

## Kingsbridge Town Council

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

**Present:** Cllr Robin Griffin (Chairman)  
Cllr David Baisie  
Cllr Anne Balkwill  
Cllr Tom Coulthard  
Cllr Martina Edmonds  
Cllr Mike Jennings  
Cllr Chris Povey  
Cllr Graham Price

**In Attendance:** Cllr Irene Jeeninga  
Andrew Lethbridge, AL Associates  
Debbie Crowther, Planning Consultant  
One Member of Public  
Martin Johnson (Secretary)

#### **16/113 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **Public Open Forum**

Leslie Pengelly, Buckwell Road, stated that the proposed development at Tumbly Hill (planning application 0256/17/FUL) was too high for the locale and vehicles accessing the apartments would conflict with pedestrians walking up and down the hill.

#### **16/114 DECLARATIONS OF INTEREST**

Cllr Balkwill declared a pecuniary interest in agenda item 118.1.

#### **16/115 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

The follow planning decision was received from South Hams District Council (SHDC):

**115.1 3996/16/FUL**  
**Case Officer: Michelle Bennett**  
**Decision: Refusal**  
Decision date: 1 March 2017  
Site: 2 The Exchange, 111 Fore Street, Kingsbridge, TQ7 1AB  
Proposal: Replacement of defective timber sash windows with double glazed upvc windows  
**KTC: Recommended Approval**

## **CORRESPONDENCE & REPORTS**

**115.2** There was no correspondence/reports to consider.

It was **RESOLVED** to note the above decision (and the related planning officer's report).

### **16/116 TREE WORKS' APPLICATIONS, DECISIONS AND CORRESPONDENCE**

There was no tree works' information to consider.

### **16/117 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

#### **117.1 0743/17/HHO**

Proposal: Householder application for extension to existing raised timber deck.  
Location: Longlands, 33 Belle Cross Road, Kingsbridge, TQ7 1NL  
Applicant: Miss Sally Robbins  
Case Officer: Sarah Carroll

**KTC: Recommend APPROVAL**

#### **117.2 0256/17/FUL**

Proposal: Construction of 5 no. apartments.  
Location: Development Site, Tumbly Hill, Kingsbridge  
Applicant: G.I. Devon Ltd  
Case Officer: Michelle Bennett

**KTC: Recommend REFUSAL on the grounds that:**

- **the proposed development is too tall and overbearing in the locale, and**
- **it would be a negative visual impact within the AONB and provide no improvements for public amenity.**

#### **117.3 0521/17/FUL**

Proposal: Erection of single dwelling and erection of an office/light industrial unit (Class B1) and creation of extended parking for cars (amendments to consent 2919/15/FUL

Location: Coombe Works, Derby Road, Kingsbridge, TQ7 IJL  
Applicant: Mr & Mrs J Dorey  
Case Officer: Rachel Head

**KTC: Recommend APPROVAL**

#### **117.4 0252/17/HHO**

Proposal: Householder application for alteration and extension to dwelling, amended design from approval 0380/16/HHO.

Location: 49 Embankment Road, Kingsbridge, TQ7 1LA  
Applicant: Mr J Hardwick  
Case Officer: Sarah Carroll

**KTC: Recommend APPROVAL**

**117.5**                      **0572/17/HHO**  
Proposal:                    Householder application for front decking.  
Location:                    41 Belle Cross Road, Kingsbridge, TQ7 1NL  
Applicant:                   Mrs R Recket  
Case Officer:                Sarah Carroll  
**KTC:**                        **Recommend APPROVAL**

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

**16/118**                      **ANY FURTHER CURRENT PLANNING MATTERS**

**118.1** Andrew Lethbridge and Debbie Crowther made a presentation regarding a potential residential development at Selworthy Court, Warren Road, Kingsbridge at Annex A.

A question and answer session followed which realised:

- Landscape studies and a visual impact assessment were required prior to investigating the density of housing on site however, it was likely to be 20 dwellings maximum.
- A viability assessment was also required to address the level of affordable housing which was likely to be in line with the emerging Joint Local Plan's target at 30%.
- The access road into the development was likely to be adopted as public highway.

**118.2** Members noted SHDC's proposal for a Workshop with the Town Council (KTC) regarding the K2 (Quayside) Masterplan to provide: an update on recent work, consider options for Areas 1 (Town Square) and 2 (Quay Car Park), present images and agree the next steps. After discussion, Members agreed to forward KTC's 'shopping list' for the Workshop to SHDC.

**118.3** Members agreed to forward the full council's recommendation for planning application 0299/17/OPA (support with conditions for 96 dwellings off Belle Hill) to the applicant Westcountry Land.

**16/119**                      **DATE OF NEXT MEETING**

Tuesday 4 April 2017 at 6.00 p.m.

Annex:

A. Proposed housing development at Selworthy Court, Kingsbridge.

*The meeting closed at 7.35 p.m.*