

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 SEPTEMBER 2014 AT 5.30 P.M. IN QUAY HOUSE

Present: Cllr Wayne Grills (Chairman)
Cllr Matt Farrand
Cllr Robin Griffin
Cllr Graham Price

In Attendance: Cllr Rufus Gilbert
Cllr Irene Jeeninga
District Cllr Simon Wright
Seven members of public
Martin Johnson (Secretary)

14/37 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Philip Yates.

Public Open Forum

Emma Robinson, of Belle Cross Road, had been contacted by many people who shared her disappointment that the Planning Inspectorate had allowed the Appeal for planning application **28/0430/13/F** (*agenda item 39.7 & 39.8*) having been opposed by the Town Council (KTC) and South Hams District Council (SHDC). The inspector's decision was counter to Gregory Barker MP's (Minister for Energy & Climate Change) statement that the growth of solar panels should be earmarked for domestic and commercial roof space, his remit to crack down on inappropriately sited solar PV, that environmental concerns such as landscape and visual impact should be taken into account, and there should be opportunities for local communities to influence decisions. She supported a judicial review to be progressed by SHDC.

District Cllr Gilbert agreed that the decision was disappointing but stated that it was very unlikely that SHDC would take the matter further and the Town Clerk read an email from Malcolm Elliot, Development Manager, to support his statement received that day. Cllr Grills thanked Emma for her statement; the matter would be discussed during the meeting.

Martina Edwards, of Westville, thanked KTC and SHDC for supporting local residents lobbying for the Refusal of planning application **59/1232/13/O** (*agenda item 39.12*). She noted however, that the extended DPD allocated site at K5 had been reflected in SHDC's 'Our Plan' potential development sites for Kingsbridge which was currently being consulted upon.

Cllr Grills thanked Martina for her statement; the matter would be discussed during the meeting.

Proposal: Householder application for proposed first floor extension and new store at ground floor level

KTC: Recommended Approval

39.4 28/1476/14/F

Decision: Conditional Approval

Case officer: Lucy Hall

Decision date: 28 July 2014

Site: 2 Isigny Road, Kingsbridge TQ7 1EN

Proposal: Householder application for erection of conservatory

KTC: Recommended Approval

39.5 28/1529/14/F

Decision: Conditional Approval

Case officer: Donna Crabtree

Decision date: 5 August 2014

Site: 61A Fore Street, Kingsbridge, TQ7 1PG

Proposal: Change of use from Restaurant (A3 class) to dwelling (C3 class) with external alterations

KTC: Recommended Approval

39.6 28/1599/14/CLP

Decision: Certificate of Lawfulness

Case officer: Lucy Hall

Decision date: 21 July 2014

Site: 23 Courtlage Walk, Kingsbridge TQ7 1QX

Proposal: Installation of roof lights

KTC: Not Consulted

CORRESPONDENCE

The following correspondence was received:

39.7 From the Planning Inspectorate

Appeal: APP/K1128/A/13/2206258

Decision: Appeal Allowed

Site: Land at Lower Slade Farm and Newparks Fields, Kingsbridge, TQ7 2HE

Proposal: Installation of ground based racking systems, mounted solar panels, power inverter stations, sub station, security fencing and associated access gates and CCTV security cameras mounted on free standing support poles

Appeal by: TGC Renewables against SHDC decision for Refusal for planning application **08_28/0430/13/F**

KTC: It was **RESOLVED** to Recommend Refusal on the following grounds:

- the proposed development would be overbearing given its close proximity to residential properties,

- its visual impact would be unacceptable given the adverse effects on the character and appearance of a valued landscape to the detriment of public amenity, and
- current localised flooding issues (at Belle Cross Road and Addlehole) may be compounded and required further investigation

(decision at full council 9 April 2013)

39.8 From Geoffrey Osborn, Higher Wood Farm, Blackawton, TQ7 7AB a request for KTC to support his quest for SHDC to mount a legal challenge to the decision at 39.7 above.

Members noted that the Planning Inspector had not found for KTC's 3 reasons for Refusal within his report at paragraphs 18-29 (character and appearance), 34 (flooding issues), and 39 (overbearing); were mindful of District Cllr Gilbert's comments during the Public Open Forum; and received Malcolm Elliot's (SHDC Development Manager) report that there was no basis for SHDC to make a legal challenge. It was **RESOLVED** that KTC should not lobby SHDC for a judicial review to challenge planning appeal APP/K1128/A/13/2206258 which allowed planning application 08_28/0430/13/F.

39.9 From SHDC a site information pack (Issue 3 of Our Plan Latest News attached) reporting land which might be available for development in Kingsbridge and how the authority is considering sites which may have potential for development in the future. Comments were requested by 12 September 2014.

Members noted that the deadline for comments had been extended to 3 October 2014 and that 8 greenfield sites had been earmarked for development:

- 3 DPD allocated sites adopted in February 2011 at K1, K4 and K5,
- 5 sites originally researched during Sustainability Threshold Assessments in April 2010, and
- a new extended site from the above to the north of Belle Cross Road.

