

Kingsbridge Town Council
MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT 6.30 P.M. ON TUESDAY 5 JUNE 2018 IN QUAY HOUSE

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

In Attendance: District Cllr Rufus Gilbert
District Cllr Keith Wingate
Ian Baker (Baker Estates)
Graham Hutton (Baker Estates)
Perry Miller (Baker Estates)
Eighteen Members of Public
Martin Johnson (Secretary)

18/09 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Dena Bex.

Public Open Forum

Statements were made at Annex A.

District Cllrs Gilbert & Wingate, Baker Estates and members of public left the Chamber

18/10 DECLARATIONS OF INTEREST

None.

18/11 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

11.1 4391/17/HHO
Case Officer: Matthew Barks
Decision: Conditional Approval
Decision date: 1 May 2018
Proposal: Householder application for conservatory to front of property.
Site: 9 Kellands Row, Duncombe Street, Kingsbridge, TQ7 1LT
Applicant: Mr & Mrs Savage
KTC: Recommended Approval

11.2 **0774/18/LBC**
Case Officer: Rachel Head
Decision: **Listed building consent Granted**
Decision date: 3 May 2018
Proposal: Listed building consent for subdivision of single shop unit into 2 smaller class A1 retail units and conversion of workshop/storage building to rear into additional residential accommodation ancillary to dwelling on upper floors.
Site: 16 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr M Davies
KTC: **Recommended Approval**

11.3 **0773/18/FUL**
Case Officer: Rachel Head
Decision: **Conditional Approval**
Decision date: 03 May 2018
Proposal: Subdivision of single shop unit into 2 smaller class A1 retail units and conversion of workshop/storage building to rear into additional residential accommodation ancillary to dwelling on upper floors.
Site: 16 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr M Davies
KTC: **Recommended Approval**

11.4 **0256/17/FUL**
Case Officer: Michelle Bennett
Decision: **Conditional Approval**
Decision date: 4 May 2018
Proposal: Construction of 5no. apartments
Site: Development Site, Tumbly Hill, Kingsbridge
Applicant: GI Devon Ltd
KTC: **Recommended 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.**

11.5 **0768/18/FUL**
Case Officer: Graham Lawrence
Decision: **Conditional Approval**
Decision date: 18 May 2018
Proposal: Reconfiguration of existing internal layout, opening up into the roof space and proposed addition of 2no.rooflights.
Site: Flat 3, Duncombe House, Kingsbridge, TQ7 1LR
Applicant: Mr M Davies
KTC: **Recommended Approval**

11.6 **0769/18/LBC**
Case Officer: Graham Lawrence
Decision: **Listed building consent**
Decision date: 18 May 2018
Proposal: Listed building consent for reconfiguration of existing internal layout, opening up into the roof space and proposed addition of 2no.rooflights.
Site: Flat 3, Duncombe House, Kingsbridge, TQ7 1LR
Applicant: Mr M Davies
KTC: **Recommended Approval**

11.7 **0549/18/FUL**
Case Officer: Lucy Hall
Decision: **Conditional Approval**
Decision date: 8 May 2018
Proposal: New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)
Site: 55 Henacre Road, Kingsbridge, TQ7 1DP
Applicant: Mr D Lilburn
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

11.8 **1009/18/LBC**
Location: Alley Cats Diner, 28 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr Wai Hung Mui
Proposal: Listed building consent for installation of flue to rear.
Case Officer: Chris Mitchell
Decision date: 16 May 2018
Decision: **Withdrawn**
KTC: **Recommended Approval subject to the following conditions:**

- **The supply of details and implementation of a routine for satisfactory disposal of all trade effluent,**
- **Such waste should not be stored on the highway outside the premises and**
- **The proposed flue to be installed to relevant construction regulations.**

11.9 **1172/18/FUL**
Location: Alley Cats Diner, 28 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr Wai Hung Mui
Proposal: Change of use from A3 to A5 and installation of flue to rear.
Case Officer: Chris Mitchell
Decision date: 16 May 2018
Decision: **Withdrawn**
KTC: **Recommended Approval subject to the following conditions:**

- **The supply of details and implementation of a routine for satisfactory disposal of all trade effluent,**
- **Such waste should not be stored on the highway outside the premises and**
- **The proposed flue to be installed to relevant construction regulations.**

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

18/12 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

None.

18/13 PLANNING APPLICATIONS

The following planning applications were received from South Hams District Council (SHDC) for consideration:

13.1 1485/18/HHO

Proposal: Householder application for single storey extension.

Location: Willow Farm, Higher Centry, Kingsbridge, TQ7 2HF

Applicant: Mr & Mrs G Patey

Case Officer: Chris Mitchell

KTC: Recommend APPROVAL

13.2 1443/18/VAR

Proposal: Variation of condition 2 (approved plans) following grant of planning permission 0311/16/FUL (Change of use to holiday accommodation from Boathouse/garage/storage/workshop) for modifications to the structure.

Location: Bowcombe Boathouse Site adjacent to Melleray, Embankment Road, Kingsbridge, TQ7 1LA

Applicant: Ms M Gardiner

Case Officer: Rachel Head

KTC: Recommend REFUSAL on the following grounds:

- **the dwelling is too high, overbearing and constitutes over-development on a small site, and**
- **the design and visual appearance of the dwelling is inappropriate within the AONB.**

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

18/14 ANY FURTHER CURRENT PLANNING MATTERS

Cllr Griffin and the Town Clerk had attended the Kingsbridge Neighbourhood Plan meeting on 4 June. The Steering Group was enthusiastic and energetic and had completed much exploratory work to date in readiness to consult with the Kingsbridge area community via a

press release, questionnaire and new website. In particular, the geographical area for the plan was close to agreement whereupon KTC could make an application for registration with SHDC.

