

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 16 DECEMBER 2014 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Graham Price

In Attendance: Two members of public
Martin Johnson (Secretary)

14/79 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Matt Farrand, Steve Sidney, Jax Williams and District Cllr Simon Wright.

Public Open Forum

Mr Tom Shell provided the statement at Annex A and was thanked by Cllr Yates.

14/80 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/81 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decision regarding planning applications was received from South Hams District Council (SHDC):

81.1 **28/2568/14/F**
Decision: **Conditional Approval**
Case officer: Jenny Draper
Decision date: 20 November 2014
Site: 20 Embankment Road, Kingsbridge, TQ7 1LA
Proposal: Householder application for extensions to front and rear of dwelling. Creation of parking area and new garden to rear. Erection of porch to side elevation.
KTC: **Recommended Approval**

CORRESPONDENCE

The following correspondence was received:

81.2 From SHDC, a listing of outstanding planning enforcement cases dated 5 December 2014 for Kingsbridge which were currently under investigation. The

information was confidential and not for dissemination to the public or outside bodies. Members sighted the listing.

It was **RESOLVED** to note the above decision and correspondence.

14/82 TREE DECISIONS, CORRESPONDENCE AND WORKS

TREE DECISIONS

82.1 There were no decisions to consider.

TREE WORKS

82.2 There were no applications to consider.

14/83 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

83.1 28/2897/14/AD

Advertisement consent for 5m pole mounted Ford Service illuminated sign.
Quay Auto Centre, Higher Union Road, Kingsbridge, TQ7 1EQ.

P J Motor Services

(Case officer: Charlotte Howrihane)

Recommend APPROVAL

83.2 28/2932/14/VAR

Variation of condition 4 of householder planning approval 28/0982/12/F (to allow holiday let and ancillary use).

31 Embankment Road, Kingsbridge, TQ7 1LA.

Mr S Tibbles

(Case officer: Matthew Jones)

Members received Devon County Council's (Development Management) letter SH/2932/2014 dated 4 December 2014 which Recommended Refusal due to a likely increase in the volume of traffic entering and leaving a Class A County Road through an access which did not provide adequate visibility from and of emerging vehicles contrary to National Planning Policy Framework paragraph 32.

Recommend REFUSAL in concurrence with Devon County Council's findings above.

83.3 28/2959/14/CU

Change of use of premises from retail (A1) to café/restaurant (A3).

30 Fore Street, Kingsbridge, TQ7 1NY.

PanCrepes Ltd

(Case officer: Nils White)

Members received South Hams District Council's (Environmental Health) email dated 5 December 2014 which commented that extract ventilation should be provided due to significant cooking, a minimum of 2 toilets and a urinal must be

provided for the benefit of customers, the first floor facility as proposed may not meet requirements for disabled access, and there was a need for wash hand basins/associated drainage at ground and first floor cooking/preparation areas.

Recommend SUPPORT subject to the South Hams District Council's comments above being resolved.

83.4 28/2978/14/F

Construction of second floor flat (with 3rd bedroom in roof void) and ground floor refuse/general store area. Extension of second floor flat vertical slate cladding and render finish to first floor elevations.

61a Fore Street, Kingsbridge, TQ7 1PG.

Friary Homes

(Case officer: Nils White)

Recommend SUPPORT subject to the production of a construction management plan with particular emphasis on: parking for construction vehicles, timetable for delivery of materials to site, and storage of materials on site.

83.5 28/2982/14/LB

Listed building consent for internal alteration to remove partition wall.

Mangetout Deli Café Restaurant, 84 Fore Street, Kingsbridge, TQ7 1PP.

Mangetout UK Ltd

(Case officer: Nils White)

Recommend APPROVAL

83.6 28/2983/14/F

Internal alteration to remove partition wall.

Mangetout Deli Café Restaurant, 84 Fore Street, Kingsbridge, TQ7 1PP.

Mangetout UK Ltd

(Case officer: Nils White)

Recommend APPROVAL

83.7 28/2997/14/F

Householder application for alterations to dwelling to include new first floor balcony, roof lights and flue.

Birchenhayes, Springfield Drive, Kingsbridge, TQ7 1HG.

Mr & Mrs T Greenham

(Case officer: Matthew Jones)

Recommend APPROVAL

83.8 28/2998/14/F

Householder application for alterations to dwelling to create living accommodation at first floor level. Installation of dormer.

9 Saffron Park, Kingsbridge, TQ7 1RL.

Mr & Mrs B Freeston

(Case officer: Jenny Draper)

Recommend APPROVAL

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

14/84 ANY FURTHER CURRENT PLANNING MATTERS

Members received the Department for Communities & Local Government's press release dated 28 November 2014 which reported that most Section 106 charges (developer contributions) would no longer be sought from sites of 10 homes or fewer. The move had been identified as cutting a stealth tax on new homes and a boost to small builders. However, members considered that S106 monies were essential to provide affordable housing contributions alongside open space, sport and recreation. It was **RESOLVED** to request SHDC to lobby central government that the South Hams required Section 106 contributions from small housing developments.

14/85 DATE OF NEXT MEETING

Tuesday 6 January 2015 at 6.00 p.m.

The meeting closed at 7.08 p.m.

Annex:

A. Public Open Forum – Statement.

Pegasus's Amended Proposed Scheme for K5

On Friday 28th November Pegasus presented their amended proposed scheme for K5. As usual there was no public consultation but just a presentation of their scheme. There are various problems with this scheme and we would ask that the members of the Planning committee give this further consideration with an open mind. We believe that having just one access is vastly preferable for the following reasons leading to a win/win resolution.

