

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 2 JANUARY 2018 IN QUAY HOUSE

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

In Attendance: Cllr Irene Jeeninga
Martin Johnson (Secretary)

17/87 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mike Jennings.

Public Open Forum

There were no members of public present.

17/88 DECLARATIONS OF INTEREST

Cllr Price declared a non-pecuniary interest in agenda item 91.1.
Cllr Povey declared a non-pecuniary interest in agenda item 91.4.

17/89 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following decisions were received from South Hams District Council (SHDC):

89.1 3351/17/HHO
Case officer: Charlotte Howrihane
Decision: Conditional Approval
Decision date: 28 November 2017
Site: 32 Northville Park, Kingsbridge, TQ7 1AR
Proposal: Householder application for first floor extension above garage
KTC: Recommended Approval

- **The façade is very untidy and requires immediate cleaning notwithstanding the development proposals.**

Members noted the following:

- The decision notice Informatives paragraph 5. had drawn the applicant's attention to KTC's recommendations.
- The officer report had acknowledged KTC's request for affordable housing provision was in line with SHDC policy. However, the applicant's viability appraisal, which had been independently reviewed, demonstrated the proposed scheme would be unviable if there were such a requirement or other contribution. Moreover, approving the development without the requirement for a financial contribution was justified to afford the redevelopment of this important heritage and community asset.

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

89.5 **2906/17/FUL**
 Location: Waterloo Place, 1 & 1A Duncombe Street, Kingsbridge,
 TQ7 1LX
 Proposal: Change of use from 1no. dwelling house & 2no. commercial
 'lock up' spaces to 3no. dwellings
 Case Officer: Kate Cantwell
 Decision date: 28 November 2017
 KTC: Recommend Approval
Decision: **Withdrawn**

Cllr Povey agreed to contact the applicant to ascertain the rationale for withdrawal and whether she wished to bring any matter to the committee's attention.

It was **RESOLVED** to note the above planning decisions and correspondence.

17/90 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

TREE WORK APPLICATIONS

90.1 None.

DECISIONS

The following tree works' decision was received from SHDC:

- 91.3** **4086/17/LBC**
 Proposal: Listed building consent for replacement roof coverings
 Location: 5 Devon Square, Kingsbridge, TQ7 1EE
 Applicant: Mr Ken Dilley
 Case Officer: Rachel Head
KTC: **Recommend Approval**
- 91.4** **4130/17/FUL**
 Proposal: Change of use from B1 to mixed use for outside catering
 business and restaurant for pop up dining events and private
 dining bookings (retrospective)
 Location: Unit 1, Centurion Works, Lower Union Road, Kingsbridge,
 TQ7 1EF
 Applicant: Baxter & Miller Ltd
 Case Officer: Rachel Head
KTC: **Recommend Approval**
- 91.5** **3761/17/HHO**
 Proposal: READVERTISEMENT (Revised Plans Received) Householder
 application for extensions to rear of dwelling with patio over
 lower ground extension and balcony extended over ground floor
 extension
 Location: 7 Lower Warren Road, Kingsbridge, TQ7 1LF
 Applicant: Mr R Harris
 Case Officer: Charlotte Howrihane
KTC: **Recommend Approval subject to due consideration of any
 overlooking of neighbouring properties and for appropriate
 conditions to be implemented in order to protect such
 residents' amenity and privacy**

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

17/92 ANY FURTHER CURRENT PLANNING MATTERS

92.1 At December's full council meeting the route of Kingsbridge Footpath No.1 had been aired during Cllrs Brazil and Gilbert's reports; after discussion it was **RESOLVED** to:

- consider the route of Footpath No.1 as a formal agenda item at the next full council meeting to be held on 9 January 2018,
- to request Members to walk the section of its route skirting the western perimeter of Quay Car Park beforehand, and
- to request a plan of SHDC's proposed diversion from its legal line which was currently obstructed by car parking spaces.

92.2 Members held concerns with the unsatisfactory façade of the Quay public house and a situation report regarding planning matters had been requested from SHDC.

92.3 At December's full council meeting it was agreed to invite expressions of interest to form a Steering Group for a Kingsbridge Neighbourhood Plan; after discussion it was **RESOLVED** to consider the method for EOI and related matters as a formal agenda item at the next full council meeting to be held on 9 January 2018.

17/93 **DATE OF NEXT MEETING**

Tuesday 16 January 2018 at 6.00 p.m.

The meeting closed at 7.10 p.m.