

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 FEBRUARY 2017 AT 6.00 P.M. IN QUAY HOUSE

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

In Attendance: Cllr Irene Jeeninga
Martin Johnson (Secretary)

16/100 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Tom Coulthard, Mike Jennings and Kate Lynn.

Public Open Forum

There were no members of public present.

16/101 DECLARATIONS OF INTEREST

Cllr Povey declared a non-pecuniary interest in agenda item 104.2.

16/102 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

102.1 There were no planning decisions to consider.

CORRESPONDENCE AND REPORTS

The following correspondence was received:

102.2 From South Hams District Council (SHDC) Development Management (email dated 10 February 2017) an update on several matters and information on a pilot scheme for electronic consultations. It was **RESOLVED** to express Kingsbridge Town Council's (KTC) interest in electronic planning consultations.

16/103 TREE WORKS' APPLICATIONS, DECISIONS AND CORRESPONDENCE

APPLICATIONS

103.1 There were no tree works' applications to consider.

DECISIONS AND CORRESPONDENCE

The following decision was received:

103.2 **Tree Preservation Order – Grant of Conditional Consent**
Application No: **3898/16/TPO**
Proposal: **T1: Oak – Removal of limb approximately 10m from ground level growing towards property**
 T2: Oak – Removal of 1 lower limb approximately 5m from ground level and 2 limbs at 10m by reducing sub laterals by approximately 4m to clear house
 T3: Oak – Crown thinning approximately 20% of crown, crown reduction approx 2m
 T4: Oak crown thinning approximately 20% of crown, crown reduction approx 2m
Location: 54 Northville Park, Kingsbridge, TQ7 1AR
KTC: **Recommend APPROVAL for works to trees T3 and T4**
 Recommend REFUSAL for works to trees T1 and T2, on adjoining land, as the proposals are difficult to determine following a site visit (a better description with photographs earmarking the proposed limbs to be cut are required) and the trees do not appear to unduly affect the amenity value of the applicant

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

16/104 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

104.1 **4162/16/FUL**
Proposal: Proposed erection of single detached dwelling
Location: 12 Buckwell Road, Kingsbridge, TQ7 1NQ
Applicant: Mrs T Friend
Case Officer: Rachel Head
KTC: **Recommend APPROVAL**

104.2 **0171/17/HHO**
Proposal: Householder application for a single storey extension set at rear and side of townhouse beside existing tenement
Location: 120 Fore Street, Kingsbridge, TQ7 1AW
Applicant: Mrs J Gall
Case Officer: Sarah Carroll
KTC: **Recommend APPROVAL**

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

105.1 Cllr Povey and the Town Clerk had met with Lizzie Toms and 4 colleagues from the Kingsbridge Says No to Spar/Subway group on 17 February. The salient points were:

- The group would apply to SHDC for the Quay public house to be identified as an Asset of Community Value (ACV).
- The group wished to broaden its scope and become the Kingsbridge Action Group to take an interest in wider planning matters.
- KTC's position as a statutory consultee for planning applications, its requirement to observe material planning considerations, and the parameters for its planning recommendations were discussed.
- KTC's support for change of use for the Quay public house from A4 (drinking establishment) to A1 (retail/shops) was explained.

It was **RESOLVED** to request updates from SHDC on change of use planning applications and ACVs.

Cllr Jeeninga entered the Chamber

105.2 Proposals for a major residential development had been received: from Westcountry Land outline planning application 0299/17/OPA with some matters reserved for 96 dwellings, including affordable homes (30%), public open space and vehicular and pedestrian access. The application would be received at the Planning Committee on 7 March to formulate a recommendation for the full council meeting on 14 March (the public notice would be issued in the Kingsbridge Gazette on 24 February and KTC's deadline for feedback to SHDC was 17 March).

105.3 SHDC had reported (letter 013855 dated 14 February 2017) that an alleged unauthorised breach of a planning application had been closed with no further action proposed.

105.4 A summary of the government's new Housing White Paper from the National Association of Local Councils had been circulated via email to all Members.

105.5 The Joint Local Plan had been produced with 4 areas earmarked for development in Kingsbridge:

- The Quayside – 100 homes and 1,300m² employment (class B1)
- West of Belle Hill – 100 homes
- West Alvington Hill – 60 homes and 2,000m² employment (class B1)
- North West of Kingsbridge – 135 homes
- Total 395 homes and 3,300m² employment (class B1)

SHDC had announced community engagement events (daytime and evening) and these would be booked shortly with KTC. At each event a strategic planner and locality officer would be present. Local residents would be able to view maps and given advice on how to construct their comments to the Planning Inspector. All comments had to be directed to the Inspector, rather than SHDC, who would be specifically looking for comments on Soundness and Legal Requirements. Further

'plain English' guidance would be provided. The consultation would run for 6 weeks from 15 March to 26 April 2017.

16/106

DATE OF NEXT MEETING

Tuesday 7 March 2017 at 6.00 p.m.

The meeting closed at 6.45 p.m.