

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 MARCH 2017 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 Mike Jennings
Cllr Chris Povey
Cllr Graham Price

In Attendance: Cllr Irene Jeeninga
Andrew Lethbridge, AL Associates
Debbie Crowther, Planning Consultant
One Member of Public
Martin Johnson (Secretary)

16/113 APOLOGIES FOR ABSENCE

There were no apologies for absence.

Public Open Forum

Leslie Pengelly, Buckwell Road, stated that the proposed development at Tumbly Hill (planning application 0256/17/FUL) was too high for the locale and vehicles accessing the apartments would conflict with pedestrians walking up and down the hill.

16/114 DECLARATIONS OF INTEREST

Cllr Balkwill declared a pecuniary interest in agenda item 118.1.

16/115 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The follow planning decision was received from South Hams District Council (SHDC):

115.1 3996/16/FUL
Case Officer: Michelle Bennett
Decision: Refusal
Decision date: 1 March 2017
Site: 2 The Exchange, 111 Fore Street, Kingsbridge, TQ7 1AB
Proposal: Replacement of defective timber sash windows with double glazed upvc windows
KTC: Recommended Approval

CORRESPONDENCE & REPORTS

115.2 There was no correspondence/reports to consider.

It was **RESOLVED** to note the above decision (and the related planning officer's report).

16/116 TREE WORKS' APPLICATIONS, DECISIONS AND CORRESPONDENCE

There was no tree works' information to consider.

16/117 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

117.1 0743/17/HHO

Proposal: Householder application for extension to existing raised timber deck.
Location: Longlands, 33 Belle Cross Road, Kingsbridge, TQ7 1NL
Applicant: Miss Sally Robbins
Case Officer: Sarah Carroll

KTC: Recommend APPROVAL

117.2 0256/17/FUL

Proposal: Construction of 5 no. apartments.
Location: Development Site, Tumbly Hill, Kingsbridge
Applicant: G.I. Devon Ltd
Case Officer: Michelle Bennett

KTC: Recommend REFUSAL on the grounds that:

- **the proposed development is too tall and overbearing in the locale, and**
- **it would be a negative visual impact within the AONB and provide no improvements for public amenity.**

117.3 0521/17/FUL

Proposal: Erection of single dwelling and erection of an office/light industrial unit (Class B1) and creation of extended parking for cars (amendments to consent 2919/15/FUL

Location: Coombe Works, Derby Road, Kingsbridge, TQ7 IJL
Applicant: Mr & Mrs J Dorey
Case Officer: Rachel Head

KTC: Recommend APPROVAL

117.4 0252/17/HHO

Proposal: Householder application for alteration and extension to dwelling, amended design from approval 0380/16/HHO.

Location: 49 Embankment Road, Kingsbridge, TQ7 1LA
Applicant: Mr J Hardwick
Case Officer: Sarah Carroll

KTC: Recommend APPROVAL

117.5 **0572/17/HHO**
Proposal: Householder application for front decking.
Location: 41 Belle Cross Road, Kingsbridge, TQ7 1NL
Applicant: Mrs R Recket
Case Officer: Sarah Carroll
KTC: **Recommend APPROVAL**

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

16/118 **ANY FURTHER CURRENT PLANNING MATTERS**

118.1 Andrew Lethbridge and Debbie Crowther made a presentation regarding a potential residential development at Selworthy Court, Warren Road, Kingsbridge at Annex A.

A question and answer session followed which realised:

- Landscape studies and a visual impact assessment were required prior to investigating the density of housing on site however, it was likely to be over 20 dwellings.
- A viability assessment was also required to address the level of affordable housing which was likely to be in line with the emerging Joint Local Plan's target at 30%.
- The access road into the development was likely to be adopted as public highway.

118.2 Members noted SHDC's proposal for a Workshop with the Town Council (KTC) regarding the K2 (Quayside) Masterplan to provide: an update on recent work, consider options for Areas 1 (Town Square) and 2 (Quay Car Park), present images and agree the next steps. After discussion, Members agreed to forward KTC's 'shopping list' for the Workshop to SHDC.

118.3 Members agreed to forward the full council's recommendation for planning application 0299/17/OPA (support with conditions for 96 dwellings off Belle Hill) to the applicant Westcountry Land.

16/119 **DATE OF NEXT MEETING**

Tuesday 4 April 2017 at 6.00 p.m.

Annex:

A. Proposed housing development at Selworthy Court, Kingsbridge.

The meeting closed at 7.35 p.m.