

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 APRIL 2016 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Tom Coulthard
Cllr Martina Edmonds
Cllr Wayne Grills
Cllr Kate Lynn
Cllr Chris Povey

In Attendance: Cllr Irene Jeeninga
District Cllr Rufus Gilbert
Nine Members of Public
Martin Johnson (Secretary)

15/117 APOLOGIES FOR ABSENCE

There were no apologies for absence.

Public Open Forum

Robin and Christine East, 57 Embankment Road, stated that they had concerns regarding the annex being built at Widegates, Embankment Road. The build was different to the planning permission (28/1630/15/F) as a wall appeared to be at least 4 to 5 feet higher. He had submitted a formal Planning Breach Notification to South Hams District Council (SHDC) dated 1 April 2016. However, the architect had informed him that a mistake had been made and the wall would be taken down. It therefore appeared that a satisfactory conclusion had been reached.

Peter and Angela Betteridge, 54 Embankment Road, also had concerns with the build taking place at Widegates and that the above parapet had not been included on the plans. They were concerned that similar unapproved alterations could take place elsewhere at the development.

Kelvin Ellis, Quay Top, Springfield Drive, stated that he objected to planning application 0496/16/FUL (use of open space/amenity land for domestic parking). Three new houses in the locale had already added further vehicular traffic and the earmarked land should be returned to its natural state.

Rob Warner, Foxley, Springfield Drive, also stated his objections to the above planning application. Vehicles would be required to reverse out of the proposed parking spaces into Ropewalk close to the junction with Ilbert Road and then use private driveways further up Springfield Drive in order to turn around to exit.

Julian Dorey, 21 Fosse Road, was the applicant for planning application 2919/15/FUL (erection of single dwelling and office/light industrial unit at Coombe Works). He had purchased the land 5 years ago and wished to develop a home for his family and a commercial unit which would employ 12 persons. The proposal was

within the Kingsbridge Site Allocations K4 development boundary which earmarked mixed use development beyond 2016. He had undertaken pre-application discussions with SHDC planning officers. Both the single dwelling and commercial unit would be built beyond current building specifications to include a zinc roof and silicon render/plain panel finishes. The intention would be to develop the commercial unit immediately and to build the dwelling when monies were available.

Members asked questions and Cllr Griffin thanked all members of public for their statements.

15/118 DECLARATIONS OF INTEREST

There were no declarations of interest.

15/119 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decisions regarding planning applications were received from SHDC:

119.1 0054/16/HHO
Decision: Conditional Approval
Case Officer: Sarah Carroll
Decision date: 29 February 2016
Site: 28 Linhey Close, Kingsbridge, TQ7 1LL
Proposal: Householder application for extension to existing bedroom above existing garage, within same footprint, and balcony above extension from living room.

KTC: Recommended Approval

119.2 3063/15/LBC
Decision: Listed Building Consent
Case Officer: Richard Gage
Decision date: 3 March 2016
Site: 32 Fore Street, Kingsbridge, TQ7 1PB
Proposal: Listed building consent to install a Radon Gas Mitigation System due to high readings within the bank.

KTC: Recommended Approval

119.3 3092/15/HHO
Decision: Conditional Approval
Case Officer: Sarah Carroll
Decision date: 7 March 2016
Site: Belle Cross Farm House, Belle Cross Road, Kingsbridge, TQ7 2DY
Proposal: Householder application for extension to kitchen and dining room

KTC: Recommended Approval

CORRESPONDENCE

The following correspondence was received:

119.4 From Mr R Warner an email (to SHDC; copy to KTC) objecting to planning application 0496/16/FUL for domestic parking at Springfield Drive, Kingsbridge.

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

15/120 TREE DECISIONS, CORRESPONDENCE AND WORKS

The following decision regarding tree works was received from SHDC:

Trees in a Conservation Area – Notification to Undertake Works

Application No. 160487- 0430/16 TCA

Proposal: T1, 2, 3, 5 & 6 Silver Birch - reduce height to 2m and reshape
T4 Hornbeam - trim by 1m
T7 Hornbeam – 0.5m reduction in height and shape
T8 Ash – 0.5m reduction in height and shape
T9 Sycamore - trim & reshape - no reduction intended.

Location: Windsor Court, Windsor Road, Kingsbridge

KTC: Recommended Approval

It was **RESOLVED** to note the above tree works decision and for Cllrs Griffin and Lynn to review the works on completion.

15/121 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

121.1 2919/15/FUL

Proposal: Erection of single dwelling and erection of an office/light industrial unit (use class B1) and creation of extended parking for cars

Location: Coombe Works, Derby Road, Kingsbridge, TQ7 1JL

Applicant: Mr & Mrs J Dorey

Case Officer: Tom French

Members noted the applicant's presentation during the Public Open Forum, the proposal was within allocated site K4, and SHDC Environmental Health comments regarding residential/business amenity and relation to the NPFF.

Recommend APPROVAL

121.6 **0688/16/FUL**
Proposal: Installation of 2 air conditioning units to ground floor
Location: 29 Fore Street, Kingsbridge, TQ7 1AA
Applicant: Beers LLP
Case Officer: Richard Gage
Recommend APPROVAL

121.7 **0427/16FUL**
Proposal: Amendments and revisions to previous planning approval
28/1630/15/F for the erection of 2 new dwellings and associated
garage and landscaping on site of previously demolished
dwelling
Location: Widegates, 56 Embankment Road, Kingsbridge, TQ7 1LA
Applicant: Mr T Slade
Case Officer: Matthew Jones

Members noted concerns received during the Public Open Forum, a planning breach notification, and that the original plans were explicit however, the new plans with substantial amendments/revisions were unclear.

Recommend REFUSAL on the grounds that there was insufficient detail in the plans for the layout, design, visual appearance and finishing materials and particularly a lack of elevations to identify views from the estuary.

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

15/122 ANY FURTHER CURRENT PLANNING MATTERS

122.1 Cllr Grills reported that at a recent meeting with SHDC's Leader and Senior Officers the authority's website/planning portal had been discussed. He had subsequently provided further details and received an encouraging response that SHDC had targeted current issues.

122.3 Origin3 were likely to present concept proposals for a residential development off Belle Hill at a future committee meeting and confirmation was anticipated shortly.

15/123 DATE OF NEXT MEETING

Tuesday 19 April 2016 at 6.00 p.m.

The meeting closed at 6.55 p.m.