

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 JANUARY 2014 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Matt Farrand
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Irene Jeeninga
Cllr Steve Sidney
Cllr Beryl Washington
Cllr Keith Wingate

In Attendance: District Cllr Simon Wright
Roger Pope (Principal, Kingsbridge Community College)
Martin Johnson (Secretary)

13/94 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Graham Price.

Public Open Forum

Roger Pope presented planning application **28/0016/14/F** for proposals to extend the existing Sixth Form Centre at Kingsbridge Community College. The school leaving age had been raised to 18 years which had led to rising numbers of students and there were approximately 360 in the 6th Form. The current Centre was too small to accommodate such numbers and the development would create space for private study, teaching space and a canteen. Funding would be applied for from central government and a precursor was planning permission. Access during construction would be made from Mr & Mrs Horton's field to the south.

Members were pleased that negotiations had been held with the adjacent landowner. Cllr Farrand reported that a growing number of older students had led to more cars, parking problems and traffic congestion in Westville. He suggested for a one-way system for Ashleigh and Balkwill Roads be introduced to aid traffic flow. However, a suggestion for a Residents Parking Scheme had received a mixed reception from local residents. It was agreed to hold exploratory discussions with DCC regarding a one-way system.

13/95 DECLARATIONS OF INTEREST

There were no declarations of interest.

13/96 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

96.1 **28/1252/13/F**
Decision: **Conditional Approval**
Case officer: Charlie Bladdon
Parish: Kingsbridge
Decision date: 16 July 2013
Site: Ground Floor Flat, 5 Ebrington Street, Kingsbridge, TQ7 1DE
Proposal: Re-advertisement. Change of use from hairdressers salon (A1) and residential unit to a one bedroom flat.

KTC: **Recommended Approval**

96.2 **28/2503/13/LB**
Decision: **Conditional Approval**
Case officer: Nils White
Parish: Kingsbridge
Decision date: 18 December 2013
Site: 115 Fore Street, Kingsbridge, TQ7 1AB
Proposal: Listed Building Consent for structural reinforcement of the floors and structurally tying the corner of the building. Minor alterations to the ground and first floor, including installation of shower room to first floor.

KTC: **Recommended Approval**

96.3 **28/2543/13/F**
Decision: **Conditional Approval**
Case officer: Kati Owen
Parish: Kingsbridge
Decision date: 12 December 2013
Site: 8 Fosse Road, Kingsbridge, TQ7 1NG
Proposal: Householder application for demolition of existing sun room and erection of extension(s) and alterations to existing dwelling.

KTC: **Recommended Approval**

96.4 **28/2586/13/F**
Decision: **Conditional Approval**
Case officer: Matthew Jones
Parish: Kingsbridge
Decision date: 24 December 2013

Site: Fairfield, Wallingford Road, Kingsbridge, TQ7 1NF
Proposal: Change of use from class B8 (storage) to B1(a) (offices), including alterations to fenestration and external finishes.

KTC: Recommended Approval

96.5 **28/2622/13/DPA**
Decision: Prior Approval Given

Case officer: Lucy Hall

Parish: Kingsbridge

Decision date: December 2013

Site: First Floor, Centurion Works, Lower Union Road, Kingsbridge, TQ7 1EF

Proposal: Prior Approval of change of use from B1(a) (Office) to C3 (residential) single dwelling.

KTC: Not Consulted

96.6 **28/2650/13/LB**
Decision: Conditional Approval

Case officer: Matthew Jones

Parish: Kingsbridge

Decision date: 20 December 2013

Site: 3 Devon Square, Kingsbridge, TQ7 1EE

Proposal: Listed Building Consent for replacement of roof finishes, front door and garden works.

KTC: Recommended Approval

CORRESPONDENCE

The following correspondence was received:

96.7 From SHDC (letter 2013/0463 dated 7 January 2014) regarding alleged unauthorised building works and untidy site at 7 Lower Warren Road, Kingsbridge, TQ7 1LF. The Planning Authority had determined that the site is not so untidy as to present a breach of planning control and the complainant has been advised accordingly. No further action will be taken.

96.8 From SHDC's Affordable Housing Projects Officer an invitation for local councils to attend a Housing Surgery on Wednesday 12 March 2014 at Follaton House, Totnes. This is an opportunity to discuss affordable housing issues in parishes and to gain advice and assistance on a range of issues e.g. community land trusts and local allocations policy.

