

**MINUTES OF THE EXTRAORDINARY MEETING OF KINGSBRIDGE TOWN
COUNCIL HELD IN THE COUNCIL CHAMBER, QUAY HOUSE
AT 6.30 P.M. ON TUESDAY 6 MARCH 2018**

Present: Cllr Chris Povey (Chairman)
Cllr David Baisie
Cllr Samantha Dennis
Cllr John Gall
Cllr Robin Griffin
Cllr Irene Jeeninga
Cllr Mike Jennings
Cllr Graham Price

In Attendance: Six Members of Public
Martin Johnson, Town Clerk

17/168 DECLARATION OF ACCEPTANCE OF OFFICE

It was confirmed that a Declaration of Office had been received from co-opted member Cllr John Gall.

17/169 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill, Dena Bex, Philip Cole, Barrie Fishman and Martina Edmonds.

Public Open Forum

Members of public made the statements at Annex A.

17/170 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

17/171 PLANNING APPLICATIONS

171.1 4257/17/OPA

Proposal: Outline application with some matters reserved for the demolition of existing buildings and the erection of 18 dwelling units (8 affordable) with associated highway access, parking and landscaping

Location: Selworthy House, Warren Road, Kingsbridge, TQ7 1LB

Applicant: Mr & Mrs R Balkwill

Case Officer: Wendy Ormsby

Members were mindful of: initial considerations at the Planning Committee 6 February 2018 & full council meeting 13 February 2018, independent site visits, group site visit 6 March 2018 and representations received from local residents.

KTC: Recommend APPROVAL

171.2 **0488/18/LBC**
Proposal: Listed building consent for alterations and adaptations to improve the nursery service provision and maintenance and refurbishment works
Location: 112 Fore Street, Kingsbridge, TQ7 1AW
Applicant: Mrs F Colamarino
Case Officer: Michal Osinski
KTC: **Recommend APPROVAL**

171.3 **0549/18/FUL**
Proposal: New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)
Location: 55 Henacre Road, Kingsbridge, TQ7 1DP
Applicant: Mr D Lilburn
Case Officer: Rachel Head
KTC: **Recommend APPROVAL**

It was **RESOLVED** to forward the above planning consultation recommendations to South Hams District Council Development Management.

The meeting closed at 7.35 p.m.

..... Presiding Chairman Date

Annex:

A. Public Open Forum.

Public Open Forum

Robert Gates, Robin East, Ian Wooler, John Ryrie and Jeremy Stewart of Embankment Road made statements regarding planning application 4257/17/OPA for the erection of 18 dwellings at Selworthy House (agenda item 171.1). The salient points were:

- KTC had previously agreed to consider the South Devon AONB Unit's feedback before making its own recommendation.
- Development of the site would create a precedent and land to the north and east could also be developed.
- A Highways Impact Report submitted with the application, and referred to in the Design & Assess Statement, was not available on SHDC's planning portal. It was important to have access to the report otherwise only assumptions could be made regarding the impact of road traffic in Warren Road vis a vis current movements.
- What would the speed limit be for the proposed access to the development?
- A photo was distributed which identified Members' site visit earlier in the evening and highlighted how close the proposed development would be to homes in Embankment Road.
- There were no specific details about landscaping e.g. hedges and banks.
- The AONB should not be built upon. Once it is gone – it is gone!
- Central government had recently confirmed that agreed developments not coming forward would be challenged therefore there was no requirement for extra housing.

Andrew Lethbridge, agent for planning application 4257/17/OPA stated that:

- The proposed development would deliver a high percentage of affordable homes.
- The current veterinary practice on site was due to move to a site at Stumpy Post due to a recent planning approval. A builder had been awaiting a decision and therefore the transfer from Selworthy would take place.
- The proposed housing number was limited to 18 total and could not go above that figure.
- A draft S.106 agreement committed the applicant to providing 50% of the uplift in dwellings i.e. 8 affordable homes plus contributions for education and open space.
- The speed limit for the access road was likely to be 30mph in line with adjacent residential roads.
- A pinch point along the access road was intentional which effectively reduced the road to one vehicle width only.
- A pavement/footway for pedestrians was proposed for the southern side of the access road.

Cllr Povey reported that:

- SHDC had provided a time extension for KTC to make its feedback however, it was required as soon as possible.
- It was unfortunate that South Devon AONB Unit's report was not available.
- Members had to consider the planning application as presented to them and any subsequent applications to develop adjacent land areas would need be judged on their individual merits.
- During the emerging Joint Local Plan consultations KTC had supported a probable requirement to build outside the current development boundary for Kingsbridge.
- Members were conscious of concerns raised by local residents.