

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 17 MARCH 2015 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Tom Coulthard
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Graham Price
Cllr Steve Sidney

In Attendance: Cllr Keith Wingate
Six members of public
Martin Johnson (Secretary)

14/115 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Matt Farrand and District Cllr Simon Wright.

Public Open Forum

Mr Tom Shell made a statement regarding **28/0508/15/O** at Allocated Site K5 (to be received at agenda item 119.3). He held strong reservations regarding:

- the amount of land proposed to be developed,
- the 2 access points earmarked, and
- that planning permission may lead to further development in the locale.

Mr Bruce Kemp made a statement regarding **28/0416/15/F** at Embankment Road (to be received at agenda item 119.1). He commented that:

- in order to gain access to the site a low wall would be removed next to the A379 resulting in a loss of car parking in the highway which was currently enjoyed by local residents, and
- if permission was granted he requested that a residents parking scheme be introduced for the locale.

Cllr Yates thanked Mr Shell and Mr Kemp for their statements.

14/116 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/117 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decisions regarding planning applications were received from South Hams District Council (SHDC):

- **Sustainability.** SHDC Site Threshold Assessments for Kingsbridge dated April 2010 identified the proposed location and neighbouring land areas at Site 17 (Land at Warren Road), Site 24 (Land at Southville) and Site 16 (Land off Culver Park) as having sustainability issues with mitigation considered problematic.

117.4 **28/0037/15/F**
Decision: **Conditional Approval**
Case Officer: Charlotte Howrihane
Decision date: 25 February 2015
Site: Flat 6, The Exchange, 111 Fore Street, Kingsbridge TQ7 1AB
Proposal: Householder application for replacement wooden sash windows and patio door with PVCu windows.
KTC: **Recommended Approval**

CORRESPONDENCE

117.5 There was no correspondence to consider.

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

14/118 TREE DECISIONS, CORRESPONDENCE AND WORKS

There were no decisions, correspondence or works to consider.

14/119 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

119.1 28/0416/15/F – Erection of 3no. three storey terraced houses.
Proposed development site at SX 7383 4337, Embankment Road, Kingsbridge, TQ7 1JZ.

H2land

(Case officer: Alex Sebbinger)

Members noted:

- a letter dated 12 March 2015 from Mr & Mrs Taylor, 17 Kings Court, Kingsbridge objecting to the proposals on the grounds of loss of privacy and light,
- a further 2 representations from local residents objecting to the proposal had been posted on SHDC's website to date, and
- Devon County Council had no objections.

Recommend Approval

119.2 28/0446/15/F – Householder application for rear extension and decking.
Stable Cottage, Belle Cross Road, Kingsbridge, TQ7 1NL.

Mr J Burgess

(Case officer: Donna Crabtree)

Members noted:

- one representation from a neighbouring property, posted on SHDC's website to date, objecting to the proposal on the grounds of loss of light and amenity.

Recommend Approval

119.3 28/0508/15/O - Outline application (with all matters reserved except access) for erection of up to 60 no. dwellings, 0.5 hectares of employment land, 2 no. vehicular accesses, open space, play provision and drainage.

Allocated Site K5, SX 7299 4407 and land directly west of allocated site, West Alvington Hill, Kingsbridge.

Mr M Manisty (c/o agent Pegasus Planning Group Limited)

(Case officer: Kati Owen)

Members noted that the planning application and associated documents had only been received that day however, DCC's consultation reply had been reported. It was

RECOMMENDED to:

- seek clarification from DCC regarding highways matters and to request a site visit,
- request from SHDC an extension to the feedback deadline of 6 April in order that KTC may consider the application at its full council meeting on 14 April.

14/120

ANY FURTHER CURRENT PLANNING MATTERS

There were no further planning matters.

14/121

DATE OF NEXT MEETING

Tuesday 7 April 2015 at 6.00 p.m.

The meeting closed at 6.55 p.m.