Problems with having second access by Balkwill Road :-

- 1. Will increase danger to school children.**
- 2. Will increase traffic congestion and danger at narrow part of Westville Hill with poor visibility.**
- 3. Access road will be a scar in AONB.**
- 4. Access road will present opportunity to further develop in AONB as admitted by Pegasus.**
- 5. Diversion of well used Footpath 2 alongside Westville Hill, a PROW.**

Reasons to have just one access into Eastern Field of K5

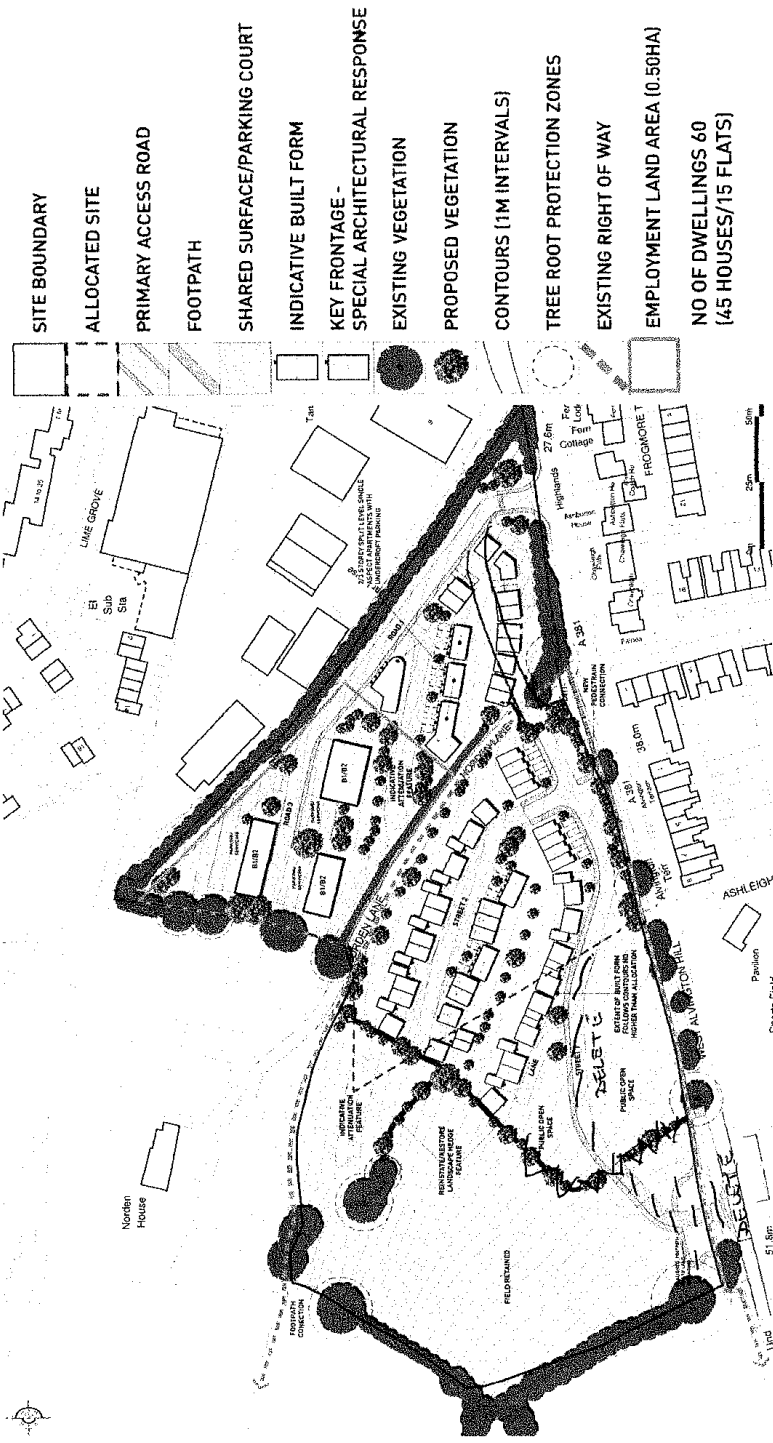
- 1.Reduced traffic congestion.**
- 2.Improved visibility at wider part of Westville Hill giving safer access on to main road.**
- 3.Will help to contain development within allocated K5.**
- 4.Safer for pedestrians and road users alike.**
- 5.No interference with well used Footpath 2 alongside Westville Hill.**

Methods of accessing Western Field of K5 from Eastern Field

- 1. A bridge over Norden Lane.**
- 2. Infill of Norden Lane and providing new access to Norden House.**
- 3. Road from Eastern Field down to level of Norden Lane and up to Western Field.**

Please give this your careful attention. Tom Shell

Amended Proposed Scheme



SITE BOUNDARY

ALLOCATED SITE

PRIMARY ACCESS ROAD

FOOTPATH

SHARED SURFACE/PARKING COURT

INDICATIVE BUILT FORM

KEY FRONTAGE - SPECIAL ARCHITECTURAL RESPONSE

EXISTING VEGETATION

PROPOSED VEGETATION

CONTOURS (1M INTERVALS)

TREE ROOT PROTECTION ZONES

EXISTING RIGHT OF WAY

EMPLOYMENT LAND AREA (0.50HA)

NO OF DWELLINGS 60

(45 HOUSES/15 FLATS)