It was **RECOMMENDED** for a Working Party to be formed at the full council meeting on 9 September 2014 to consider the Our Plan potential development sites in Kingsbridge which should respond to SHDC.

39.10 From SHDC notification that planning drawings will be produced at A3 size until current printing problems are sorted; such drawings will be clearly identified as not being to scale. Initial feedback has highlighted that some local councils would prefer A3 sized drawings, even if not to scale, with the proviso that should scaled drawings be required then SHDC could provide these upon request. SHDC invites comments and thoughts. It was **RESOLVED** to reply to SHDC Development Control that KTC was content with the proposals for new drawing arrangements for planning applications.

39.11 From SHDC a listing of outstanding planning enforcement cases for Kingsbridge which are currently under investigation. The information was confidential and is not for dissemination to the public or outside bodies. The alleged enforcement matters were not discussed but were available should members wish to review them.

39.12 From the Planning Inspectorate

Appeal: APP/K1128/A/13/2210602

Decision: Appeal Dismissed

Site: Allocated site K5, West Alvington Hill, Kingsbridge

Proposal: Erection of up to 82 dwellings, 0.7 hectares of employment land (use class B1/B2), 2 no. vehicular accesses, open space, play provision and drainage

Appeal by: Michael Manisty against SHDC decision for Refusal for planning application **28_59/1232/13/O**

KTC: It was **RESOLVED** to recommend **REFUSAL** (noting that the proposed development area had been extended from the Kingsbridge Site Allocations DPD adopted February 2011 for site K5) on the following grounds:

- its visual impact would be unacceptable to the detriment of the public amenity,
- the application represented overdevelopment, and
- the proposed development would have a negative effect on traffic flow and capacity on West Alvington Hill.

(decision at full council 18 June 2013)

It was **RESOLVED** to note the above decisions and correspondence and to take further action where highlighted.

14/40 TREE DECISIONS, CORRESPONDENCE AND WORKS

TREE DECISIONS

40.1 28/1740/14/TCA

Decision: Trees in a Conservation Area – Notification to Undertake Works

Proposal: T1 –Conifer – fell
T2 – Torbay Palm – fell

Location: Bank House, 45-47 Fore Street, Kingsbridge, TQ7 1PG

Applicant: Mr W Henderson-Smith

KTC: Recommended Approval

40.2 28/0941/14/tw

Decision: Tree Preservation Order trees – Grant of Conditional Consent

Proposal: Fell one Oak (T2)
Fell one Ash (T1)

Location: 20 Northville Park, Kingsbridge, TQ7 1AR

Applicant: Mr P Newman

KTC: Nil Comment

TREE WORKS

The following application for works to trees with Tree Preservation Orders was received from SHDC for consideration:

40.3 **AW/TPO-697-28/2033/14/tw**
Proposal: Woodland management to undertake minor works within a linear strip located along the edge of the estuary via routine coppicing of hazel and elm phased over a 10 year cycle
Location: Melleray, Embankment Road, Kingsbridge, TQ7 1LA
Applicant: Miss Clare Roberts
RECOMMEND Approval

It was **RESOLVED** to note the above decisions and forward the findings of the above tree works consultation to SHDC Natural Environment & Recreation.

14/41 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

41.1 28/1921/14/F – Householder application for new and replacement windows and new external flue
The Granary, Bowcombe Road, Kingsbridge TQ7 2DL
Mr & Mrs Shimmin
(Case officer: Matthew Jones)
RECOMMEND Approval

41.2 28/1922/14/LB – Listed Building Consent for new and replacement windows and new external flue.
The Granary, Bowcombe Road, Kingsbridge TQ7 2DL.
Mr & Mrs Shimmin
(Case officer: Matthew Jones)
RECOMMEND Approval

41.3 28/1990/14/F – Householder application for extension to dwelling. 7 Highfield Drive, Kingsbridge, TQ7 1JW
Mr & Mrs Makepeace
(Case officer: Matthew Jones)
RECOMMEND Approval

41.4 28/2038/14/F – Retrospective change of use to monumental masons and funeral directors.
A M Monumental Mason, Lower Union Road, Kingsbridge, TQ7 1EF
Mr Mundy & Mrs Johns
(Case officer: Donna Crabtree)
Members noted 4 letters of support and one objection.
RECOMMEND Approval

41.5 28/2119/14/F – Householder application for alterations and extension to dwelling.
38 Embankment Road, Kingsbridge TQ7 1AW.
Mr & Mrs B Rennie
(Case officer: Donna Crabtree)
DEFERRED to full council meeting to be held on 9 September 2014

14/42 ANY FURTHER CURRENT PLANNING MATTERS

It was **RESOLVED** for future Planning Committee meetings to commence at 6.00 p.m.

14/43 DATE OF NEXT MEETING

Tuesday 16 September 2014 at 6.00 p.m.

The meeting closed at 6.20 p.m.