

## **Kingsbridge Town Council**

### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 18 JULY 2017 IN QUAY HOUSE**

**Present:** Cllr Robin Griffin (Chairman)  
Cllr David Baisie  
Cllr Anne Balkwill  
Cllr Martina Edmonds  
Cllr Chris Povey

**In Attendance:** Cllr Irene Jeeninga  
District Cllr Rufus Gilbert  
Mike Derry (Derry Owen Architects)  
Martin Johnson (Secretary)

#### **17/24 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Dena Bex, Mike Jennings and Graham Price.

#### **Public Open Forum**

Mike Derry presented the proposals to re-develop the Kings Arms, Fore Street (agenda items 28.2 & 28.3 below) and took questions from the Town Council (KTC) and South Hams District Council (SHDC) Members. The salient points were:

- The proposal was for 15 dwellings i.e. 13 apartments within the former hotel and 2 new townhouses at the rear of the building.
- The apartments would be 2 x 1 bedroom, 10 x 2 bedroom and 1 x 3 bedroom.
- The houses would be 1 x 1 bedroom and 1 x 2 bedroom.
- There would be 17 car parking spaces. There was no public parking and likely to be no visitor parking on site.
- The apartments would be a mixture of one and 2 level builds.
- Some existing rights of way would be retained for dwellings bordering the site at the rear.
- There was no affordable housing element within the proposals as a viability study had assessed that development costs were too high.
- No phasing of the development works had been produced to date.
- The façade of the building fronting Fore Street would be restored to a high quality.
- Gates would be introduced to the access leading to the rear car park.
- Entry to the dwellings would be via Fore Street and the rear of the building to access different units.
- An internal courtyard would be open to the elements to provide light.
- Much discussion had taken place with SHDC's conservation officer.
- The owner had developed another building in Fore Street and at remote locations but nothing similar to the hotel proposals.
- The freehold of the former Natwest bank had been purchased.
- Lead-in time for the development was unknown at present.
- The length of leases for the apartments/shop was unknown at present.

- Operators of the commercial premises on the ground floor were unknown at present.
- The agents were content to keep KTC informed of progress.

## **17/25                    DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **17/26                    PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

No information to consider.

## **17/27                    TREE WORKS' APPLICATIONS, DECISIONS AND CORRESPONDENCE**

### **DECISIONS**

The following decision was received from SHDC:

<b>27.1</b>	<b>Trees in a Conservation Area – Notification of Works</b>
<b>Application No.</b>	<b>1183/17/TCA</b>
Proposal:	T2. Turkey Oak – Crown lift to 4 metres above ground level by removing 5 lowest limbs, crown reduction by approx 3 metres on east side over main road, crown reduction by approx 3 metres on west side over house, crown reduction by approx 2 metres in height
Location:	St Malo, Stentiford Hill, Kingsbridge, TQ7 1BD
KTC:	Recommended Approval

### **CORRESPONDENCE AND APPLICATIONS**

**27.2** No information to consider.

It was **RESOLVED** to note the above tree works' decision.

## **17/28                    PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

<b>28.1</b>	<b>1947/17/HHO</b>
Proposal:	Householder application for porch to front of property and extension to rear
Location:	15 Rack Park Road, Kingsbridge, TQ7 1DQ
Applicant:	Mr C Inch
Case Officer:	Sarah Carroll
<b>KTC:</b>	<b>No Comments to make due to insufficient information</b>

**28.2**

Proposal:

**1515/17/FUL**

Change of use and conversion of Grade 11 Listed Hotel, into residential units on upper floors and commercial premises at ground floor

Location:

Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB

Applicant:

Mr A Polhill

Case Officer:

Michelle Bennett

**KTC:****Recommend APPROVAL with the following conditions:**

- **An affordable housing provision or contribution is required as the development is above the 11 dwellings' threshold.**
- **The development should preserve all significant features as detailed in the Historic Building Survey, and the quality of the construction should be exemplary as detailed in the Heritage Impact Assessment, to sustain the building's historic and aesthetic value to the Kingsbridge community.**
- **KTC would welcome ongoing engagement with the owner/agents regarding the development and particularly potential tenants of the commercial premises on the ground floor.**
- **Window wrapping, information boards and a visual depiction of the façade to be placed over the external scaffolding is required to sustain the quality of Fore Street during the development.**
- **The façade is very untidy and requires immediate cleaning notwithstanding the development proposals.**

**28.3**

Proposal:

**1516/17/LBC**

Listed Building Consent for change of use and conversion of Grade 11 Listed Hotel, into residential units on upper floors and commercial premises at ground floor

Location:

Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB

Applicant:

Mr A Polhill

Case Officer:

Michelle Bennett

**KTC:****Recommend APPROVAL with conditions (see 28.2 above)**

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

**17/29**

**ANY FURTHER CURRENT PLANNING MATTERS**

Members received the following:

**29.1**

**2215/17/ARC**

Proposal: Application for approval of details reserved by conditions 3, 5, 6 and 7 of planning consent 28/1007/15/LB  
Location: 1-3 Fore Street, Kingsbridge, TQ7 1PG  
Applicant: Mr Sharpe  
Case Officer: Rachel Head

**29.2**

**2135/17/ARC**

Proposal: Application for approval of details reserved by conditions 3, 5, 6 and 7 of planning consent 28/1006/15/LB  
Location: 1-3 Fore Street, Kingsbridge, TQ7 1PG  
Applicant: Mr Sharpe  
Case Officer: Rachel Head

On completion of a site visit, it was **RESOLVED** to feedback to SHDC Development Management, KTC's support for approval of the above conditions subject to:

- Further information regarding the illuminance level of the back light for the proposed heritage style "Spar" sign proposed to be fitted over the front entrance noting it should be faint to retain the heritage quality and aesthetic of a significant listed building at a prime location in the town centre.
- Further information regarding the re-fitting of the historic "Bridge Street" nameplate (white on blue background) as it appears a "Holliss Kingsbridge" nameplate is proposed for the same location.

**17/30**

**DATE OF NEXT MEETING**

Tuesday 5 September 2017 at 6.00 p.m. (with a possible meeting to be called during the August recess).

*The meeting closed at 6.55 p.m.*