

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 31 MARCH 2015 AT 6.00 P.M. IN QUAY HOUSE

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

In Attendance: Cllr Anne Balkwill
Cllr Rufus Gilbert
Cllr Irene Jeeninga
District Cllr Simon Wright
Sam Acourt, Kingsbridge & Salcombe Gazette
Thirty members of public
Martin Johnson (Secretary)

14/122 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Keith Wingate.

Public Open Forum

- a. Mr Tom Shell made a statement regarding 28/0508/15/O. His main objection was the proposed access opposite Kingsbridge Community College (KCC) which Devon County Council (DCC) had originally objected to in 2012:
- there was a danger to pupils crossing the A381 to access the school sports pitches,
 - there would be increased congestion in the locale at the start and end of the school day,
 - the access road would be a scar in the South Devon Area of Outstanding Natural Beauty (AONB),
 - it would require the diversion of Public Footpath No.2, and
 - a 250m long access road could lead to further development of the field to the west of the site development boundary.

He suggested one access point only into the east field with access to the west field to be achieved via either a bridge over Norden Lane or for the sunken lane to be infilled with an alternative access provided to Norden House itself. No effort had been made by the landowner/Pegasus (agents) to consider alternative access locations. It was an outline planning application with all matters reserved except access therefore the access arrangements were essential. He stated that the application as it stood should be rejected.

- b. Martina Edmonds made a statement that Allocated Site K5 had a long history. Both the Town Council (KTC) and South Hams District Council (SHDC) had refused

the original application for development to be extended beyond the DPD K5 boundary and following an Appeal had been refused by the Planning Inspectorate. NPPF paragraph 116 reported that planning permission in AONBs should be refused unless there were exceptional circumstances where it could be demonstrated that development was in the public interest. She questioned what the public interest was? The agents had admitted that the proposals would lead to substantial damage to an area of scenic beauty and all viewpoints within 1km would be affected (page 47 Appraisal of Landscape & Visual Effects). To highlight, the planning inspector's Appeal decision had reported how important the views of the site were from St Edmunds Churchyard. As the application sought outline permission the community could be certain of nothing and may find it difficult to control development if the site was sold on. She commented that Modbury RA1 site at Palm Cross well illustrated the 'blank cheque' approach with developers. NPPF paragraph 115 reported that great weight should be given to conserving landscape and scenic beauty in AONBs. The planning inspector's Appeal decision at paragraph 48 had reported that a compelling case had not been made for development beyond the DPD K5 boundary. She strongly urged KTC to object to planning application 28/0508/15/O.

c. A member of public (wished to remain anonymous) stated that he supported the proposals in planning application 28/0508/15/O. Chiefly, it would lead to around 18 affordable homes being developed. Kingsbridge was in dire need of affordable housing; his daughter rented a 4 room house at £650 per month. The provision of affordable housing for young people was the pivotal issue and the town was desperate for such development.

Cllr Yates thanked all members of public for their statements.

14/123 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/124 PLANNING APPLICATIONS

The following planning application was received from South Hams District Council (SHDC) for consideration:

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 had noted the above statements during the Public Open Forum and had been made aware of representations from local residents and Kingsbridge Community College (KCC).

A lengthy discussion took place; the salient points were:

- DCC Highways had no objections with the proposed access arrangements and 5 conditions had been requested e.g. a construction management plan.
- DCC had not identified the requirement for any ancillary highways improvements.
- KTC had sought clarification from DCC Highways on matters and had received a full response.
- A number of housing developments in the town exited on to main roads without ancillary highways improvement e.g. mini-roundabouts or traffic lights.
- A proposed 'K5+' scheme had been earmarked by SHDC during the Appeal inquiry for the original planning application which had been noted by the Planning Inspector.
- The primary viewpoints which would take in the proposed development were likely to be from Public Footpath No.2 running alongside the A381 (West Alvington Hill) and from the A379 along Plymouth Road.
- The view from St Edmunds Churchyard had been effectively spoilt by the development of the adjacent Tesco super store and the public seat in the Churchyard faced in the opposite direction.
- Many key viewpoints around town already took in residential developments and Westville itself was a skyline development within the AONB.
- The proposals included 0.5ha of employment land which was much required.
- The provision of affordable housing was the only likely way to keep young people in the town rather than accepting they would have to move away to secure low cost housing.
- Several neighbouring villages had already build residential developments e.g. Loddiswell.
- Approximately one third of Kingsbridge had already been developed within the AONB.
- Kingsbridge was a particularly difficult location to develop and all identified sites were challenging.

It was then **RESOLVED** to recommend to the full council (meeting to be held on 14 April 2015) that outline planning application **28/0508/15/O** be supported conditional on the Section 106 agreement between the landowner, SHDC and DCC to include a commitment to erect a footbridge over the A381 (West Alvington Hill) to provide safe passage for students between Kingsbridge Community College and the College sports pitches.

14/125

DATE OF NEXT MEETING

Tuesday 7 April 2015 at 6.00 p.m.

The meeting closed at 7.05 p.m.