

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 JUNE 2015 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Wayne Grills (Chairman)
Tom Coulthard
Cllr Barrie Fishman
Cllr Irene Jeeninga
Chris Povey
Cllr Steve Sidney
Cllr Jax Williams

In Attendance: District Cllr Rufus Gilbert
District Cllr Keith Wingate
Eight members of public
Martin Johnson (Secretary)

At the outset it was agreed:

- *for Cllr Grills to be the Chairman for the meeting;*
- *for Tom Coulthard (Cllr desig), Cllr Jeeninga, Chris Povey (Cllr desig) and Cllr Sidney to be co-opted on to the Committee; and*
- *for Cllrs Jeeninga and Sidney to have voting rights.*

15/11 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Edmonds and Griffin.

Public Open Forum

Members of public made several comments regarding planning application 28/1046/15/F (proposed new station, engine shed and track) for a miniature railway to run along the pedestrian footway at Embankment Road. The salient points were:

- it was a great idea and therefore the ambition should be to produce the best railway possible
- the track was likely to be a trip hazard
- the footway was poorly lit in the evening which would compound said trip hazard
- the footway was deteriorating and Western Power was often called out to address gas main issues
- it would affect cyclists
- cracks in the tarmac would affect the stability of the track
- people sitting on the benches would be very close to the railway
- the railway would be better suited for the opposite side of the estuary adjacent to Quay Car Park
- how would pedestrians be made aware of a moving train, what was the maximum speed and its stopping distance?

- the town needed attractions to maintain its vibrancy, all representations raised were relevant and the majority could be worked out, therefore the proposal was an opportunity which should not be missed

Steve Mammatt, the applicant, presented the plans, displayed a mock-up of the track and members asked several questions. The salient points were:

- the proposed location along the Quayside footway was probably the only flat location in town for a miniature railway
- he acknowledged that some public seats were close and 2 needed to be lifted and placed further back from the footway
- it was anticipated that a phase 2 would extend the railway along the grass verge adjacent to the highway to form a loop track
- Kingsbridge In Bloom were enthusiastic and the track would not impinge on flower displays
- the track would be vandal-proof
- 8mm of track would protrude above the footway
- the footway tarmac could be raised to abut the track in order to reduce any perceived trip hazard
- the track, tarmac and all fixtures would be regularly maintained
- the railway would be 7.25 inch gauge with provision for a 5 inch gauge within for smaller trains to run
- the track would be laid in 6m lengths bolted to the footway or a concrete base where it ran over grass
- all railway fixtures would comply with HSE documentation
- the footway was not a designated cycle path
- the width of the train and carriages was 550mm and total clearance for safe passage was 745mm
- passengers feet would fit into a trough at the base of the carriages
- the footway on the opposite side of the estuary (adjacent to Quay Car Park) was unsuitable as tree roots had pushed up the tarmac in places and the footway was narrower
- the driver had a horn to alert pedestrians and the locomotive itself utilised a deadman's handle
- maximum speed was 6 mph but effectively the train was likely to be at walking pace
- it had the same mechanics as a mobility scooter and would be electric (battery powered) with no noise
- dependent on the number of brakes fitted the train was likely to stop within 20 feet
- the station would be painted in GWR colours of dark and light stone
- the building would be painted rendered block, painted timber and have a pitched slate roof
- it would be a near replica of the old Kingsbridge railway station with arches set into the render
- the proposal had received 750 likes on its Facebook page
- operating hours were anticipated to be over the summer months for 16 weeks from 10.00 a.m. until the last passengers and weekends out-of-season with up to 4 trips per hour

Cllr Grills thanked everyone for their questions and statements.

15/12 DECLARATIONS OF INTEREST

There were no declarations of interest.

15/13 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

13.1 28/0651/15/F
Decision: Conditional Approval
Case Officer: Matthew Jones
Decision date: 08 May 2015
Site: 12 Hawthorn Close, Kingsbridge, TQ7 1TB
Proposal: Householder application for new conservatory to rear of property.
KTC: Recommended Approval

13.2 28/0840/15/HPA
Decision: Prior Approval Refused
Case Officer: Charlie Bladon
Decision date: 7 May 2015
Site: 4 Trevanna Road, Kingsbridge, TQ7 1ET
Proposal: Householder prior notification for single storey rear extension, extending 3m wide by 5m long with shallow pitch roof laid to slate and cladding to match existing.
KTC: Not Consulted

CORRESPONDENCE

13.3 There was no correspondence to consider

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

15/14 TREE DECISIONS, CORRESPONDENCE AND WORKS

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

15/15 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

15.1 28/1005/15/F
Construction of dwelling
Development site at Reflections, Wallingford Road, Kingsbridge, TQ7 1NF
Mr B Day
(Case Officer: Matthew Jones)
Recommend APPROVAL subject to the issues raised in SHDC's Drainage Engineer's report date 26 May 2015 being satisfied

15.2 28/1007/15/LB

Listed building consent for works associated with change of use from public house and staff accommodation to ground floor retail with 6 no. apartments to first and second floor
The Quay Public House, 1-3 Fore Street, Kingsbridge, TQ7 1PG

Stankerr Pubs Ltd

(Case Officer: Matthew Jones)

Recommend APPROVAL

15.3 28/1006/15/F

Change of use of upper floor comprising of pub function room and staff accommodation (A4/C3) to 6 no. apartments

The Quay Public House, 1-3 Fore Street, Kingsbridge, TQ7 1PG

Stankerr Pubs Ltd

(Case Officer: Matthew Jones)

Recommend APPROVAL

15.4 28/1046/15/F

Creation of new station and engine shed with track

Proposed new station, engine shed and track

At SX 7363 4388 Embankment Road, Kingsbridge, TQ7 1LN

Mr S Mammatt

Recommend APPROVAL subject to the footway tarmac being flush with the outer rail of the track

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

15/16 ANY FURTHER CURRENT PLANNING MATTERS

16.1 A new listing of all current alleged enforcement cases for Kingsbridge would be received from SHDC shortly. The information was confidential and could not be disseminated to the public or outside bodies.

16.2 Two members of public had alerted KTC that day to a new fence which had been erected along the boundary of Wits End (between Churston Court and Waterside) fronting onto Embankment Road which was likely to require planning permission due to its height and form. Members agreed that it should be identified as an alleged enforcement case.

16.3 Costa Coffee at the beginning of The Promenade had been alerted to the unsatisfactory exterior condition of its prominent Grade II listed building it was suggested that redecoration should be considered.

15/17 DATE OF NEXT MEETING

Tuesday 16 June 2015 at 6.00 p.m.

The meeting closed at 7.00 p.m.