

## Kingsbridge Town Council

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

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

**In Attendance:** Cllr Irene Jeeninga  
County & District Cllr Rufus Gilbert  
District Cllr Keith Wingate  
Justin Dodge, Westcountry Land  
John Schuttkacker, Westcountry Land  
Chris Derrick, Kingsbridge & Salcombe Gazette  
Eighteen Members of Public  
Martin Johnson (Secretary)

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

#### **16/112.1 ANY FURTHER CURRENT PLANNING MATTERS**

It was **RESOLVED** to co-opt Cllr Romanos on to the Planning Committee for the duration of the meeting.

#### **16/107 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Tom Coulthard.

#### **Public Open Forum**

Several members of public and representatives from Westcountry Land made the statements at Annex A.

#### **16/108 DECLARATIONS OF INTEREST**

District Cllr Wingate declared a pecuniary interest in agenda item 110.1 and would make no comments during the meeting.

#### **16/109 PLANNING DECISIONS AND CORRESPONDENCE**

#### **DECISIONS**

**109.1** There were no planning decisions to consider.

## CORRESPONDENCE

**109.2**                      **0548/17/PDM – for information only**  
Proposal:                      Notification for prior approval for a proposed change of use of agricultural building to dwelling house. (Class C3)  
Location:                      Willow Barn, Kingsbridge TQ7 2HF  
Applicant:                      Mr A Lidstone  
Case Officer:                      Michelle Bennett

It was **RESOLVED** to note the above correspondence.

## **16/110**                      **TREE WORKS' APPLICATIONS, DECISIONS AND CORRESPONDENCE**

### APPLICATIONS

**110.1** There were no tree works' applications to consider.

### DECISIONS AND CORRESPONDENCE

The following decision was received:

**110.2**                      **4014/16/TCA**  
Location:                      144 Church Street, Kingsbridge TQ7 1DB  
Applicant:                      Mr C Cope  
Application type:                      Works to a tree in a Conservation Area.  
Proposal:                      T1: Sycamore – Crown reduction by up to approx. 2 to 3 metres, all round crown thinning by approx. 15%; T2 Beech – Crown reduction by up to 2 to 3 metres all round and crown thinning by approx. 15%.  
Case Officer:                      Alex Whish  
Decision date:                      13 February 2017  
**Decision:**                      **Tree Works Allowed**  
KTC:                      Recommended Approval

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

## **16/111**                      **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**111.1**                      **0299/17/OPA**  
Proposal:                      Outline application with some matters reserved for proposed residential development comprising 96 dwellings, including affordable homes, public open space and vehicular and pedestrian access.  
Location:                      Land Off (West Of) Belle Hill, Belle Hill, Kingsbridge, TQ7 1NP  
Applicant:                      Mr J Dodge (Westcountry Land)  
Case Officer:                      Wendy Ormsby

*Members noted statements made by local residents during the Public Open Forum, a presentation by the applicant Westcountry Land, feedback from Devon County Council*

(highways) & South West Water (drainage), and representations. Members asked the applicant numerous questions and a full discussion then took place.

**KTC:** **Recommend APPROVAL subject to the following conditions:**

1. An air/noise pollution survey to be conducted to assess the impact of the development on the locale and particularly Church Street.
2. Kingsbridge Town Council to liaise with the applicant's landscape architects to devise landscaping on site (a reserved matter should the development receive outline permission).
3. Devon County Council's recommended travel plan vouchers (at £300.00 per dwelling) to be shelved and the funding to be diverted to other highways matters (see 4. below).
4. Highways contribution earmarked at £65,000 (planning statement dated November 2016) to be used to:
  - work up a scheme to mitigate traffic impact in Church Street,
  - re-introduce a school crossing patrol in Church Street, and
  - extend the current town bus service for the development.
5. Foul drainage to be improved to the satisfaction of South West Water, independent assurance provided that surface water drainage via attenuation tanks/ponds will be sufficient to cope and for an ongoing maintenance scheme to be introduced for the same.

**111.2**

**0162/17/FUL**

Proposal:

Erection of new garage

Location:

6 Station Yard Industrial Estate, Kingsbridge, TQ7 1ES

Applicant:

Mr A Herring

Case Officer:

Michelle Bennett

**KTC:**

**Recommend APPROVAL**

**111.3**

**3940/16/FUL**

Proposal:

Readvertisement (Revised Plan Received) proposed extension and alterations to dwelling, replacement of existing garages with holiday/ancillary accommodation (resubmission of 28/2359/15/F)

Location:

9 Highfield Drive, Kingsbridge, TQ7 1JW

Applicant:

Mr & Mrs A Povey

Case Officer:

Sarah Carroll

**KTC:**

**Recommend APPROVAL**

**111.4**                      **0281/17/FUL**  
Proposal:                  Infilling existing void area to front of store to create internal extension  
and installation of 3no trolley bays  
Location:                  Morrisons Supermarket, Lime Grove, Kingsbridge, TQ7 1TP  
Applicant:                  Mr Darbyshire  
Case Officer:              Rachel Head  
**KTC:**                      **Recommend APPROVAL**

It was **RESOLVED** for the Recommendation at 111.1 to be considered at the full council meeting on 14 March 2017; and to forward the planning consultation findings for 111.2, 111.3 and 111.4 to SHDC Development Management.

