

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 18 OCTOBER 2016 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Mike Jennings
Cllr Chris Povey
Cllr Graham Price

In Attendance: Cllr Irene Jenninga
Cllr Jim Romanos
Martin Johnson (Secretary)

16/58 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Tom Coulthard and Kate Lynn.

Public Open Forum

There were no members of public present.

16/59 DECLARATIONS OF INTEREST

Cllr Jennings declared a non-pecuniary interest in agenda item 16/61.2.

16/60 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

60.1 2166/16/HHO
Decision: Conditional Approval
Case Officer: Sara de Barros
Decision date: 22 September 2016
Site: 19 Embankment Road, Kingsbridge TQ7 1LA
Proposal: Householder application for entrance lobby extension, roof works and alterations to existing house and garage.

KTC: Recommended Approval

60.2 2321/16/HHO
Decision: Conditional Approval
Case Officer: Sara de Barros
Decision date: 30 September 2016
Site: 93 Church Street, Kingsbridge TQ7 1DB

Proposal: Householder application for proposed erection of steel frame with wooden decking and relocation of rear access stair.
KTC: Recommended Approval

CORRESPONDENCE AND REPORTS

60.3 There was no correspondence or reports to consider.

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

16/61 TREE DECISIONS, CORRESPONDENCE AND WORKS

TREE WORKS

The following tree works' applications were received from SHDC for consideration:

61.1 Works to Trees in a Conservation Area
Reference: 3063/16/TCA
Proposal: 2 Conifers, Fell
Location: Sunny Patch, Western Backway, Kingsbridge, TQ7 1QB
Recommend APPROVAL

61.2 Works to Trees in a Conservation Area
Reference: 3126/16/TCA
Proposal: T(a): Conifer, 4 metres tall – Fell
Location: Pindar Lodge, The Promenade, Kingsbridge
Recommend APPROVAL

TREE DECISIONS AND CORRESPONDENCE

61.3 There were no decisions or correspondence to consider.

It was **RESOLVED** to forward the above tree works' consultation findings to SHDC Development Management.

16/62 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

62.1 2508/16/FUL
Proposal: Converting house of multiple occupancy to three assisted living flats
Location: Alta Vista, Westville Hill, Kingsbridge, TQ7 1HE
Applicant: The Gordon Carling Foundation
Case Officer: Michelle Bennett
Recommend APPROVAL

62.2 **2739/16/FUL**
Proposal: Application for permission for proposed installation of 2 air conditioning units
Location: 29 Fore Street, Kingsbridge, TQ7 1AA
Applicant: Beers LLP
Case Officer: Michelle Bennett
Recommend APPROVAL

62.3 **3115/16/LBC**
Proposal: Listed building consent for refurbishment to entrance lobby and ground floor reception, corridor and toilets
Location: 29 Fore Street, Kingsbridge TQ7 1AA
Applicant: Beers LLP
Case Officer: Michelle Bennett
Recommend APPROVAL

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

Cllr Romanos entered the Chamber

16/63 **ANY FURTHER CURRENT PLANNING MATTERS**

63.1 The following planning Appeal had been received (SHDC's letter 28/1560/15/O dated 12 October 2016):

Appeal reference: APP/K1128/W/16/3156062
Proposal: Outline application with some matters reserved for residential development scheme for 32 no. dwellings at allocated site K4
Location: Site K4, Garden Mill, Derby Road, Kingsbridge
Appellant: H2Land
Appeal start date: 7 October 2016

The Appeal followed the Refusal of planning permission by SHDC and would be determined on the basis of written representations. Members noted that KTC's comments made during the application stage would be forwarded to the Planning Inspectorate and representations, modification or withdrawal could also be forwarded by 11 November 2016. KTC had Resolved to recommend Refusal on the grounds that the provision of 4 affordable homes at circa 12% was a considerable reduction from the strategic target of 55% for Kingsbridge and had spoken at SHDC's Development Management Committee when the proposals were considered. A discussion followed and it was then **RESOLVED** to inform the Planning Inspectorate that, in accordance with National Planning Policy Framework 116, planning permission should be refused for major development in an AONB except in exceptional circumstances and where it could be demonstrated that they are in the public interest. It was strongly considered that this qualification had not been met and the proposals would not deliver the requisite community benefit.

