

**Kingsbridge Town Council**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD AT 6.30 P.M. ON TUESDAY 3 JULY 2018 IN QUAY HOUSE**

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

**In Attendance:** Martin Johnson (Secretary)

**18/16 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Dena Bex and Martina Edmonds.

**Public Open Forum**

There were no members of public present.

**18/17 DECLARATIONS OF INTEREST**

None.

**18/18 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

**DECISIONS**

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

**18.1 1096/18/FUL**  
Case Officer: Matthew Barks  
**Decision: Conditional Approval**  
Decision date: 24 May 2018  
Proposal: Construction of new bridge and elevational alterations to existing agricultural storage building.  
Site: Croft Lane Piggery, Wallingford Road, Kingsbridge, TQ7 1NF  
Applicant: Mr C Rogers  
**KTC: Recommended Approval**

**18.2 4130/17/FUL**  
Case Officer: Rachel Head  
**Decision: Conditional Approval**  
Decision date: 14 June 2018

Proposal: Change of use from B1 to mixed use for outside catering business and restaurant for pop up dining events and private dining bookings (retrospective)  
Site: Unit 1, Centurion Works, Lower Union Road, Kingsbridge, TQ7 1EF  
Applicant: Baxter & Miller Ltd  
**KTC: Recommended Approval**

## **CORRESPONDENCE & REPORTS**

The following correspondence and reports were received:

### **18.3 Kingsbridge Neighbourhood Plan press release**

Members noted that the Neighbourhood Plan Steering Group had issued a press release which was anticipated to feature in the next edition of the Kingsbridge & Salcombe Gazette. It highlighted the commencement of a neighbourhood plan for the Kingsbridge area and an initial community survey which could be completed on-line or via download for posting.

### **18.4 Development Site K5**

Members received the history of allocated development site K5, off West Alvington Hill, incorporated into notes from the visit of Baker Estates on 19 June 2018. Now re-produced at Annex A. Members had attended the developers' public exhibition held at West Alvington Village Hall on 27 June 2018, discussed the same and comments from Cllr Edmonds were received. A planning application to address outline permission reserved matters was anticipated shortly.

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

### **18/19 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE**

None.

### **18/20 PLANNING APPLICATIONS**

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

#### **20.1 1895/18/LBC**

Proposal: Listed building consent for the installation of two roof lights to the west elevation.  
Location: Magnolia House, 16 Fore Street, Kingsbridge, TQ7 1NY  
Applicant: Mr M Davis  
Case Officer: Graham Lawrence  
**KTC: Recommend APPROVAL**

**20.2**                                **1609/18/HHO**  
Proposal:                            Householder application for proposed garage conversion to bedroom and study extension.  
Location:                            11 Manor Park, Kingsbridge, TQ7 1BB  
Applicant:                           Mr & Mrs C Doughty  
Case Officer:                       Bryony Hanlon  
**KTC:**                                **Recommend APPROVAL**

**20.3**                                **2020/18/LBC**  
Proposal:                            Listed building consent for proposed refurbishment including internal alterations and replacement windows.  
Location:                            2 Waterloo Road, Kingsbridge, TQ7 1LZ  
Applicant:                           Mr & Mrs A Mortimer  
Case Officer:                       Michel Osinski  
**KTC:**                                **Recommend APPROVAL**

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

#### **18/21                                ANY FURTHER CURRENT PLANNING MATTERS**

SHDC had forwarded a listing of outstanding enforcement cases dated 2 July 2018 which was reported to Members. The information was confidential and not for dissemination to the public or outside bodies.

#### **18/22                                DATE OF NEXT MEETING**

Tuesday 17 July 2018 at 6.30 p.m.

