

MINUTES OF THE EXTRAORDINARY MEETING OF KINGSBRIDGE TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, QUAY HOUSE AT 7.00 p.m. ON TUESDAY 4 AUGUST 2015

Present: Cllr Wayne Grills (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Barrie Fishman
Cllr Sandy Gilbert
Cllr Robin Griffin
Cllr Irene Jeeninga
Cllr Alisia Jennings
Cllr Kate Lynn
Cllr Jax Williams

In Attendance: County & District Cllr Rufus Gilbert
District Cllr Keith Wingate
Sam Acourt, Kingsbridge & Salcombe Gazette
Sixteen Members of Public
Laura Cregan, Secretary

15/60 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Tom Coulthard, Chris Povey, Steve Sidney and County Cllr Julian Brazil.

Public Open Forum

Representatives from H2land and several members of public made the statements at Annex A regarding agenda item 15/62.1.

15/61 DECLARATIONS OF INTEREST

There were no declarations of interest.

15/62 PLANNING APPLICATIONS AND TREE WORKS

Members received the following planning applications, and a proposal for tree works, from South Hams District Council (SHDC) for consideration:

15/62.1 Application number: **28/1560/15/O**

Applicant: H2land

Proposal: Outline application with some matters reserved for residential development scheme for 32no. dwellings at allocated site K4

Location: Proposed development site at SX7392 4386, allocated site K4, Garden Mill, Kingsbridge

Case officer: Patrick Whymer

Recommend Refusal on the grounds of lack of information per se supplied within the planning application e.g. lack of clarity regarding layout and

scale of the proposed dwellings; and also concerns with the proposals to provide a safe and suitable pedestrian/vehicular access to/from the site (noting Devon County Council's highway consultation reply dated 28 July 2015).

15/62.2 Application number: **28/1527/15/F**
Applicant: Mr & Mrs I Potterton
Proposal: Householder application for proposed alteration and extension to dwelling
Location: 32 Kenwith Drive, Kingsbridge, TQ7 1DU
Case officer: Wendy Ormsby
Recommend APPROVAL

15/62.3 Application number: **28/1602/15/tw**
Applicant: DCH
Proposal: T1 – Sweet Chestnut – Crownlift over parking spaces and adjacent grass area to a maximum of 3m
Location: Welle House Gardens, Kingsbridge, TQ7 1NS
Case officer: Alex Whish
Recommend APPROVAL

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management and SHDC Natural Environment & Recreation.

15/63 EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED** that in view of the nature of the business about to be transacted, it was advisable in the public interest, that the public and press be temporarily excluded.

Members of public and press left the Chamber

15/64 REAR HALL LEASE

Members received a report regarding the progression of the Rear Hall Lease renewal and in particular draft terms agreed with the tenant. It was **RESOLVED** to agree all the terms listed to be included in a new lease.

The meeting closed at 8.15 p.m.

..... Presiding ChairmanDate

Annex:

A. Public Open Forum.

Public Open Forum

1. Mark Donald & Chris Hughes from H2land presented outline planning application 28/1560/15/O for a proposed housing development for part of Allocated Site K4 in Derby Road. The salient points were:

- The application had taken stock of feedback received at a public exhibition held at the Market Hall on 3 March 2015 to revise their initial proposals and provide a lower visual impact on Buttville House and dwellings to the rear of the site in Waterside Park. In particular, roof lines had been scaled down and Eco housing had been adopted.
- Flood concerns had been addressed via a Flood Risk Assessment & Drainage Strategy which identified that SUDS techniques would be utilised for storm water runoff.
- H2land had discussed with Devon County Council the authority's position regarding highways matters (consultation reply dated 28 July 2015 reported a Recommendation for Refusal because adequate information had not been supplied that the proposal was acceptable). DCC was content that a solution to identified problems could be addressed by the applicant and that 3 conditions proposed by the authority could be met.

2. Colin Sutton, Raymond Hayes, David Kirk, Pat Janes, David Taylor and Sally Milburn made comments regarding outline planning application 28/1560/15/O.

The salient points were:

- Within the documentation there were conflicting statements regarding risk of landslip.
- Concerns that the land area may be unstable; walls may be required at the rear of Waterside Park properties to prevent slippage.
- Some trees had not been identified on the plans.
- Several concerns from landowner of Buttville House; an adjacent listed building.
- Waterside Park was made up of bungalows in order to reduce the visual impact upon the town however, the proposed development identified 3 storey dwellings.
- Proposed dwellings would affect the privacy of nearby housing in Waterside Park.
- Concerns raised regarding safeguarding of Public Footpath No.6 which bisected the site.

3. Members posed several questions to H2land representatives who responded:

- Investigations had not discovered any problems with slippage a report referred to 'low risk'.
- The ground was made up of shillet/shale.
- No boundary hedging would be removed and a landscaping plan would be progressed as a Reserved matter.
- The AONB had not been mentioned within the application as the development did not constitute a major development.