## 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 1<sup>st</sup> and 2<sup>nd</sup> 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.

- Opening times would be 7.00 a.m. to 10.00 p.m.
- The Spar/Subway was likely to open in March 2017.

Cllr Griffin thanked Julian for attending.

- **84.3** Members reported that 2 large green service boxes had been installed by BT very close to the mosaics at Peacocks store, Fore Street, which obscured the view of the latter. The Town Clerk would ascertain if Devon County Council had been consulted.
- **84.4** Members reported that 2 lifebuoys had been installed at the head of the estuary: on a KTC festoon lights column (Quayside footpath) and on the eastern side of the Quay toilet block (between Kingsbridge In Bloom hanging baskets). Members queried the rationale for the installation/locations and the Town Clerk would request information from SHDC.
- **84.5** Members raised concerns with planning application 2574/16/OPA (outline planning application with all matters reserved for 26 new dwellings at Dennings, Wallingford Road, Kingsbridge) as the applicant had submitted new information after the public consultation deadline. A situation report had been requested from SHDC and the Town Clerk would alert District Cllrs Gilbert and Wingate that the matter would be raised at the full council meeting on 13 December.

#### 16/85 DATE OF NEXT MEETING

Tuesday 20 December 2016 at 6.00 p.m.

The meeting closed at 6.47 p.m.