**16/112.2**                      **ANY FURTHER CURRENT PLANNING MATTERS**

SHDC had forwarded an updated Outstanding Enforcement Cases listing dated 6 March 2017. The information was confidential and not for dissemination to the public or outside bodies.

**16/113**                      **DATE OF NEXT MEETING**

Tuesday 21 March 2017 at 6.00 p.m.

*The meeting closed at 8.10 p.m.*

Annex:

A.     Public Open Forum.

## Public Open Forum

Leslie Pengelly, Ian Lawrence, Mr Jackson, Barry Day, David Lavender, Rosemary Dunstan, Jean Anderson and Margaret Halliday made statements and asked questions regarding outline planning application 0299/17/OPA. The salient points were:

- The transport assessment, and Devon County Council's consideration of the same, was very unsatisfactory.
- The number of houses would produce far more traffic movements than proposed and the majority would turn right out of the development to drive down Belle Hill and enter Church Street.
- The traffic count had been conducted during the school holiday period.
- Increased traffic would exacerbate current air and noise pollution levels.
- Vehicular emissions close to residential dwellings was known to lead to the onset of dementia.
- Children in particular would inhale exhaust fumes.
- There was no footpath in Belle Hill leading to/from the development.
- There were blind corners on Belle Hill which would not cope with extra traffic.
- More traffic would increase the risk of accidents at the dangerous intersection leading to Kingsbridge Primary School in Belle Cross Road.
- The school crossing patrol in Church Street had been removed and extra traffic would increase the risk to children.
- Local schools were at full capacity and could not accept more students.
- There was nowhere in Kingsbridge for people to work.
- Kingsbridge was a pleasant place for townspeople and visitors which would be adversely affected by a large development in Belle Hill.
- DCC had reported that attenuation tanks could not be constructed under highways.
- There was no maintenance regime identified for the attenuation tanks.
- Surface water drainage from the north of the town would further complicate known flooding issues in the town centre.
- An earlier petition in Church Street had raised over 50 signatures against the proposals.
- There was much wildlife on site and their habitat would be disturbed.
- The layout of dwellings was inconsiderate for the residents of Buckwell Close i.e. headlights would face their homes as vehicles entered the development and an internal road ran parallel and very close to their homes.
- The site was in the setting of the South Devon AONB, was highly visible from a range of locations within the AONB and 2 beautiful green fields would be lost forever.

Justin Dodge and John Schuttkacker of Westcountry Land presented outline planning application 0299/17/OPA. The salient points were:

- The applicant had been responsible for managing all reports presented with the application.
- The Plymouth & South West Devon Joint Local Plan earmarked the development site; 3 other sites for Kingsbridge were located within the AONB.

- The applicant proposed that the development would meet the needs of the JLP.
- Highways, landscape, drainage and ecological reports addressed issues raised by local residents.
- Specialist transport consultants had worked very closely with a DCC's highways officer to enable the development to meet the authority's requirements e.g. a visibility splay.
- Traffic flow via Church Street did not trigger any significant concerns.
- A traffic count had been actioned in August at a peak time to gauge the highest number of vehicles.
- S.106 contributions had been earmarked for highways at £65k, education at £329k and sports pitches at £207k providing a total at £601k.
- The layout of housing and internal roads had to work with the topography of the site.
- Walks around the whole site had been provided.
- A large green public open space on the eastern boundary would be left for amenity space.
- Housing at the highest level on the north east boundary would be bungalows to prevent the proposals from being a skyline development.
- The layout was DDA compliant.
- South West Water had reported that there was a problem within the existing sewerage system which could not cope with the additional housing. If approved, a condition would be on the application to ensure the matter was overcome. However, planning permission was required in order to action the problem.
- Surface water drainage on site was considered to be reasonable with soakaways in gardens and use of attenuation tanks/ponds on the western boundary to achieve the required greenfield run-off rate.
- The JLP earmarked 30% affordable housing for new developments.
- 30% affordable housing had been provided and was fixed. Of this 70% would be for rent and 30% intermediate.
- The 29 affordable dwellings would be made up of: 6 x one bed apartments, 2 x two bed apartments, 8 x two bed houses and 5 x three bed houses for rental plus 4 x two bed houses and 4 x three bed houses for discount sale/shared ownership.
- The density of homes was 29.4 per hectare.
- Further details of the archaeology on site was required.
- A tree screen/buffer would be introduced between the south of the site and Buckwell Close.
- There had been no assessment of potential second homes within the open market housing.
- No air or noise pollution studies had been conducted.
- All pedestrian/cycle access would be via Buckwell Road.
- No discussions had been held with the potential Dennings development to the west of the site.
- The layout of the site was fixed.
- Landscaping was a reserved matter and it was intended to introduce more trees to soften the landscape and views into the development from the AONB.
- It was likely for a Housing Association and Management Company to be introduced.