

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 MARCH 2015 AT 6.00 P.M. IN QUAY HOUSE

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

In Attendance: Cllr Anne Balkwill
Cllr Rufus Gilbert
Cllr Irene Jeeninga
Cllr Keith Wingate
District Cllr Simon Wright
Mark Donald (H2Land)
Chris Hughes (H2Land)
Sam Acourt (Kingsbridge & Salcombe Gazette)
Three members of public
Martin Johnson (Secretary)

14/107 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Steve Sidney.

Public Open Forum

There were no statements from members of public.

14/108 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/109 ALLOCATED SITE K4

Mark Donald and Chris Hughes from H2Land presented proposals for a residential development at Allocated Site K4 (Garden Mill area) off Derby Road. The site had a challenging topography and much time had been taken to explore the concept mindful that it would be viewed from other areas of Kingsbridge. An issue had been how to develop the site without building dwellings with retaining walls. Access was proposed from Derby Road near the Scout Hut and widening/improvements to the highway would be made of benefit other road users; the company's highways engineers were working up plans. The bridge over the stream leading from Washbrook would remain as existing. Testing had been conducted on site to determine drainage and run off; it was reported that development would assist existing flooding issues. Maps were produced of views from Coronation Road area and 3D modelling was anticipated to be available for the public exhibition to take place 2.30-7.00 p.m. on Tuesday 10 March at the Market Hall. A mix of housing was

proposed including an affordable element in accordance with South Hams District Council (SHDC) policies. Public Footpath No.6 which bisected the site would be enhanced to provide a woodland walk. Taking stock of public feedback the company anticipated applying to SHDC for outline planning permission i.e. the principle of development. Thirty two dwellings were proposed to include low energy/eco homes with green roofs on the lower slope.

Members asked several questions and noted that the site area had been reduced from that earmarked in the DPD 2011 which had included the Scout Hut and Garden Mill industrial/employment units to that consulted upon within SHDC's Our Plan 2014. Members reported that run off from fields to the west of the K4 site had historically caused flooding/mud deposits on the proposed access point and this should be taken into account. Finally, it was requested that illustrative views of the site from the footpath gate at the southernmost point of the site (adjacent to the Rugby Club) be provided. Cllr Yates thanked the representatives from H2Land for their presentation.

Cllr Jeeninga, H2Land representatives, one member of public and the press left the Chamber

14/110 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

The following decision regarding planning applications was received from SHDC:

110.1	28/3147/14/LB
Decision:	Listed building consent granted
Case Officer:	Charlotte Howrihane
Decision date:	11 February 2015
Site:	89 Fore Street, Kingsbridge, TQ7 1AB
Proposal:	Listed building consent for alterations and works to facilitate change of use from offices (A2) to 2 no. residential dwellings (C3)
KTC:	Recommended Approval

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

CORRESPONDENCE

The following correspondence was received:

110.2 From SHDC notice that an appeal had been made to the Secretary of State following the authority's Refusal of planning application 28/1585/14/F for conversion of an outbuilding to create residential dwelling and vehicular access at land to rear of 124 Fore Street, Kingsbridge, TQ7 1AW. Appeal start date was 10 February 2015 to be determined on the basis of written representations. KTC had Recommended Approval at the Planning Committee held on 15 July 2014. Any comments made at the application stage would be forwarded to the Planning Inspectorate. KTC could make representations or modify/withdraw its previous representation by 17 March

2015. It was **RESOLVED** to make no further comments regarding planning appeal APP/K1128/W 14/3000896.

110.3 From SHDC issue no.6 of South Hams Our Plan Latest News dated February 2015. In particular the authority has updated its timetable and issued a revised programme for Our Plan. The new timetable called a Local Development Scheme set out the different stages i.e. what they are doing and when. It was earmarked for an informal consultation on the development strategy and options for development June to September 2015, followed by a formal consultation on the proposed plan November to December 2015, with a submission date for independent examination in April 2016. Members noted that developments appeared to be in flux between DPD and Our Plan requirements which was likely to be exacerbated with the announced delay of the latter. It was **RESOLVED** to write to SHDC to request a situation report on how development is being progressed during the crossover between DPD and Our Plan policies.

14/111 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS & CORRESPONDENCE

111.1 There were no decisions/correspondence to consider.

WORKS

111.2 At the previous meeting the following application for tree works had been received from SHDC for consideration and it had been agreed to make No Comments:

Works to Tree Preservation Order Trees (TPO 448)

Application Number:	28/0321/15/tw
Proposal:	T1, T2 and T3. Ash. Coppice to stump approximately 30cm. T4. Ash. Reduce lowest lateral limb growing to west by approx. 2m, also crown lifting and thinning remaining branch structure to reduce end weight and increase clearance from building. Removal of epicormic growth from stem. T5. Beech. Prune western edge of canopy only, reducing lateral spread of canopy by approx. 2 to 3m.
Location:	Land surrounding 15 to 18 Skelmersdale Close, Kingsbridge, TQ7 1QP
Applicant:	DCH

In accordance with Standing Orders the recommendation had been called-in following site visits by Tree Wardens and SHDC had been informed. Members then received reports from Cllrs Griffin and Wingate that trees T1, T2, T3 and T5 were all specimen trees in good condition; T4 required pollarding. It was **RESOLVED** to:

- revise KTC's findings from the Planning Committee held on 17 February 2015,
- support proposals for T4,
- object to proposals for T1, T2, T3 and T5 as the trees added much landscape and amenity value within the locale, and
- report the above findings to SHDC Natural Environment & Recreation Team.

14/112 PLANNING APPLICATIONS

There were no planning applications to consider.

14/113 ANY FURTHER CURRENT PLANNING MATTERS

113.1 Cllr Price had been alerted by local residents to a large outbuilding in the rear garden at 2 Hillside Drive which was perceived to be used as a workshop. Members noted that permitted development rights allowed the building of outbuildings within specific dimensions and a range of covenants existed on housing in the locale. Cllr Wingate agreed to request SHDC Development Management to investigate the matter.

113.1 Cllr Balkwill reported that a property on the west side of the estuary, in West Alvington Parish Council's local authority area, were developing an access slipway. Cllr Wingate agreed to request the Harbour Authority to investigate the matter.

113.2 Cllr Balkwill reported that she had attended SHDC's Development Management meeting on 18 February 2015. She noted that the majority of applications had been objected to by local councils however, none were refused (including approval for 28/2767/14/O at Warren Road). The meeting had been enlightening and she suggested that all members should attend one. It was noted that KTC could speak at such meeting either to support or object to a planning application.

113.4 District Cllr Wright reported that a new planning application for a development at Allocated Site K5 (off West Alvington Hill) had been received that day.

14/114 DATE OF NEXT MEETING

Tuesday 17 March 2015 at 6.00 p.m.

The meeting closed at 7.32 p.m.