

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15 NOVEMBER 2016 AT 6.00 P.M. IN QUAY HOUSE

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

In Attendance: Cllr Irene Jeeninga
Martin Johnson (Secretary)

16/72 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Tom Coulthard and Kate Lynn.

Public Open Forum

There were no members of public present.

16/73 DECLARATIONS OF INTEREST

Cllrs Griffin and Price declared non-pecuniary interests in agenda item 16/76.4.
Cllr Edmonds declared a pecuniary interest in agenda item 16/76.4.

16/74 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

74.1 3004/16/NMM
Decision: Conditional Approval
Case Officer: Sarah Carroll
Decision date: 18 October 2016
Site: 5 Linhey Close, Kingsbridge, TQ7 1LL
Proposal: Non-Material amendment following grant of planning permission.
KTC: Not Consulted

CORRESPONDENCE AND REPORTS

The following correspondence/reports were received:

74.2 Green Balance's tests for proposed developments in AONBs and Cllr Edmonds' briefing on the same. It was noted that SHDC did not appear to be consistent regarding its assessments of development within the AONB or within an

AONB setting i.e. a development outside the AONB but with views and impacts on the same. Members considered that local knowledge was pivotal and that the Town Council (KTC) should lobby for the right development in the right place and determine its recommendations accordingly. The Green Balance tests had already been adopted and would be used to determine future housing developments.

74.3 Three alleged planning enforcement cases had been closed by SHDC without further action.

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

Cllr Jeeninga entered the Chamber

16/75 TREE DECISIONS, CORRESPONDENCE AND WORKS

No items at the time the agenda was issued however, see agenda items 16/77.1 and 16/77.2.

Cllr Jennings entered the Chamber

16/76 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

76.1 3182/16/HHO

Proposal: Householder application for a proposed extension and alterations to an existing domestic dwelling to provide enlarged usable space within the property

Location: 3 Lower Warren Road, Kingsbridge, TQ7 1LF

Applicant: Mr D Spencer

Case Officer: Sarah Carroll

Members noted South West Water's report and requirements to be addressed by the applicant.

KTC: Recommend APPROVAL

76.2 3328/16/FUL

Proposal: Retrospective planning application for glasshouse and chicken coop

Location: 14 Allotment Gardens, Kingsbridge, TQ7 1NT

Applicant: Mr J Savage

Case Officer: Michelle Bennett

KTC: No Comments

76.3 3386/16/LBC

Proposal: Listed buildings (Grade II) consent for replacement of the existing gentlemen's toilet with an accessible WC and to provide another unisex WC for members of the public which will ensure sufficient facilities are available

Location: Quay House, Ilbert Road, Kingsbridge, TQ7 1DZ

Applicant: Kingsbridge Town Council

Case Officer: Charmaine Smith
KTC: **No Comments**

76.4 3112/16/HHO

Proposal: Householder application for proposed garage
Location: 23 Lower Warren Road, Kingsbridge, TQ7 1LF
Applicant: Mr A Purchase
Case Officer: Sarah Carroll

Members noted a representation from the neighbouring property

KTC: **Recommend APPROVAL subject to a condition that obscure glass is used in the window which overlooks the neighbouring property/garden at 25 Lower Warren Road**

76.5 3434/16/FUL

Proposal: Change of use from meeting room/clubs into a 3 bedroom dwelling and a 2 bedroom dwelling
Location: The Old Chapel, Baptist Lane, Kingsbridge, TQ7 1QD
Applicant: Mr T Jarvis
Case Officer: Rachel Head

Members noted a representation from SHDC Environmental Health

KTC: **Recommend APPROVAL subject to the potential contamination risks raised by SHDC being satisfied**

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

16/77 ANY FURTHER CURRENT PLANNING MATTERS

16/77.1 The following tree works' decisions were received from SHDC:

Application No: **3063/16/TCA**
Decision: **Trees in a Conservation Area – notification to undertake works**

Decision date: 10 November 2016
Site: Sunny Patch, Western Backway, Kingsbridge, TQ7 1QB
Proposal: Fell 2 x Conifers
KTC: **Recommended Approval**

Application No: **2896/16/TPO**
Decision: **Tree Preservation Order – grant of conditional consent**

Decision date: 9 November 2016
Site: The Keeve, 54 Embankment Road, Kingsbridge, TQ7 1LA
Proposal: T5 – Holm Oak – pollard 50%, T7 – Holm Oak – full crown reduction back to previous pollard points

KTC: **Recommended Approval**

Application No: **3126/16/TCA**
Decision: **Trees in a Conservation Area – notification to undertake works**
Decision date: 9 November 2016
Site: Pindar Lodge, The Promenade, Kingsbridge, Devon
Proposal: Conifer – 4m tall – fell
KTC: **Recommended Approval**

It was **RESOLVED** to note the above tree works' decisions.

16/77.2 The following tree works' application was received from SHDC for consideration:

Reference No: **3577/16/TPO**
Proposal: T1 – Ash – fell (dead), T2 – Ash – fell, T3 – Ash – fell, T4 – Ash – fell
Location: 12 Fosse Road, Kingsbridge, TQ7 1NG
Applicant: Mr E Tanner
KTC: **Recommend APPROVAL**

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

16/77.3 Cllrs Balkwill, Griffin and Povey had met with SHDC officers to discuss K2 (Quayside) masterplanning on 3 November. A wider stakeholder meeting would be scheduled shortly. Members noted a link with the proposal to discuss a neighbourhood plan for Kingsbridge and suggested such a meeting should be held in the New Year.

16/77.4 Members noted a revised location plan for outline planning application 2574/16/OPA (26 new dwellings at Dennings, Wallingford Road) which had been recommended for Refusal at full council on 8 November.

16/77.5 Members noted the latest Joint Local Plan newsletter dated November 2016. A listing of rejected sites included: SH_28_38_16 land at Dodd Meadow, Cow Lane, Wallingford Road, Kingsbridge due to the steeply sloping site and poor vehicular access.

16/77.6 It was **RESOLVED** for Cllr Baisie to become a member of the Planning Committee and noted that Cllr Jennings would sometimes struggle to make the start time at 6.00 p.m. but wished to be retained as a committee member.

16/78 DATE OF NEXT MEETING

Tuesday 6 December 2016 at 6.00 p.m.

The meeting closed at 7.07 p.m.