

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 7 NOVEMBER 2017 IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr David Baisie
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Mike Jennings
Cllr Chris Povey
Cllr Graham Price

In Attendance: Martin Johnson (Secretary)

17/66 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex.

Public Open Forum

There were no members of public present.

17/67 DECLARATIONS OF INTEREST

Cllr Balkwill declared a pecuniary interest in agenda item 17/70.1.

17/68 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following decisions were received from South Hams District Council (SHDC):

68.1 1516/17/LBC

Case Officer: Graham Lawrence

Decision: Conditional Approval

Decision date: 13 October 2017

Site: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB

Proposal: Listed building consent for proposed change of use and conversion of Grade 11 Listed Hotel, into residential units on upper floors and commercial premises on ground floor.

KTC: Recommend APPROVAL with the following conditions:

- **An affordable housing provision or contribution is required as the development is above the 11 dwellings' threshold.**
- **The development should preserve all significant features as detailed in the Historic Building Survey, and the quality of the construction should be**

exemplary as detailed in the Heritage Impact Assessment, to sustain the building's historic and aesthetic value to the Kingsbridge community.

- **KTC would welcome ongoing engagement with the owner/agents regarding the development and particularly potential tenants of the commercial premises on the ground floor.**
- **Window wrapping, information boards and a visual depiction of the façade to be placed over the external scaffolding is required to sustain the quality of Fore Street during the development.**
- **The façade is very untidy and requires immediate cleaning notwithstanding the development proposals.**

Members noted that a related planning application had been re-advertised to be received at agenda item 17/70.2.

68.2

0299/17/OPA

Case Officer: Wendy Ormsby

Decision: Conditional Approval

Decision date: 20 October 2017

Site: Land off (West Of) Belle Hill, Kingsbridge

Proposal: Outline application with some matters reserved for proposed residential development comprising 96 dwellings, including affordable homes, public open space and vehicular and pedestrian access.

KTC: Recommend APPROVAL subject to the following conditions:

1. **An air and noise pollution survey to be conducted to assess the impact of the development on the locale and particularly Church Street.**
2. **Kingsbridge Town Council to liaise with the applicant's landscape architects to devise landscaping on site (a reserved matter should the development receive outline permission).**
3. **Devon County Council's recommended travel plan vouchers (at £300.00 per dwelling) to be shelved and the funding to be diverted to other highways matters (see 4. below).**
4. **Highways contribution earmarked at £65,000 (planning statement dated November 2016) to be used to:**
 - **work up a scheme to mitigate traffic impact in Church Street,**
 - **re-introduce a school crossing patrol in Church Street, and**
 - **extend the current 20mph zone to commence further up Belle Hill to the north of the site access.**

5. **Surface water drainage off site and public foul sewerage improvements to be resolved to the satisfaction of South West Water, independent assurance provided that surface water drainage via attenuation tanks/ponds will be sufficient to cope and for an ongoing maintenance scheme to be introduced for the same.**
6. **Local plans have failed to deliver affordable housing in Kingsbridge parish over the last 10 years and local pressures have arisen from this. In these exceptional circumstances, the Registered Provider developing the affordable dwellings should prioritise, up to 100%, local (Kingsbridge) applicants as defined in SHDC's Local Allocations Policy dated September 2015 paragraph 5.14 (for both affordable rent and intermediate housing). This to be achieved via a S106 agreement and a specific planning condition.**
7. **A covenant/restriction applied to prevent any further development of the row of 7 detached 4 bedroom dormer bungalows in the north east of the site i.e. nil gain in height/expansion which would affect the skyline.**

Members received SHDC case officer and decision reports which had addressed KTC's recommendation above and noted:

- The Environmental Health specialist did not consider the scale of the development could reasonably trigger air and noise surveys.
- The southern area of public open space/neighbourhood equipped area for play should be designed on some consultation with SHDC and the Town Council (KTC) to ensure provision complemented existing provision within the town. Condition 12. refers.
- Devon County Council (DCC) had reported that travel plan vouchers, travel pack and welcome pack were required.
- DCC had reported that the development would not result in any significant impact upon traffic levels in the area and had not requested a contribution towards highways.
- Condition 22. reported that details had to be submitted and approved to demonstrate no risk of overloading the foul drainage system and of unplanned contamination of local watercourses including measures to ensure no run-off from the site to enter the foul drainage system.
- A Section 106 agreement for 30% affordable housing to be provided with priority for local residents.
- Acknowledgement that the highest and most visible part of the site in the east included dormer bungalows to minimise the ridge heights.

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

68.3 From SHDC an application to name and number a housing development on land off Culver Park Close, Kingsbridge (reference 575619). The developer had

proposed Long Lane. It was **RESOLVED** to object to the proposed name of Long Lane, as it was neither long nor a lane, and to recommend an alternative of Culver Rise.

