

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 FEBRUARY 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

**In Attendance:** Cllr Anne Balkwill  
Cllr Irene Jeeninga  
Mike Derry  
Matt Farrand  
Jonathan Stilwell  
Martin Johnson (Secretary)

#### **15/89 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Chris Povey.

#### **Public Open Forum**

Mike Derry, Matt Farrand and Jonathan Stilwell had presented their concept for a housing development at the Planning Committee held on 3 November 2015 and now provided an update. The salient points were:

- The proposal was for 56 dwellings to the north of Allotment Gardens off Wallingford Road (site option no.21 DPD Sustainability Threshold Assessment dated April 2010).
- A draft drawing of the scheme, photographs and housing details were provided.
- 56 units would include one existing dwelling i.e. 55 new dwellings with 19 affordable dwellings at 35%. A mix of 1, 2 3 and 4 bedroom units were envisaged for flats, terraced, semi-detached and detached dwellings.
- Some self-build units were anticipated i.e. provision of the 'envelope' of a dwelling for homeowners to fit out themselves or custom-build whereby homeowners could have input into the design with the developer to build the dwelling for sale.
- Infrastructure would be place for solar or heat pump technology. Power supplies to the site would be buried and existing pylons would be removed.
- All units would have parking spaces and there would be off-road parking provided for visitors.
- The majority of trees and hedges would be retained.
- A Facebook page promoted the project and 80 questionnaires had been sent out to people expressing an interest.
- Much feedback had been received and there were differing expectations regarding the proposals.

- Rentplus was being investigated for the affordable housing element whereby tenants would be provided affordable rents, a 10% gifted deposit and the option to purchase after an agreed tenancy period.
- The site was on a slope and vehicular access off Wallingford Road was tight.
- Discussion with Kingsbridge Feoffees had investigated access to the site from the west of Allotment Gardens however, an agreement had not been reached.
- DCC had not raised issues with the current access proposals.
- Much liaison had taken place with South Hams District Council (SHDC) and Devon County Council (DCC) officers.
- A public consultation was anticipated in late February to glean opinions on the proposals.
- An outline planning application was likely to be submitted thereafter to include a visual impact assessment, section drawings, design & access statement, indicative drawings, drainage plans etc.

Members noted the above concept, asked questions and looked forward to receiving a planning application in due course.

*Cllr Jeeninga and members of public left the Chamber*

## **15/90                    DECLARATIONS OF INTEREST**

Cllr Griffin declared a non-pecuniary interest in agenda item 15/93.4.

## **15/91                    PLANNING DECISIONS AND CORRESPONDENCE**

### **DECISIONS**

**91.1** There were no planning decisions to be considered.

### **CORRESPONDENCE**

The following correspondence was received:

**91.2** From SHDC "Our Plan: South Hams newsletter" issue no.7 dated January 2016. Members noted the updated information and particularly that further consultation on future development sites would take place in July 2016 with an anticipated submission for independent examination in autumn/winter 2016. Neighbourhood plans were promoted and further land availability had been requested with a deadline of 22 February. The Town Clerk had requested regarding Kingsbridge development proposals.

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

## **15/92                    TREE DECISIONS, CORRESPONDENCE AND WORKS**

There were no tree decisions, correspondence or works to be considered.

15/93

## PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

**93.1**                                **160066 0007/16/FUL**  
Proposal: Replacement of existing up and over garage door with roller shutter  
Location: 27a Church Street, Kingsbridge, TQ7 1BT  
Applicant: Mr & Mrs B Park  
Case Officer: Tim Furmidge  
**KTC:**                                **Recommend APPROVAL**

**93.2**                                **160067 0008/16/FUL**  
Proposal: Installation of two roof lights and light tube  
Location: 27b Church Street, Kingsbridge, TQ7 1BT  
Applicant: Mr & Mrs B Park  
Case Officer: Tim Furmidge  
**KTC:**                                **Recommend APPROVAL**

**93.3**                                **2793/15/HH0**  
Proposal: Householder application for rear extension to kitchen/diner (resubmission of 28/2455/15/F).  
Location: 5 Linhey Close, Kingsbridge TQ7 1LL  
Applicant: Mr M Benfield  
Case Officer: Case Management Team  
**KTC:**                                **Recommend 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 2016 (KTC had requested an extension).

**93.4**                                **2988/15/HHO**  
Proposal: Extension to existing bedroom above existing garage, within same footprint, and balcony above extension from living room  
Location: 30 Linhey Close, Kingsbridge, TQ7 1LL  
Applicant: Mr Paul Rossiter  
Case Officer: Tim Furmidge  
**KTC:**                                **Recommend APPROVAL**

**93.5**                                **0054/16/HHO**  
Proposal: Householder application for extension to existing bedroom above existing garage, within same footprint, and balcony above extension from living room  
Location: 28 Linhey Close, Kingsbridge, TQ7 1LL  
Applicant: Mr E Temperley  
Case Officer: Sarah Carroll  
**KTC:**                                **Recommend APPROVAL**

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

**15/94**

**ANY FURTHER CURRENT PLANNING MATTERS**

Members noted a situation report from SHDC (email dated 28 January 2016) regarding the authority's planning website and its transition to a new system.

**15/95**

**DATE OF NEXT MEETING**

Tuesday 16 February 2016 at 6.00 p.m.

*The meeting closed at 7.05 p.m.*