

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 6 FEBRUARY 2018 IN QUAY HOUSE

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

**In Attendance:** District Cllr Rufus Gilbert  
Eight members of public  
Martin Johnson (Secretary)

#### **17/94 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Anne Balkwill and Mike Jennings.

#### **Public Open Forum**

Members of public made the statements at Annex A.

#### **17/95 DECLARATIONS OF INTEREST**

Cllr Povey declared a non-pecuniary interest in agenda item 98.1.  
Cllr Price declared a non-pecuniary interest in agenda item 98.2.

*The following agenda item/planning application was taken early out-of-turn:*

#### **98.3 4257/17/OPA**

**Proposal:** Outline application with some matters reserved for the demolition of existing buildings and the erection of 18 dwelling units (8 affordable) with associated highway access, parking and landscaping

**Location:** Selworthy House, Warren Road, Kingsbridge, TQ7 1LB

**Applicant:** Mr & Mrs R Balkwill

**Case Officer:** Wendy Ormsby

*Members were mindful of comments received during the Public Open Forum, held a full discussion and the following was agreed:*

**KTC:** **It was RESOLVED for the full council to make a Recommendation on the proposals and for such a decision to be Deferred until a report from the South Devon AONB Unit was received and considered (an extension for KTC's feedback to be requested from SHDC)**

*Cllr Gilbert left the meeting during the above agenda item*

**DECISIONS**

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

- 96.1**                                **3823/17/FUL**  
Case Officer:                        Rachel Head  
**Decision:**                            **Conditional Approval**  
Decision date:                        5 January 2018  
Site:                                     Rear of 81 Fore Street, Kingsbridge, TQ7 1AB  
Proposal:                                Proposed conversion and alteration of outbuildings to the rear of 81 Fore Street, Kingsbridge to single dwelling  
**KTC:**                                   **Recommended Approval**
- 96.2**                                **2613/17/LBC**  
Case Officer:                        Michelle Bennett  
**Decision:**                            **Conditional Approval**  
Decision date:                        4 January 2018  
Site:                                     Ashfield House, 118 Fore Street, Kingsbridge, TQ7 1AW  
Proposal:                                Listed building consent for repairs/refurbishment, minor internal alterations and installation of conservation roof lights  
**KTC:**                                   **Recommended Approval**
- 96.3**                                **3847/17/FUL**  
Case Officer:                        Harry Heywood  
**Decision:**                            **Refusal**  
Decision date:                        8 January 2018  
Site:                                     55 Henacre Road, Kingsbridge, TQ7 1DP  
Proposal:                                New dwelling and off road parking and extension to existing dwelling and new off road parking  
**KTC:**                                   **Recommended Approval**

**CORRESPONDENCE & REPORTS**

The following correspondence and reports were received:

**96.4** Baker Estates Ltd had notified SHDC that it was looking to bring forward Allocated Site K5 off West Alvington Hill which had previously been awarded planning permission for 60 houses of which 18 were affordable. It was proposed to locate all 18 to the east of Norden Lane to support viability. SHDC's adopted Affordable Housing Supplementary Planning Document 2008 reported maximum groupings of affordable housing to be determined on a site by site basis but would usually be in clusters of 8 to 12. SHDC sought KTC's opinion. It was **RESOLVED** to inform SHDC that:

- It was noted that segregation of all 18 affordable dwellings would be at odds with SHDC policy and that guidance from the Joseph Rowntree Foundation is

that open market and affordable housing should be mixed with integration strongly championed.

- KTC requested further information from Baker Estates Ltd to understand the potential impacts of deviation from the current policy.

**96.5** KTC had made comments on the Plymouth & South West Devon Joint Local Plan (JLP) during the public consultation March-April 2017 and had requested to take part in the Hearings which would examine the soundness of the plan. The Hearings would not consider the merits or otherwise of any development sites which had been omitted from the JLP which included proposals for alternative sites. The South Hams sessions relating to matters raised by KTC, namely policies TTV12, 13, 14 & 15 and Dev 8, would take place on Tuesday 27 and Wednesday 28 February 2018 at Follaton House, Totnes. The Inspectors report EXC7 detailed the matters and issues for investigation; nil matters had been identified for Kingsbridge. Chiefly, does the JLP provide a robust framework for the management and delivery of development (in Kingsbridge) that is justified, effective and consistent with national policy. Therefore, any representations had to quote the National Planning Policy Framework 2012 and/or planning practice guidance. Members noted that the JLP Hearings may not provide the opportunity for KTC to influence where development should take place in Kingsbridge; it appeared the only argument which could be made was for anti-development per se which Members did not support. It was **RESOLVED** for Cllr Griffin and the Town Clerk to attend the Hearings.

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

## **17/97 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE**

### **DECISIONS**

The following tree works' decision was received from SHDC:

**97.1**  
**Application No.** **3899/17/TPO**  
**Decision:** **Refusal of Consent with Agreed Lesser Works** for the following reasons:  
In light of the amenity value of the tree(s) and the significant impact that the produced works will have on this amenity value, the council refuses consent having given due consideration to the reasons put forward in support of the application. The council does not consider that the reasons put forward outweigh the impact the proposed works will have on the amenity value of the tree(s).