68.4 Minutes from SHDC's Executive held on 19 October which had considered the Quayside Master Plan. It had been Resolved:

- for the outcome of the master planning exercise be noted;
- that officers proceed to Stage 2 which would seek to improve financial viability through more detailed design work, determine the best project delivery and funding options and secure planning approvals for Areas 3 (former Ropewalk learning disability day centre) and 4 (current green site below the Community College);
- that Stage 2 be delivered in 2 phases: Stages 2A and 2B;
- that the delivery of community housing at Area 4 be prioritised;
- that the full Stage 2 process be funded at a cost of £30k for Stage 2A and
- that SHDC full council be recommended to fund circa £80k for Stage 2B from the Capital Programme Earmarked Reserves.

Members noted that a letter received from Steve Jordan at SHDC (SJ/jy dated 17 October) had not been answered to date and Cllr Romanos would be consulted as the addressee.

It was **RESOLVED** to note the above decisions, correspondence and reports.

17/69 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

The following were received from SHDC:

DECISIONS

- 69.1 2840/17/TPO**
Tree Preservation Order – Grant of Conditional Consent
- Proposal: T1: Horse Chestnut – Fell, leaning approx. 30° towards adjacent Holm Oak and newly planted trees, next to road, infected with miner leaf disease, fell for safety prior to reaching bleeding canker stage
- Location: Springhill, Coombe Lane, Kingsbridge, TQ7 4AB
- KTC: Recommended Approval**

APPLICATIONS

- 69.2 3565/17/TCA**
Works to Trees in a Conservation Area
- Proposal: T1: Apple – crown height reduction by 2 metres, lateral crown reduction by 3 metres on west side, 2 metres on north and south sides, 1 metre on east side nearest house, crown thinning by

10%, works for boundary clearance, property clearance, safety of footpath users
Location: 1 Richmond Terrace, Duncombe Street, Kingsbridge, TQ7 1LS
KTC: Recommend Approval

It was **RESOLVED** to forward the above tree works' findings at 69.2 to SHDC Development Management.

17/70 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

70.1 3424/17/ARM

Proposal: Approval of reserved matters (access, appearance, layout and scale) following outline approval 28/2767/14/O (erection of two detached houses and garages)

Location: Development site at Sx7418 4302 Warren Road, Kingsbridge

Applicant: Ms A Stear

Case Officer: Rachel Head

KTC: Recommend Approval

70.2 1515/17/FUL

Proposal: Readvertisement (Revised Plan & Amended Description) Change of use and conversion of Grade II Listed Hotel into 13 residential units on the ground and upper floors, 2 commercial premises at ground floor: restaurant/bar/public house/café (Class A3/A4), and a retail unit (Class A1) and 2 new build residential units at the rear

Location: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB

Applicant: Mr Luke Winham

Case Officer: Ian Lloyd

KTC: Recommend APPROVAL with the following conditions:

- **An affordable housing provision or contribution is required as the development is above the 11 dwellings' threshold.**
- **The development should preserve all significant features as detailed in the Historic Building Survey, and the quality of the construction should be exemplary as detailed in the Heritage Impact Assessment, to sustain the building's historic and aesthetic value to the Kingsbridge community.**
- **KTC would welcome ongoing engagement with the owner/agents regarding the development and particularly potential tenants of the commercial premises on the ground floor.**
- **Information boards and a visual depiction of the façade to be placed over the external scaffolding is**

required to sustain the quality of Fore Street during the development.

- **The façade is very untidy and requires immediate cleaning notwithstanding the development proposals.**

70.3

3393/17/PDM

Proposal: Notification for prior approval for a proposed change of use of agricultural building to dwelling house (Class C3) and for associated Operational Development (Class Q (a) & (b))

Location: Willow Barn, Willow Farm Ledstone, Kingsbridge, TQ7 2HF

Applicant: Mr A Lidstone

Case Officer: Michal Osinski

KTC: Noted

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

17/71

ANY FURTHER CURRENT PLANNING MATTERS

71.1 It was reported that various actions from the previous meeting held on 17 October had been actioned. Members further proposed that:

- the Tesco store be made aware of a potential breach of planning permission, and
- a request made to the ground floor lessee of the former Quay public house for an update on a potential Spar/Subway franchise.

71.2 Members noted a Public Notice in the Kingsbridge Gazette dated 3 November for Unit 1, Centurion Works, Lower Union Road, Kingsbridge. It reported a proposed application for planning permission for change of use from B1 to mixed use for outside catering business and restaurant for pop up dining events and private dining bookings.

71.3 SHDC had forwarded a listing of outstanding enforcement cases dated 6 November 2017 which was viewed by Members (the information was confidential and not for dissemination to the public or outside bodies).

17/72

DATE OF NEXT MEETING

Tuesday 21 November 2017 at 6.00 p.m.

The meeting closed at 7.30 p.m.