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

13/97 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS AND CORRESPONDENCE

97.1 There were no decisions or correspondence.

TREE WORKS

97.2 Cllr Griffin, Simon Putt (SHDC Tree Officer), and the Town Clerk had conducted a site visit on 16th January to survey trees at the rear of nos.1-23 Lime Grove. Access had been gained via Redford Meadow on the side of the stream which ran between the 2 developments. Tree Preservation Orders (TPOs) were in place for the whole area however, some trees had been felled. The Tree Officer had agreed to investigate and was mindful to make all land owners aware of the TPOs.

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

13/98 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

98.1 28/3046/13/F – Change of use of lower ground floor accommodation to offices and internal alterations.

Luscombe Maye, 62 Fore Street, Kingsbridge, TQ7 1PP.

Luscombe Maye Estate Agents

Recommend APPROVAL

98.2 28/3050/13/LB – Listed Building Consent for change of use of lower ground floor accommodation to offices with new kitchen and disabled WC.

Internal alterations to other floor offices to include repositioning of kitchen and new WC/shower facilities for staff.

Luscombe Maye Estate Agents

Recommend APPROVAL

98.3 28/0016/14/F – Extension to existing Sixth Form Centre to incorporate additional teaching space, extension to study centre and social area. Kingsbridge Community College, Balkwill Road, Kingsbridge TQ7 1PL.

Kingsbridge Community College

Recommend APPROVAL subject to:

- **the production of a traffic management plan during the construction phase, and**
- **post-development car parking arrangements to be identified (noting increased number of 6th form students studying to age 18 years).**

98.4 28/0067/14/F – Erection of single detached dwelling.

Land at SX7343 4400, Springfield Drive, Kingsbridge.

Mr D Pollard

Recommend APPROVAL

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

13/99 ANY FURTHER CURRENT PLANNING MATTERS

99.1 DCC's local highways officer had made KTC aware of BT Openreach's intention to install a cabinet in March 2014 at the Duncombe Street amenity space, adjacent to 117 Fore Street, which was maintained by Kingsbridge In Bloom volunteers. The cabinet was required as part of the superfast broadband project for connecting Devon. Members considered that the cabinet would be an eyesore and should be either located elsewhere or positioned further into the space to effectively hide it from public gaze. It was **RESOLVED** to request a site meeting with BT Openreach and re-location of the proposed cabinet at Duncombe Street amenity space.

99.2 SHDC (letter 28_59/1232/13/O dated 20 January 2014) had confirmed the applicant's Appeal against Refusal of Outline planning application (with all Matters Reserved except Access) for erection of up to 82 dwellings, 0.7 hectares of employment land (use class B1/B2), 2 no. vehicular accesses, open space, play provision and drainage at Allocated Site K5 at SX 7299 4407 and land directly west of allocated site, West Alvington Hill, Kingsbridge. The Appeal start date was 16 January 2014 and would be determined on the basis of an Inquiry. Members had already been made aware of the Grounds for the Appeal at the previous week's full council meeting. Any comments made at the application stage would be forwarded to the Planning Inspectorate. KTC could make representations or modify/withdraw its previous representation to be received by 27 February 2014.

At the full council meeting on 18 June 2013 KTC had Resolved to recommend Refusal (noting that the proposed development area had been extended from the Kingsbridge Site Allocations DPD adopted February 2011 for site K5) on the following grounds:

- its visual impact would be unacceptable to the detriment of the public amenity,
- the application represented overdevelopment, and
- the proposed development would have a negative effect on traffic flow and capacity on West Alvington Hill.

Cllrs Griffin and Jeeninga noted that they had voted against the motion.

It was **RESOLVED** that KTC should not take any further action regarding its original comments for planning application 28_59/1232/13/O at Allocated Site K5.

99.3 At the last 2 committee meetings, members had supported SHDC's proposal for the exit to be closed on to Fore Street from the Car Park and had recommended a virtual footpath for the south side of the access route (Option 1). However, the Fire Station Commander had made representations that the access on to Fore Street should be retained in order to maintain firefighters' response times to reach the fire station. Moreover, SHDC had now identified potential legal issues regarding rights of way to/from the car park for properties bordering the car park at 70-86 Fore Street. It was **RESOLVED** to:

- call-in the previous Resolution (in accordance with Standing Order 36) to support the exit from Fore Street Car Park to be closed on to Fore Street,
- to review the decision at the full council meeting to be held on 11 February 2014, and
- to invite Gerald Taylor (Kingsbridge Fire Station) to make D&SFRS' representations.

13/100 DATE OF NEXT MEETING

Tuesday 4 February 2014 at 6.00 p.m.

The meeting closed at 7.18 p.m.