

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 17 APRIL 2018 IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr David Baisie
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Mike Jennings
Cllr Chris Povey

In Attendance: Martin Johnson (Secretary)

17/122 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs John Gall and Graham Price.

Public Open Forum

There were no members of public present.

17/123 DECLARATIONS OF INTEREST

None.

17/124 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

None.

CORRESPONDENCE & REPORTS

The following correspondence was received:

A Campaign to Protect Rural England (CPRE) email dated 4 April to all local councils highlighted the draft revised National Planning Policy Framework (NPPF) regarding AONBs. Members compared current paragraphs 115. & 116. with a proposed new paragraph 170. and considered there were no significant changes. It was **RESOLVED** to take no action on the draft revised NPPF.

17/125 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

None.

17/126

PLANNING APPLICATIONS

The following planning applications were received from South Hams District Council (SHDC) for consideration:

126.1 **0768/18/FUL**
Proposal: Reconfiguration of the existing internal layout, opening up into the roof space and proposed addition of 2no. rooflights
Location: Flat 3, Duncombe House, Duncombe Street, Kingsbridge, TQ7 1LR
Applicant: Mr J Rodger
Case Officer: Rachel Head
KTC: **Recommend APPROVAL subject to the works being limited to 0800-1800 weekdays, 0900-1300 Saturdays and nil Sunday to preserve the residential amenity of neighbours**

126.2 **0769/18/LBC**
Proposal: Listed building consent for reconfiguration of the existing internal layout, opening up into the roof space and proposed addition of 2no. rooflights
Location: Flat 3, Duncombe House, Duncombe Street, Kingsbridge, TQ7 1LR
Applicant: Mr J Rodger
Case Officer: Rachel Head
Members noted a representation on SHDC's planning portal
KTC: **Recommend APPROVAL subject to the works being limited to 0800-1800 weekdays, 0900-1300 Saturdays and nil Sunday to preserve the residential amenity of neighbours**

126.3 **1009/18/LBC**
Proposal: Listed building consent for installation of flue to rear
Location: Alley Cats Diner, 26 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr Wai Hung Mui
Case Officer: Chris Mitchell
KTC: **Recommend APPROVAL subject to the following conditions:**

- **the supply of details and implementation of a routine for the satisfactory disposal of all trade effluent,**
- **such waste should not be stored on the highway outside the premises, and**
- **the proposed flue to be installed to relevant construction regulations**

127.1 SHDC had reported that an enforcement matter would be dealt with; it had written to the landowner accordingly and a response was awaited. It was agreed for the Town Clerk to monitor and hasten if required.

SHDC had agreed to investigate a further alleged enforcement case.

127.2 KTC had written to the agents and owners of The Quay and the Kings Arms Hotel to lobby for conversion works and maintenance to commence.

The Town Clerk had spoken with the agent of The Quay. It was intended for scaffolding to be erected in late May for maintenance to commence and the planning conditions were being worked upon. A written update had been requested.

The owner of the Kings Arms had replied that repair to roofs and gutters, alongside cleaning, had taken place as far as safely able to do so without the requirement for scaffolding. It was intended to market the hotel for sale by auction via Allsops on 31 May. If the building failed to sell then the owner would look to undertake the conversion to flats.

127.3 KTC had also written to the agent for a shop in Fore Street, with planning permission for repairs, to lobby for the works to commence. A reply was awaited.

127.4 At the South Devon Joint Local Plan (JLP) Hearing on 21 March the Inspector had suggested for SHDC and KTC to liaise in order to produce an amended objective for TTV13 Quayside regarding car parking. The draft read: "3. Retention of appropriate levels of public car parking which is sensitively incorporated into the design of new development ensuring that car parking does not dominate the street scene."

Members agreed to contact SHDC to suggest the objective should be amended in order that levels of car parking were retained at current capacity and earmarked to be increased.

127.5 Cllrs Baisie and Balkwill had attended the Kingsbridge Neighbourhood Plan Steering Group on 16 April and reported on progress to date.

127.6 Salcombe Neighbourhood Development Plan had invited comments on the draft plan in letters dated 15 February and 16 April. It was agreed to reply that KTC had nil feedback.

127.9 The 'eggloo' art installation in Quay House grounds had been discussed at the previous council meeting and it had been agreed for it to remain in situ until 11 May. A letter from the artist was considered which requested a further stay however, Members agreed that the deadline should be retained.

17/128

DATE OF NEXT MEETING

Members agreed to cancel the meeting scheduled for 1 May 2018 as it clashed with the arrival of the new Salcombe lifeboat at the Crabshell Inn. Any planning applications requiring feedback would be received at the council meeting on 8 May 2018.

Next Planning Committee: Tuesday 15 May 2018 at 6.30 p.m.

The meeting closed at 8.35 p.m.