

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 DECEMBER 2016 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr David Baisie
Cllr Anne Balkwill
Cllr Tom Coulthard
Cllr Martina Edmonds
Cllr Kate Lynn
Cllr Chris Povey
Cllr Graham Price

In Attendance: Cllr Irene Jeeninga
One member of public
Martin Johnson (Secretary)

16/79 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mike Jennings.

Public Open Forum

Cllr Griffin requested Julian Holliss to make a statement at agenda item 16/84.

16/80 DECLARATIONS OF INTEREST

There were no declarations of interest.

16/81 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

81.1 2508/16/FUL
Decision: Conditional Approval
Case Officer: Clare Stewart
Decision date: 10 November 2016
Site: Alta Vista, Westville Hill, Kingsbridge, TQ7 1HE
Proposal: Converting House of multiple occupancy to three assisted living flats

KTC: Recommended Approval

81.2 2087/16/HHO
Decision: Conditional Approval
Case Officer: Sara de Barros
Decision date: 8 November 2016
Site: 38 Lower Warren Road, Kingsbridge, TQ7 1LF

Proposal: Householder application for new studio on top of existing garage, cladding to front elevation and repositioning of front door within porch.

KTC: Recommended Refusal on the grounds of overshadowing and loss of sunlight to the detriment of the residential amenity for the neighbouring property

81.3 2576/16/NMM
Decision: Conditional Approval

Case Officer: Sara de Barros

Decision date: 7 November 2016

Site: Development site at Sx 7373 4369, Highfield Drive, Kingsbridge
Proposal: Non-material to planning consent 28/2738/11/F to change finish to exterior wall, convert previously granted stores into home office and interior alterations to include new rooflight

KTC: Not Consulted

CORRESPONDENCE AND REPORTS

The following correspondence/reports were received:

81.4 SHDC closure of 3 outstanding enforcement cases (007472, 007629 and 011788) without further action and a listing of remaining outstanding cases dated 5 December 2016. The information was confidential and not for dissemination to the public or outside bodies.

81.5 SHDC officers would make a presentation to the Town Council (KTC) regarding the K2 (Quayside) masterplan at 6.00 p.m. on Tuesday 10 January 2017 (prior to that evening's full council meeting).

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

16/82 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

TREE WORKS

82.1 There were no tree work applications to consider.

DECISIONS AND CORRESPONDENCE

82.2 SHDC had reported that hedge trimming, shrub clearance and tree felling had been authorised at the former Ropewalk Day Centre site.

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

16/83 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

83.1 **3344/16/HHO**
Proposal: Householder application for proposed extension and alterations to dwelling
Location: 139a Fore Street, Kingsbridge, TQ7 1AX
Applicant: Mr D Alston
Case Officer: Sarah Carroll
KTC: **Recommend APPROVAL**

83.2 **3242/16/HHO**
Proposal: Householder application for retrospective planning permission for creation of store and raised seating area
Location: 11 Archery Close, Kingsbridge, TQ7 1BE
Applicant: Mr Steven Jarvis
Case Officer: Sara de Barros
KTC: **Recommend APPROVAL**

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

16/84 **ANY FURTHER CURRENT PLANNING MATTERS**

84.1 SHDC had reported that a tree works programme had been authorised for the Town Square to include the felling of 2 London Planes. The Town Clerk would ascertain when the works would take place.

Cllr Jeeninga entered the Chamber

84.2 Julian Holliss had agreed a lease for the ground floor of the former Quay pub and intended to open a Spar/Subway franchise. He made a statement regarding the proposals and answered Members' questions:

- The developer had planning consent for change of use from A4 (drinking establishment) to A1 (retail/shops).
- The developer was likely to be mindful of restrictions on the change of use of public houses and requirement to provide 56 days' notice to the planning authority in advance of the commencement of works.
- He was aware of a local Facebook page which objected to the proposal for a Subway; Cllr Povey had joined the Facebook page in order to keep an eye on the matter.
- His Subway franchise in Dartmouth had been successful.
- The developer intended to restore the building and create 5 flats on the 1st and 2nd floors; the developer's portfolio was impressive.
- Subway supported local communities and was likely to do so in Kingsbridge.
- Signage and promotion would be actioned in a subtle and sympathetic style in keeping with a prominent listed building.
- Subway food was provided in paper rather than polystyrene packaging.
- Subway attracted a younger demographic and he sought a niche market in the town.
- He appealed to the local community to view the positives rather than the negatives.

