROVAL.

18.2	28/0889/14/CU
Decision:	Conditional Approval
Case Officer:	Jenny Draper
Parish:	Kingsbridge
Decision date:	13 June 2014
Site:	37b Fore Street, Kingsbridge TQ7 1PG
Proposal:	Change of use from A1 to sui generis
KTC:	No Comment

18.3	28/0705/14/F
Decision:	Conditional Approval
Case Officer:	Matthew Jones
Parish:	Kingsbridge

Decision date: 13 June 2014
Site: 31 Embankment Road, Kingsbridge TQ7 ILA
Proposal: Householder application for new studio to rear garden.
KTC: Recommended Approval subject to conditions that:

- A construction management plan is provided to identify how building materials will be unloaded on to the site without disturbance to neighbours, and
- Plans for potential client parking to visit the studio noting current congestion at the end of Warren Road and environs

18.4 28/0734/14/LB
Decision: Listed Building Consent - Conditional Approval
Case Officer: Richard Gage
Parish: Kingsbridge
Decision date: 9 June 2014
Site: The Old Grammer School, 108 Fore Street, Kingsbridge TQ7 1AW
Proposal: Listed Building Consent for installation of replacement windows to west elevation
KTC: Recommended Approval

CORRESPONDENCE

18.5 There was no correspondence to consider.

It was **RESOLVED** to note the above decisions.

14/19 TREE DECISIONS, CORRESPONDENCE AND WORKS

19.1 There were no tree decisions or correspondence to consider.

19.2 It was reported that approved tree works at 1 Lime Grove had been completed. Nil feedback had been received from SHDC regarding felling of trees at 23 Lime Grove and the matter would be hastened.

14/20 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

20.1 28/1476/14/F – Householder application for erection of conservatory.
2 Isigny Road, Kingsbridge TQ7 1EN.
Mr Palmer
(Case Officer: Lucy Hall)
Recommend APPROVAL

20.2 28/1529/14/F – Change of use from Restaurant (A3 class) to dwelling (C3 class) with external alterations.

61a Fore Street, Kingsbridge TQ7 1PG.

Friary Homes

(Case Officer: Donna Crabtree)

Recommend APPROVAL

20.3 28/1413/14/F – Householder application for proposed first floor extension and new store at ground level.

10 Highfield Drive, Kingsbridge TQ7 1JP.

Miss S Mills

(Case Officer: Lucy Hall)

Recommend APPROVAL

20.4 SP/DCC/3673/2014 – Retention of three existing modular classrooms, block numbers 02, 04 and 05, for a further 10 years.

Kingsbridge Primary School, Belle Cross Road, Kingsbridge TQ7 1NL.

Devon County Council

(Case Officer: Sue Penaluna)

Recommend APPROVAL however, the classrooms should only be approved for a further 5 years in order to expedite a permanent solution for replacement.

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management.

14/21 ANY FURTHER CURRENT PLANNING MATTERS

It was reported that a motorhome parked on land at the Rivermaid Boatyard site was being used as permanent accommodation and had been reported to SHDC Development Management for investigation.

14/22 DATE OF NEXT MEETING

Tuesday 15 July 2014 at 5.30 p.m.

The meeting closed at 6.05 p.m.