

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 3rd OCTOBER 2017 IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr David Baisie
Cllr Dena Bex
Cllr Mike Jennings
Cllr Chris Povey
Cllr Graham Price

In Attendance: Martin Johnson (Secretary)

17/52 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Martina Edmonds, Jim Romanos and Cllr (desig) Philip Cole.

Public Open Forum

There were no members of public present.

17/53 DECLARATIONS OF INTEREST

There were no declarations of interest.

17/54 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

54.1 1991/17/LBC
Case Officer: Richard Gage
Decision: Listed building consent
Decision date: 8 September 2017
Site: St Luke's Hospice, 42 Fore Street, Kingsbridge, TQ7 1NY
Proposal: Listed building consent for repair works to façade and covering of building
KTC: Recommended Approval

It was **RESOLVED** to note the above decision.

CORRESPONDENCE & REPORTS

54.2 None to consider.

17/55

TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

None to consider.

17/56

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

56.1

2574/16/OPA

Proposal: Re-advertisement (additional revised plans and information) Outline application with all matters reserved for 14 new dwellings

Location: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

Applicant: Mr J Stilwell

Case Officer: Wendy Ormsby

Members noted representations from local residents on SHDC's planning portal and discussions included the following:

- *The re-advertisement provided a new application form, revised land ownership certificate (which had added Devon County Council), a site section drawing and a covering email from the applicant.*
- *The make-up of the land ownership was unclear from the drawings. A related representation from Kingsbridge Feoffees was noted.*
- *Eighteen parking spaces were proposed however, 16 were noted on the drawings and only 11 appeared to be truly accessible.*
- *The applicant reported that access had been resolved with Devon County Council however, it remained a Reserved matter.*
- *The Heads of Terms for Section 106 Agreement reported public open space had been provided as part of the proposals however, it was not identified on the drawings. No further Open Space, Sport & Recreation was earmarked because of the reported abnormal costs of development.*
- *The 14 dwellings were earmarked as 5 x 4 bedrooms, 6 x 3 bedrooms and 3 x 1 bedrooms. The one bedroom flats had been identified as the affordable housing element at 21% which were intended to be for 'custom build'. Effectively the affordable element was 3 bedrooms from 41 bedrooms at 7% and could only be occupied by single persons or couples.*
- *Drainage/run-off from the site appeared confusing.*
- *KTC had Recommended Refusal on 8 November 2016 for a proposal for 26 dwellings due to concerns regarding highways, parking, drainage, loss of outlook and an insufficient level of affordable housing.*
- *KTC had Recommended Refusal on 4 July 2017 for a re-advertised proposal for 14 dwellings due to insufficient detail.*

KTC:

Recommend REFUSAL on the grounds that:

- an insufficient level of affordable housing will be delivered by this development at 21% (effectively 7% taking account of bedrooms earmarked), and
- there remained a lack of firm information given all matters were reserved.

56.2 **2613/17/LBC**
Proposal: Listed building consent for repairs/refurbishment, minor internal alterations and installation of conservation roof lights
Location: 118 Ashfield House, Fore Street, Kingsbridge, TQ7 1AW
Applicant: Mrs Carol Horton
Case Officer: Michelle Bennett
KTC: **Recommend APPROVAL**

56.3 **3091/17/HHO**
Proposal: Householder application for extension to dwelling, construction of replacement garage and alterations to drive, non-compliance with condition 2 of approval reference 0773/17/HHO
Location: 15 Lower Warren Road, Kingsbridge, TQ7 1LF
Applicant: Mr & Mrs G Roberts
Case Officer: Charlotte Howrihane
KTC: **Recommend APPROVAL**

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

17/57 ANY FURTHER CURRENT PLANNING MATTERS

57.1 SHDC had forwarded a listing of outstanding enforcement cases dated 2 October 2017 which was circulated to Members (the information was confidential and not for dissemination to the public or outside bodies). KTC had recently provided some information on historical cases.

57.2 Cllr Povey and the Town Clerk were due to attend an Introduction to Neighbourhood Planning course the following day at Devon Communities Together offices in Exeter. Many expressions of interest had been received to assist KTC in its ambition to provide affordable housing and it was likely for a meeting to be called shortly to discuss further. A full report would be provided to the full council meeting on 10 October.

57.3 At the previous meeting Members had resolved to reply to Steve Jordan's (SHDC's Executive Director Strategy & Commissioning) recent letter regarding the Quayside masterplan. A draft had been circulated amongst Members for comments and after discussion it was **RESOLVED** to be sent without amendment.

Members also received a draft press release which identified the likelihood of a Quayside options report being received by SHDC's Executive meeting on 19 October which was **RESOLVED** to be forwarded to the Kingsbridge & Salcombe Gazette and placed on KTC's website, Facebook and noticeboards.

17/58 DATE OF NEXT MEETING

Tuesday 17 October 2017 at 6.00 p.m.

The meeting closed at 7.33 p.m.