

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 18 NOVEMBER 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:** Cllr Anne Balkwill  
Three members of public  
Martin Johnson (Secretary)

#### **14/65 APOLOGIES FOR ABSENCE**

Apologies were received from District Cllr Wright and Cllr Williams.

#### **Public Open Forum**

Cllr Anne Balkwill, Selworthy House/Court, commented on planning application **28/2767/14/O** (outline proposals for 2 detached dwellings in Warren Road):

- Pre-application advice by SHDC had been for the agent to discuss the project with neighbours to iron out problems before submission however, no such discussions had taken place.
- There appeared to be a number of factual errors in the application.
- The houses would be outside the town development boundary and therefore National Planning Policy Framework (NPPF) criteria had to be satisfied: in a sustainable position, with access to services, and with minimal visual impact which she did not consider had been met.
- Not all boundary hedges were in the ownership of the applicant e.g. the southern boundary escallonia hedge was in her ownership, had died in parts, and was being considered for removal therefore it could not be relied upon to screen the development from 7 houses in Embankment Road below the site.
- There were already concerns that pitch fibre public sewer drains were nearing the end of their life and would not be suitable to take the additional waste from suggested 2 x 4 bedroom houses.
- Outline permission with all matters reserved would not protect the area e.g. the roofline was not reserved so the development could not be claimed to have minimal visual impact. It would clearly be seen from the Kingsbridge Estuary and affect the Area of Outstanding Natural Beauty (AONB).

Rodney Strong, 24 Warren Road, regarding **28/2767/14/O** (above) stated:

- The Kingsbridge Sustainability Threshold Assessments dated April 2010 had investigated the proposed development site and concluded that the location had sustainability issues with mitigation considered problematic.
- The Design and Access Statement was incorrect in reporting that there would be no effect on neighbouring properties as the illustrations earmarked that the

development's first floor windows would look down into his own ground floor windows, garden and patio which would be a loss of privacy.

- The Design and Access Statement also reported that hedges would be retained however, the hedges were not in the applicant's ownership so such claims could not be upheld.
- The Visual Impact Assessment ignored views of the site from the estuary.
- Concerns that while the agent reported that trees on the site would be maintained householders may decide to fell them.

Members asked several questions and Cllr Yates thanked Cllr Balkwill and Mr Strong for their statements.

Doug Hunt, 5A Belle Cross Road, stated that while he supported planning application **DCC/3714/2014** to re-develop the Primary School he was concerned that second floor windows may overlook his property.

Members reviewed the drawings alongside Mr Hunt which allayed his concerns.

#### **14/66            DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **14/67            PLANNING DECISIONS AND CORRESPONDENCE**

##### **DECISIONS**

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

**67.1                            28/2119/14/F**  
**Decision:                    Conditional Approval**  
Case Officer:                Donna Crabtree  
Decision date:                2 October 2014  
Site:                            38 Embankment Road, Kingsbridge, TQ7 1LA  
Proposal:                      Householder application for alterations and extension to dwelling.  
**KTC:                            Recommended Approval**

**67.2                            28/1585/14/F**  
**Decision:                    Permission Refused**  
Case Officer:                Mehdi Rezaie  
Decision date:                9 October 2014  
Site:                            Land to rear of 124 Fore Street, Kingsbridge, TQ7 1AW  
Proposal:                      Conversion of outbuilding to create residential dwelling and vehicular access  
**KTC:                            Recommended Approval**



## TREE WORKS

**68.2** There were no applications for tree works to consider.

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

## 14/69 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

**69.1 28/2568/14/F** – Householder application for extensions to front and rear of dwelling. Creation of parking area and new garden room to rear. Erection of porch to side elevation.

20 Embankment Road Kingsbridge, TQ7 1LA.

**Mr & Mrs Humphries.**

(Case Officer: Jenny Draper)

**Recommended APPROVAL**

**69.2 DCC/3714/2014** – Redevelopment of existing school buildings including removal of temporary classrooms, construction of 2 extensions, internal alterations to classrooms, re-modelling of existing external works and car parks. Provision of new entrance to school site and multi- use games area.

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

**Devon County Council**

(Case Officer: Hayley Stokes)

**Recommend APPROVAL**

**69.3 28/2660/14/F** – Householder application for erection of PVCu conservatory to the rear.

7 Kingsway Close, Kingsbridge, TQ7 1UG.

**Mr Lee**

(Case Officer: Jenny Draper)

**Recommend APPROVAL**

**69.4 28/2767/14/O** – Outline application (all matters reserved) for erection of two detached houses and garages.

SX7418 4302, Warren Road, Kingsbridge, TQ7 1LB.

**Ms A Stear**

(Case Officer: Alex Sebbinger)

**Recommend REFUSAL due to the following:**

- **Planning policies.** The site location is sensitive within the AONB, outside the town development boundary, and the adverse impacts are deemed to significantly outweigh the benefits.
- **Pre-application planning consultation.** Although advised by SHDC to discuss the project with all neighbours this has not been actioned to date.
- **Loss of outlook & Loss of privacy.** The development is very likely to overlook and have adverse impacts upon 24 Warren Road, Selworthy House/Court and several properties along Embankment Road.

- **Physical infrastructure.** Local knowledge suggests that the public sewer may not be suitable to cope with further development.
- **Sustainability.** SHDC Site Threshold Assessments for Kingsbridge dated April 2010 identified the proposed location and neighbouring land areas at Site 17 (Land at Warren Road), Site 24 (Land at Southville) and Site 16 (Land off Culver Park) as having sustainability issues with mitigation considered problematic.

**69.5 28/2759/14/F** – Replacement of existing windows with PVC double glazed windows.

Flats 1 to 9, Carling Court, Kingsbridge, TQ7 1QJ.

**Mr K Shakesheave**

(Case Officer: Charlotte Howrihane)

**Recommend APPROVAL**

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

#### **14/70 ANY FURTHER CURRENT PLANNING MATTERS**

There were no further current planning matters.

#### **14/71 DATE OF NEXT MEETING**

Tuesday 2 December 2014 at 6.00 p.m.

*The meeting closed at 7.00 p.m.*