

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.

15/94

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.