

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7 FEBRUARY 2017 AT 6.00 P.M. IN QUAY HOUSE

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

**In Attendance:** Cllr Irene Jeeninga  
Martin Johnson (Secretary)

#### **16/93 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Martina Edmonds and Chris Povey.

#### **Public Open Forum**

There were no members of public present.

#### **16/94 DECLARATIONS OF INTEREST**

Cllr Price declared a non-pecuniary interest in agenda item 97.2.

#### **16/95 PLANNING DECISIONS AND CORRESPONDENCE**

#### **DECISIONS**

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

**95.1 3242/16/HHO**  
**Decision: Conditional Approval**  
Case Officer: Charlotte Howrihane  
Decision date: 11 January 2017  
Site: 11 Archery Close, Kingsbridge, TQ7 1BE  
Proposal: Householder application for retrospective planning permission for creation of store and raised seating area  
**KTC: Recommended Approval**

**95.2 3344/16/HHO**  
**Decision: Conditional Approval**  
Case Officer: Sarah Carroll  
Decision date: 9 January 2017  
Site: 139a Fore Street, Kingsbridge, TQ7 1AX  
Proposal: Householder application for proposed extension and alterations to dwelling  
**KTC: Recommended Approval**

## **CORRESPONDENCE AND REPORTS**

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

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

### **16/96 TREE WORKS' DECISIONS, CORRESPONDENCE AND APPLICATIONS**

The following were received from SHDC for consideration:

#### **DECISIONS**

**96.2 3577/16/TPO**  
**Decision:** Tree Preservation Order - Grant of Conditional Consent  
Decision date: 11 January 2017  
Location: 12 Fosse Road, Kingsbridge TQ7 1NG  
Proposal: T1: Ash – Fell; T2: Ash – Fell; T3: Ash – Fell; T4 Ash – Fell  
(replacement planting of 4 no. Oak or Beech)  
**KTC:** Recommend Approval

**96.4 4050/16/TCA**  
**Decision:** Trees in a Conservation Area – Notification to undertake Works  
Decision date: 27 January 2017  
Location: 3 Sunnyside, Duncombe Street, Kingsbridge, TQ7 1LU  
Proposal: T1: Sycamore – Fell  
**KTC:** Recommend Approval

#### **CORRESPONDENCE**

**96.1 AW/CP/TPO 936**  
**Proposal:** Tree Preservation Order 2017 (serving of new order)  
Tree specification: T1 - Turkey Oak, T2 – Ash  
Location: Land at Dennings, Wallingford Road, Kingsbridge TQ7 1NF  
**KTC:** Support confirmation as served

#### **TREE WORKS**

**96.3 0207/17/TCA**  
**Proposal:** Works to Trees in a Conservation Area  
Tree specification: T1: Goat Willow – Fell  
Location: 1 Vine Terrace, Fore Street, Kingsbridge, TQ7 1AJ  
**KTC:** Recommend Approval

It was **RESOLVED** to note the above tree works' decisions and forward the above Tree Preservation Order/Works to Trees in a Conservation Area consultation findings to SHDC Development Management.

16/97

**PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

- 97.1**                            **4140/16/FUL**  
Proposal:                        Demolition of existing boathouse and construction of 4no. three-storey dwellings to include 8 new car parking spaces and ferry waiting area, new pedestrian footpath to roadside  
Location:                        Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ  
Applicant:                        h2land  
Case Officer:                    Rachel Head  
**KTC:**                            **Recommend APPROVAL subject to the following conditions:**
- **Steps should not be introduced on the southern border of the development, labelled ‘access to roadside footpath’, in order to retain the current level and uninterrupted access between Public Footpath No.15 and Embankment Road.**
  - **The footpath labelled ‘public access footpath’ is Public Footpath No.15 Kingsbridge (ordered in 2012 following a public inquiry) and formal administration with Devon County Council should take place to ensure its continued protection.**
- 97.2**                            **3940/16/FUL**  
Proposal:                        Proposed extension and alterations to dwelling, replacement of existing garage with holiday/ancillary accommodation (resubmission of 28/2359/15/F)  
Location:                        9 Highfield Drive, Kingsbridge, TQ7 1JW  
Applicant:                        Mrs N Povey  
Case Officer:                    Sarah Carroll  
**KTC:**                            **Recommend APPROVAL**
- 97.3**                            **3030/16/VAR**  
Proposal:                        Removal of condition 5 (Visibility Splay) following grant of building consent 0311/16/FUL  
Location:                        Bowcombe Boathouse, Site Adjacent to Melleray, Embankment Road, Kingsbridge, TQ7 1LA  
Applicant:                        Ms M Gardiner  
Case Officer:                    Rachel Head  
**KTC:**                            **Recommend REFUSAL on the grounds that highways safety will be compromised if a visibility splay is not constructed as recommended by Devon County Council**