#### **Agreed Lesser Works**

T1: Quercus Robur – Crown reduce by maximum 4m, minimising final cuts and retaining branch framework

T2: Quercus Ilex – deadwood removal (exempt), crown reduce overall by 3m to leave tree with height of 13m

Proposal: T1: Quercus robur – fell and remove  
T2: Quercus Ilex – dead wood removal (exempt), crown reduce overall by 3m to leave tree with height of 13m  
Site: Bowcombe Boathouse, Embankment Road, Kingsbridge, TQ7 1AL  
**KTC: Recommended Approval**

## TREE WORK APPLICATIONS

There were no tree works to consider.

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

## 17/98 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

**98.1 4391/17/HHO**  
Proposal: Householder application for a conservatory to front of property.  
Location: 9 Kellands Row, Duncombe Street, Kingsbridge, TQ7 1LT  
Applicant: Mr & Mrs Savage  
Case Officer: Matthew Barks  
**KTC: Recommend Approval**

**98.2 3964/17/HHO**  
Proposal: Revised plan  
Location: 10 Linhey Close Kingsbridge, TQ7 1LL  
Applicant: Mrs J Cartlidge  
Case Officer: Chris Mitchell

*Members noted a minor amendment to the original plans considered at the previous Planning Committee meeting*

**KTC: Recommend Refusal for the following reasons:**

- **the new vehicular access to/from the public highway will be opposite a T junction thereby creating potential highways safety issues;**
- **the new garage due to its height and location in the front garden of the property will be totally out of keeping with other properties in the road, have a negative visual impact and may set an unsatisfactory precedent; and**
- **the new sun lounge may create a loss of privacy for neighbours.**

- 98.4**                                **0043/18/PAD**  
 Proposal:                            Prior notification of proposed demolition of pavilion building.  
 Location:                            Playing Fields, Belle Hill, Kingsbridge, TQ7 1NJ  
 Applicant:                           Mr A Hore  
 Case Officer:                       Charlotte Howrihane  
**KTC:**                                **Recommend Approval**
- 98.5**                                **4229/17/HHO**  
 Proposal:                            Householder application for a proposed extension to dwelling.  
 Location:                            7 Trevanna Road, Kingsbridge, TQ7 1ET  
 Applicant:                           Mr & Mrs N Baker  
 Case Officer:                       Chris Mitchell  
**KTC:**                                **Recommend Approval**
- 98.6**                                **0207/18/FUL**  
 Proposal:                            Erection of two detached houses and garages.  
 Location:                            Development site at Sx 7418 4302 Warren Road, Kingsbridge  
 Applicant:                           Mrs A Stear  
 Case Officer:                       Rachel Head  
**KTC:**                                **Recommend Approval**

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

**17/99**                                **ANY FURTHER CURRENT PLANNING MATTERS**

**99.1** An applicant for a current planning application had made KTC aware of a company offering its services to produce Viability Assessments to establish profitability which is acceptable to planning authorities and could reduce or eliminate the requirement to provide or contribute to Affordable Housing.

**99.2** The South Devon AONB management plan was being revised for 2019-2024 and the AONB Partnership's Parish Council representative sought the views of local councils. A survey had been received which would be distributed to all Members.

**99.3** SHDC had forwarded a listing of outstanding enforcement cases dated 5 February 2018 which was circulated to Members (the information was confidential and not for dissemination to the public or outside bodies).

**99.4** The inaugural meeting of the Kingsbridge Neighbourhood Plan Steering Group would take place at 6.00 p.m. on Thursday 15 February 2018 in the Council Chamber. Members had previously discussed attendance at the Steering Group on a rota basis rather than having nominated persons; Cllrs Baisie and Cole agreed to attend the meeting.

**99.5** A row of trees had been felled at the northern end of Lower Union Road which had 'opened up' the area. The Town Clerk would make enquiries to find out who had commissioned the works and whether it was intended to plant new trees.

**17/100**                      **DATE OF NEXT MEETING**

Tuesday 20 February 2018 at 6.00 p.m.

Annex:

A. Public Open Forum.

*The meeting closed at 8.00 p.m.*

## Public Open Forum

Jeremy Stewart, Robin East, John Ryrie, Robert Gates & A.N.Other made statements regarding planning application 4257/17/OPA for the erection of 18 dwellings at Selworthy House (agenda item 98.3). The salient points were:

- The land was within the South Hams Area of Outstanding Natural Beauty (AONB) and there were other areas in and around Kingsbridge outside the AONB which were suitable for development.
- Bats were a protected species and the land area was a feeding ground for Greater Horseshoe Bats which lived in the nearby Cemetery.
- Other wildlife would be affected.
- The peace and tranquillity currently enjoyed by local residents would be lost.
- There would be no access to Embankment Road from the development.
- Eighteen units on the land area was over development.
- A footpath leading from Warren Road to the rear of houses along Embankment Road would be lost.
- The site was not included in the Kingsbridge Development Planning Document 2011 or the emerging Plymouth & South West Devon Joint Local Plan.
- It was not a brownfield site as it included paddock, field, hedges and banks.
- Proposed internal roads at the development would mean loss of privacy and intrusion for Embankment Road residents.
- The development would overlook and be overbearing for properties in Embankment Road.
- Proposed properties numbers 1 to 8 would change the vista on entry to the town along the A379.
- The application form included 3 errors.
- Development of the site would create a precedent and land to the north and east could also be developed.

Andrew Lethbridge, agent for planning application 4257/17/OPA reported that:

- Considerable thought had gone into the planning application and he countered the representations raised by local residents.
- Professional reports had been produced which supported the proposed development regarding ecology, flood, highways and its visual impact.
- The application was for outline approval with all matters raised except access.
- Reserved matters would assess the design and layout etc.
- A public exhibition had been held which had been well attended.