Annex:

A. Development Site K5, West Alvington, Kingsbridge: potted history & notes from Baker Estates meeting 19 June 2018.

*The meeting closed at 6.55 p.m.*

**Development Site K5, West Alvington Hill, Kingsbridge:  
Potted history & notes from Baker Estates meeting 19 Jun 18**

1. SHDC Sustainability Threshold Assessment Apr 10. Site No.10 West of Westville Road. Amber light. Sustainability matters: AONB and visual impact & landscape character.
2. Kingsbridge DPD adopted Feb 11. Proposal K5 West Alvington Hill for 75 dwellings and 0.5ha employment land. This remains strategic planning policy however, the draft Joint Local Plan (JLP) will be taken into account given its progress and anticipated adoption Dec 18/Jan 19.
3. Outline planning application 28/1232/13/O (development site extended from the DPD) for up to 82 dwellings, 0.7ha employment land etc. refused by KTC, SHDC & Planning Inspectorate Aug 14 at Appeal. The inspector's report and observations effectively invited a revised application at 4. below.
4. Planning application 28/0508/15/O for up to 60 dwellings, 0.5ha employment land, 2 no. vehicular accesses, open space, play provision and drainage. Earmarked for 18 dwellings affordable i.e. 30%. KTC supported (conditional S.106 agreement committed erection of footbridge to provide safe passage of students between KCC and sports pitches). SHDC approval (with all matters reserved except access) extant to 27 Jul 18.
5. JLP proposes K5 (now TTV15) for mixed use (housing & employment class B1) 60 homes & 0.2ha employment floorspace. Things to be provided by the development:
  - a. Appropriate landscaping to address the prominence and scale of the development.
  - b. Provision and maintenance of a surface water drainage system.
  - c. Mitigation of highway impacts, including safety and congestion.

The Planning Inspector at the JLP Hearings in Mar 18 had nil issues and anticipated to be adopted as drafted.

6. Baker Estates engage with the outline permission in spring 18. Developer needs to apply for approval of reserved matters before expiration of 3 years from date of permission. Then has 2 years to commence development from date of approval of last of the reserved matters.
7. Meeting with Baker Estates 19 Jun 18 addressed the following:
  - Accommodation schedule i.e. dwelling sizes/no. of bedrooms? *Still being worked up; a schedule will be completed/available at the public exhibition.*

- Neighbourhood Plan Steering Group identifies a need for smaller properties i.e. 1 & 2 beds (starter homes, singles/couples & downsizing) as opposed to 4 & 5 beds. *Noted by the developer.*
- Indicative plan identifies housing on the higher slopes of the site contrary to Planning Appeal report Aug 14. *Such housing will be one storey. Indicative plans, property elevations and aerial views of the site were distributed which may be subject to change.*
- Affordable homes percentage? *30% affordable in accordance with draft JLP i.e. 17 units from current 57 homes planned.*
- Suggestion for affordable housing to be segregated and located wholly on the east site contrary to SHDC policy. *Developer has liaised with SHDC specialist officer and the ratio of affordable homes between east and west sites is to be confirmed. Housing is built 'tenure blind'.*
- Reduction in employment land from DPD 1.6ha to JLP 0.22ha and specifically K5 from 0.5ha to 0.2ha i.e. nil employment land at K5 would mean no strategic plan for a Kingsbridge employment site to 2034. *Developer suggested that no employment land within the scheme would enable a better housing development per se. However, Members supported employment land i.e. mixed use K5 east and a link road to/from Station Yard industrial estate should be investigated.*
- Build/management of employment land? *Likely to be transferred to SHDC.*
- Landscaping plans? *Tyler Grange landscape architects to work-up a landscaping scheme/LVIA.*
- Drainage plans? *Attenuation tanks would be installed around the site.*
- Open space and play provision? *Developer to work-up but confirmed would be provided.*
- Any loss of parking on WA Hill? *Yes, in order to accommodate east site access road.*
- Access? *DCC has nil issues with access arrangements approved at outline planning stage. However, developers noted concerns raised by KTC, KCC and Westville residents.*
- Indicative house prices? *Unknown at present.*
- Parking? *Will be provided above national guidelines.*
- Garages? *Probably 6m x 3m however, covenants will be provided so that cannot be rented by 3<sup>rd</sup> parties or converted for residential use.*
- Energy efficiency? *Homes will be 15% more efficient than government standards.*
- Timeline? *Planning application shortly; if successful commence build summer 19.*
- Style/aesthetics? *Developer promoted Great Court Farm, Totnes as an example of their housing. Noted KTC queried 'white rendered' homes.*
- K1? *Developer has nil interest in nearby K1 development site.*
- Promotion of public exhibition next Wednesday 27 June in West Alvington Village Hall? *Developer confirmed press release issued and maildrop to 763 homes. Developer had met with WAParish Council and due to meet KCCollege shortly.*