18/15 DATE OF NEXT MEETING

Tuesday 19 June 2018 at 6.30 p.m.

Annex:

A. Public Open Forum.

The meeting closed at 8.35 p.m.

Public Open Forum

1. Richard Boyt, Martin Pope and Melanie Pope made statements regarding planning application 2574/16/OPA which sought outline planning approval with all matters reserved for 14 new dwellings at Dennings, Wallingford Road. The salient points were:

- The planning application had been live for 2 years without formal resolution.
- It had changed dramatically since the original South Hams Eco Developments (SHED) concept and the site area had changed.
- There was no longer a self-build or an effective affordable housing element.
- South Hams District Council (SHDC) had progressed very slowly and the application had been badly dealt with.
- Local residents had asked many questions however, SHDC had been secretive and kept information away from the public.
- Kingsbridge Town Council had recommended Refusal.
- A viability assessment had determined the cheapest property would be £375,000. However, viability matters could be reviewed to provide a better development.
- The applicant/agent should be invited to present the proposals again given the number of changes.
- When approached for help local District Councillors had replied they had a conflict of interests.
- There had been no feedback to objections raised by local residents.
- Local residents wished to meet with the head of SHDC Planning to ascertain the condition of the application.
- An officer report had been produced before the end of the public consultation period.
- The above report dated October 2017 (released via a Freedom of Information request) recommended delegation to the lead officer at Development Management and granting planning permission which had been supported by local District Councillors.
- The Section 106 agreement (planning obligations for the developer) remained outstanding more than 6 months after the officer report had been produced and therefore the application should be refused.
- There were fundamental problems within SHDC's Development Management and local residents would consider making a High Court representation to the decision.

District Cllr Gilbert replied on behalf of SHDC:

- He was aware that Kingsbridge Town Council (KTC) and local residents had read the officer report for Dennings.
- The Section 106 agreement timeline of 6 months was not watertight as matters were progressing hence the delay. Negotiations were confidential between SHDC and the applicant.
- Surface water drainage matters had been resolved.
- Devon County Council (DCC) had not raised highways objections.
- The site was not in the AONB.
- Housing numbers had been reduced from 26 to 14 dwellings.
- Affordable ratio was 21% which was not adequate in comparison to other developments.
- Off-road parking and garages were proposed.

- Access matters had been resolved with DCC.
- KTC had recommended Refused due to the affordable housing element.
- There would be a secondary school contribution via the Section 106 agreement.
- Impacts on the local neighbourhood had been taken into account.
- SHDC Development Management was not obliged to respond to representations during the public consultation period.
- The officer report was comprehensive.
- The application had not been signed off, the Section 106 agreement had to be finalised whereupon the officer report may be re-considered. Subsequently, it would be available on SHDC's planning portal.

District Cllr Wingate explained that he had a current prejudicial interest and therefore was unable to comment on the application.

KTC Members reported that the communication stream between applicants, residents and SHDC Development Management was unsatisfactory which hence the growing frustration for the local community. Cllrs Gilbert and Wingate acknowledged such frustrations but reported that SHDC received an inordinate amount of planning applications for the size of the district and there were capacity issues due to historical problems recruiting planning officers.

2. Malcolm Breton, Toby Russell and Tom Shell made a statement regarding the K5 development site off West Alvington Hill which had been granted outline planning approval in July 2015 for up to 60 dwellings, 0.5 hectares of employment land, 2 vehicular accesses, open space, play provision and drainage. The salient points were:

- Baker Estates had not kept a home visit appointment scheduled for that evening which led to distrust.
- The timing, duration, noise and disruption of the development works were all unknown.
- The land area, red line, around the development site appeared to have changed.
- West Alvington Hill was a busy road and there were concerns regarding potential accidents arising from the new development and its close proximity to a zebra crossing.
- Landscaping was required to soften the development from existing homes on the opposite side of the road.

Ian Baker and Graham Hutton of Baker Estates provided a briefing on the K5 development site:

- An apology was offered to Mr Breton for missing an appointment.
- Baker Estates was a young company which had delivered a recent Totnes development with 44% affordable housing and also in Malborough at 30%.
- It had acquired the K5 site which was earmarked for 30% affordable housing and they wished to progress proposals for the development.
- Some draft plans were distributed to Members, District Councillors and local residents.
- They were aware that K5 had a contentious planning history.
- Access arrangements and traffic impacts were acknowledged as concerns.
- At present up to 58 dwellings had been identified but this may change.
- It was hoped to arrange a public exhibition of the proposals in late June.

- They wished to receive feedback from KTC on the proposal for 5,000m² of employment land. Initial thoughts were that the suggested employment land to the south east of Norden Lane may be incongruous with housing next to it.
- It was noted that Norden Lane bisected the site.
- Areas for public open space would be provided.
- An accommodation schedule had not been produced to date however, the company perceived K5 to be a family development.
- Some cynicism directed at their Totnes development had proved unfounded.
- They were ambitious and aimed to receive a design/build quality award for the site.
- The company would be happy to meet with local residents, Kingsbridge Community College and Members.

KTC Members thanked Baker Estates for their report and commented:

- The Kingsbridge Neighbourhood Plan Steering Group had researched that 2 and 3 bedroom homes were required to meet current needs.
- They would wish to sight an accommodation schedule.
- The employment land identified at K5 was the only such land identified for Kingsbridge in the Joint Local Plan.
- The access and visibility splay had been a long-held concern for the local community.