**97.4**                                **3996/16/FUL**  
Proposal:                            Replacement of defective timber sash windows with double glazed upvc windows  
Location:                            2 The Exchange, 111 Fore Street, Kingsbridge, TQ7 1AB  
Applicant:                           Mr B Davies  
Case Officer:                       Michelle Bennett  
**KTC:**                                **Recommend APPROVAL**

**97.5**                                **3197/16/ADV**  
Proposal:                            Advertisement for 1 x non-illuminated projecting sign, 1 x non-illuminated fascia sign and 2 x other signs  
Location:                            32-34 Fore Street, Kingsbridge, TQ7 1PB  
Applicant:                           Mr B French (HSBC)  
Case Officer:                       Rachel Head  
**KTC:**                                **Recommend APPROVAL**

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

#### **16/98**                                **ANY FURTHER CURRENT PLANNING MATTERS**

**98.1** Cllr Griffin, Tree Warden, reported that the Town Council's (KTC) own tree surgery in the Cemetery along the estuary perimeter had been completed to a very satisfactory standard.

**98.2** Cllr Griffin reported that a Neighbourhood Plan (NP) working group had held a very worthwhile meeting supported by Tom Jones, SHDC planning officer. Members had considered opportunities, workload etc. and particularly whether a Kingsbridge NP could be focused towards the delivery of local homes for local people. The topic would feature on the agenda of the next full council meeting.

**98.3** SHDC had forwarded its comprehensive report regarding the Quay public house which had been produced for a third party. It was agreed to circulate the information to all Members.

**98.4** SHDC had reported that the procedure for the planning appeal for Allocated Site K4 (outline application with some matters reserved for residential development scheme for 32no. dwellings at Garden Mill, Derby Road, Kingsbridge) had been changed to a Hearing on 29 March 2017 at Follaton House, Totnes. KTC had been invited to attend and take part in the discussion at the discretion of the Inspector. Members were mindful that KTC's recommendation for Refusal would be received by the Inspector and it was **RESOLVED** that there was no requirement to be represented and SHDC should be informed.

**98.5** A new premises licence application had been received from the Salcombe Brewery Co Ltd for the supply of alcohol for consumption on and off the premises (Mon to Thurs 0900-2300, Fri to Sat 0900-0000 & Sun 1100-2200) at Estuary View, Ledstone Cross, Kingsbridge, TQ7 4BL (Buckland-Tout-Saints parish) and it was **RESOLVED** to support the application.

**98.6** SHDC had forwarded an updated Outstanding Enforcement Cases listing Dated 6 February 2017 which was distributed amongst Members. The information was confidential and not for dissemination to the public or outside bodies.

**98.7** Members were informed that the Fore Street pavement repairs/bollards project was progressing well however, some vehicles were parking in between the bollards in the evenings. It was **RESOLVED** to support a polite flyer which requested drivers to purchase a SHDC Residents Parking Permit for council managed car parks to be placed under windscreen wipers in plastic wallets by Members/Staff as required.

**98.8** Members received SHDC's Task & Finish Group: Parking Permit report dated 24 November 2016 which had been approved by SHDC's Executive on 1 December 2016 to amend various parking permits. It was noted that the availability of permits to be limited to 10% capacity of parking bays was likely to be deleted which was supported. Members then closely considered the various amendments and it was **RESOLVED** to feedback to SHDC:

- Residents Parking Permits proposed extension from 3.00 p.m. to 10.00 a.m. at one hour extra was supported however, the increase in cost from £21 to £40 at 90% was not supported. The increase was recommended to be an inflationary rise only. In Kingsbridge, with free car parking 8.00 p.m. to 8.00 a.m. the proposal would effectively purchase 7 hours in every 24 hour period i.e. 3.00 p.m. to 8.00 p.m. and 8.00 a.m. to 10.00 a.m. Members were concerned that higher costs would deter people from purchasing the permit and lead to greater pavement parking in the town centre.
- Business Permits increase from £581 to £650 at 12% was not supported as Members considered the proposal did not support businesses in town.
- Collectively the permit proposals would 'push' motorists to park in, and block, residential side roads leading to greater neighbourhood frustrations.
- A 'one size fits all' proposal pan-South Hams was not appropriate as each town/village probably had its unique parking trends.

**98.9** SHDC would present a draft K2 (Quayside) masterplan to Members at 6.00 p.m. on Tuesday 14 February. SHDC had also invited representation from the Chamber of Commerce, Information Centre, Fair Week Committee and local press. Cllr Coulthard reported that a community benefit project should be requested vis a vis the K2 proposals and Members agreed that KTC should hold an independent meeting to consider the proposals.

**16/99                                      DATE OF NEXT MEETING**

Tuesday 21 February 2017 at 6.00 p.m.

*The meeting closed at 7.35 p.m.*