

Kingsbridge Town Council

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

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

In Attendance: Cllr Irene Jenninga
David Baisie (Cllr desig)
District Cllr Rufus Gilbert
District Cllr Keith Wingate
40 Members of Public
Martin Johnson (Secretary)

16/65 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Kate Lynn.

Public Open Forum

Several members of public made statements at Annex A.

16/66 DECLARATIONS OF INTEREST

Cllr Price declared a non-pecuniary interest in agenda item 16/69.2.

The following agenda item was taken early out-of-turn:

16/69 PLANNING APPLICATIONS

The following planning application was received from South Hams District Council (SHDC) for consideration:

69.1 2574/16/OPA

Proposal: Outline planning application with all matters reserved for 26 new dwellings

Location: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

Applicant: South Hams Eco Developments

Case Officer: Wendy Ormsby

Members noted comments during the Public Open Forum, representations received, background information, feedback from statutory consultees including Devon County Council (DCC) Highways and input from the applicant. A full discussion followed which realised the following Recommendation.

KTC: **Nil Comments.** Kingsbridge Town Council considers it is unable to either support (with conditions) or object. Notwithstanding that sufficient information has been provided for the planning authority to validate this outline planning application, with all matters reserved, there are too many unknowns for the Town Council to make an informed decision for the principle of development at this site. It is also mindful of considerable localised opposition to the proposals. Categorical detail has not been provided for: access, impacts on the adjacent highway, percentage of affordable housing (noting a 50% target for unallocated sites), density/layout of the dwellings on a skyline site and drainage. It is acknowledged that all such matters would be considered within reserved matters (should approval be provided) however, the Town Council is unable to nail its colours to the mast at this juncture.

It was **RESOLVED** to make the above planning consultation Recommendation to the full council meeting to be held on 8 November 2016.

16/67 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decision regarding was received from South Hams District Council (SHDC):

67.1	2683/16/HHO
Decision:	Conditional Approval
Case Officer:	Charlotte Howrihane
Decision date:	14 October 2016
Site:	32 Scholars Walk, Kingsbridge, TQ7 1QL
Proposal:	Householder application for installation of external wood burning stove flue
KTC:	Recommended Approval

CORRESPONDENCE AND REPORTS

The following correspondence/reports were received:

67.2 Three letters of objection to planning application 2574/16/OPA had been received at the time the agenda was produced; subsequently all representations for/against the proposals uploaded on to SHDC's planning portal had been printed off for Members attention.

67.3 Green Balance's tests for proposed developments in AONBs had been earmarked on the agenda however, a discussion was postponed due to lack of time; to be re-considered at a future meeting.

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

16/68 TREE DECISIONS, CORRESPONDENCE AND WORKS

There were no tree related matters to consider.

16/69 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

69.2 2767/16/FUL
Proposal: New first floor balcony and access stairs to second floor
Location: The Crabshell Inn, Embankment Road, Kingsbridge, TQ7 1JZ
Applicant: Mr S Thomas (Crabshell LOP)
Case Officer: Sarah Carroll
KTC: Recommend APPROVAL

69.3 3209/16/LBC
Proposal: Listed building consent for the like for like replacement of external signage from HSBC to HSBC UK
Location: 32-34 Fore Street, Kingsbridge, TQ7 1PB
Applicant: Mr B French HSBC CRE
Case Officer: Michelle Bennett
KTC: Recommend APPROVAL

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

16/70 ANY FURTHER CURRENT PLANNING MATTERS

There were no other matters to be considered.

16/71 DATE OF NEXT MEETING

Tuesday 15 November 2016 at 6.00 p.m.

The meeting closed at 7.35 p.m.

Annex:

A. Public Open Forum.

Public Forum

The following members of public made statements:

Richard Boyt, 7 Manor Park
Barry Day, Reflections, Wallingford Road
Ann Parkhill, 22 Wallingford Road
Reg McComish, Wallingford House, Wallingford Road
Mike McGing, 74 Wallingford Road
Carol Cable, 37 Wallingford Road
Wayne Grills, Flat 1, 57 Fore Street
Martin Pope, Fairfield House, Wallingford Road
Bruce Pritchard, 72 Wallingford Road

The salient points were:

- The proposed housing development would overlook current housing in Wallingford Road.
- The Road Safety Audit was lightweight.
- Doubling the width of the current unregistered/private road would encourage speeding.
- Increased vehicular traffic would be hazardous for children walking to/from school and playing in the locale.
- The proposals relied upon the permission of other parties to provide footways, access etc.
- There were fundamental highway safety issues and therefore shocked that DCC had not raised highways objections to the proposals.
- Only 27% affordable housing had been suggested which was likely to be reduced as the site would be very expensive to develop.
- Cross-section drawings had been prepared by Barry Day to highlight the overbearing/high visibility of proposed dwellings.
- The proposals may encourage further development to the north of the site.
- Drainage would be problematic and SHDC had objected due to insufficient information on this matter.
- Flash floods were regular occurrences in Duncombe Street which would be compounded by the development.
- There were considerable traffic issues in Wallingford Road and environs which would be exacerbated by the proposals/increased volume of vehicles e.g. elderly persons were frightened to walk at present, inconsiderate parking, parking on double/single yellow lines, narrowness of the highway, difficulty for the fire engine to navigate and non-collection of household rubbish because the refuse lorry cannot get through.
- Another entrance should be investigated from Fosse Road to the site.
- The site was outside the development boundary of the town.
- Allocated sites K1 to K6 had not been developed to date therefore there was no requirement for new unallocated sites.

- There was no specific data for vehicular movements on/off site which were likely to be 100-130 per day.
- There was not enough provision for on-site parking and therefore overspill would occur in Wallingford and Fosse Roads.
- The primary school did not have sufficient capacity to accept more children.
- The site was directly opposite a residential dwelling which was grossly unfair.
- Rare snakes, slow worms and hedgehogs habited the development site.
- The site would create a noise ball in higher Wallingford Road.
- The proposals were only motivated by profit.
- All members of public who spoke strongly objected to the proposals and were supported by others present; no member of public supported the proposals.

Matt Farrand & Mike Derry, South Hams Eco Developments (the applicant) addressed the concerns raised:

- The planning application sought outline permission with all matters reserved therefore further detailed information would be available as the proposals progressed.
- The number of dwellings needed to be established.
- The information had been submitted in accordance with a validation listing supplied by SHDC.
- Comments received during a public exhibition had been taken on board in preparing the application.
- Discussions had commenced 2 years previously with DCC Highways to address highways, access and road safety matters and the authority did not have concerns with the proposals.
- The applicant had been very open and transparent with members of public.
- Matt Farrand had lived in Wallingford Road for 7 years and knew the locale extremely well.
- The steep site would indeed be expensive to develop however, as much affordable housing as possible would be delivered.
- The applicant was willing to draw sectional drawings to identify the proposed layout.
- Drainage and flood matters had been investigated.
- On-site parking was appropriate and sustainable.
- An education contribution had been earmarked for the secondary school.
- Vehicular trips on/off site had not been included but could be worked up.
- Various ecology reports had been produced for reptiles, mammals and birds.
- The applicant considered the proposals to be worthy and appropriate.