

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 MARCH 2016 AT 6.00 P.M. IN QUAY HOUSE

- Present:** Cllr Robin Griffin (Chairman)
Cllr Tom Coulthard
Cllr Martina Edmonds
Cllr Wayne Grills
Cllr Irene Jeeninga
Cllr Kate Lynn
Cllr Chris Povey
- In Attendance:** Cllr Anne Balkwill
Cllr Sandy Gilbert
District Cllr Rufus Gilbert
Eight members of public
Two representatives from H2Land
Martin Johnson (Secretary)

15/103 APOLOGIES FOR ABSENCE

There were no apologies for absence.

Public Open Forum

Members of public made statements regarding a proposed residential development at allocated site K4, revised outline planning application 28/1560/15/O, to be received at the meeting.

Colin Sutton, 15 Hillside Drive, stated that Police feedback on the original application had provided recommendations to design out crime. In particular, it had identified the public footpath running through the site appeared to lack surveillance. Moreover, a portion of land would be blocked off from other public areas adjacent to drawing section E-E.

Brian Taylor, 18 Hillside Drive, was concerned that the proposed development would be built on a steep hill adjacent to current housing and queried whether retaining walls would be required. Also a tree identified to be retained in the arboricultural report was in fact dead.

John Speed, 25 Barton Close, asked if a developer was currently available to actually build the proposed development because he was concerned that further revisions to the plans may be received in due course.

Raymond Hayes, Buttville House, Derby Road, stated that there was much history of flooding in the locale primarily due to field run-off and as recently as early January 2016 Derby Road had been impassable. He suggested that the proposed development would exacerbate current flooding issues. Furthermore, the heritage report had been produced in summer which was misleading and should be

resubmitted. Finally, as the owner of the closest residential dwelling to the site the development would be an invasion of privacy.

Mark Donald and Chris Hughes, representing the applicant H2Land, presented the proposals and members asked several questions. The salient points were:

- Further design information had been submitted in the revised outline planning application.
- Highways matters had been resolved (having withdrawn the original traffic mitigation scheme for Derby Road). The Town Clerk confirmed that he had spoken to Richard Jackson, Devon County Council, and the authority did not have any objections with the revised highways/access arrangements and would not insist on a planning condition for a pedestrian footbridge to link the site with the Recreation Ground.
- A hedge bank opposite the industrial estate leading to Buttville House would be retained and the internal road had been re-designed set back 5m from the hedge bank. Retention of the hedge bank would deliver an element of maturity to the development site.
- Apart from supplementary information supplied within the revised proposals not much had changed from the original application submitted in summer 2015.
- Landscaping was the only reserved planning matter however, a detailed scheme in the future would provide additional detail to the proposals rather than subtracting from information already supplied.
- Lighting and fencing would be included within the above landscaping proposals.
- Car parking spaces were 2 per dwelling and single garages would be incorporated into around 50% of the properties. There was no specific parking provision for visitors.
- Much work had already been actioned regarding run-off and there were different solutions to infiltrate surface water into the ground via soakaway and the installation of a large underground tank. Indeed, the locale should see an improvement to run-off issues currently experienced.
- A topographical survey had been actioned and any adjoining landowner had a responsibility to their neighbours regarding development.
- A pedestrian footbridge to the Recreation Ground and lighting along the park's footway from Derby Road to Embankment Road would be investigated.

District Cllr Gilbert was impartial to the proposals at this stage.

Cllr Griffin thanked members of public, H2Land, and South Hams District Council (SHDC) ward member for their statements.

15/104

DECLARATIONS OF INTEREST

There were no declarations of interest.

DECISIONS

The following decisions regarding planning applications were received from SHDC:

- 105.1** **2793/15/HH0**
Decision: **Conditional Approval**
Case Officer: Tim Furmidge
Decision date: 27 January 2016
Site: 5 Linhey Close, Kingsbridge, TQ7 1LL
Proposal: House holder application for rear extension to kitchen/diner
Resubmission of 28/2455/15/F
KTC: **Recommended Approval** however it was noted that no plans were available on SHDC's website which identified that planning permission had been granted on 27 January 2016 before the recommendations deadline of 29 January (KTC had requested an extension)
- 105.2** **0008/16/FUL**
Decision: **Conditional Approval**
Case Officer: Tim Furmidge
Decision date: 9 February 2016
Site: 27B Church Street, Kingsbridge, TQ7 1BT
Proposal: Installation of two roof windows and light tube
KTC: **Recommended Approval**
- 105.3** **0007/16/FUL**
Decision: **Conditional Approval**
Case Officer: Tim Furmidge
Decision date: 9 February 2016
Site: 27A Church Street, Kingsbridge, TQ7 1BT
Proposal: Replacement of existing up and over garage door with roller shutter
KTC: **Recommended Approval**
- 105.4** **2988/16/HHO**
Decision: **Conditional Approval**
Case Officer: Tim Furmidge
Decision date: 15 February 2016
Site: 30 Linhey Close, Kingsbridge, TQ7 1LL
Proposal: Extension to existing bedroom above existing garage, within same footprint, and balcony above extension from living room
KTC: **Recommended Approval**

105.5 **2824/15/FUL**
Decision: **Conditional Approval**
Case Officer: Matthew Jones
Decision date: 1 February 2016
Site: Quay Auto Centre, Higher Union Road, Kingsbridge, TQ7 1EQ
Proposal: Application for new service and MOT centre
KTC: **Recommended Approval**

CORRESPONDENCE

105.6 There was no correspondence to consider.

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

15/106 TREE DECISIONS, CORRESPONDENCE AND WORKS

106.1 There were no tree decisions or correspondence to consider.

106.2 **Works to Trees in a Conservation Area**
Reference: 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 reshape
 T8 Ash 0.5m reduction in height and reshape
 T9 Sycamore trim and reshape no reduction intended
Location: Windsor Court, Windsor Road, Kingsbridge
Decision: **Recommend APPROVAL**

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

15/107 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

107.1 **0137/16/LBC**
Proposal: Listed Building Consent for change of windows and minor
 internal alterations
Location: 89A Fore Street, Kingsbridge, TQ7 1AB
Applicant: Mrs I Sumption
Case Officer: Richard Gage
Decision: **Recommend APPROVAL**

107.2 **28/1560/15/O**
Proposal: Readvertisement (Revised plans) Outline application with some matters reserved for residential development scheme for 32 no. dwellings at allocated site K4
Location: Proposed development site at Sx 7392 4386, Allocated Site K4, Garden Mill, Kingsbridge
Applicant: H2land
Case Officer: Chris Gosling
Decision: **Recommend APPROVAL to full council**

It was **RESOLVED** to forward the planning consultation findings at agenda item 107.1 above to SHDC Development Management and to provide the recommendation at agenda item 107.2 above to the full council meeting to be held on 8 March 2016.

15/108 **ANY FURTHER CURRENT PLANNING MATTERS**

There were no further current planning matters.

15/109 **DATE OF NEXT MEETING**

Tuesday 15 March 2016 at 6.00 p.m.

The meeting closed at 6.32 p.m.