

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 14 AUGUST 2018 IN QUAY HOUSE

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

In Attendance: Ten Members of Public
Martin Johnson (Secretary)

18/30 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs David Baisie and Dena Bex.

Public Open Forum

Members of public made the statements at Annex A.

18/31 DECLARATIONS OF INTEREST

Cllr Martina Edmonds declared a non-pecuniary interest in agenda item 18/34.1.
Cllr Mike Jennings declared a non-pecuniary interest in agenda item 18/34.1.
Cllr Anne Balkwill declared a non-pecuniary interest in agenda item 18/34.6.

18/32 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

32.1 No decisions on planning applications had been received from South Hams District Council (SHDC).

CORRESPONDENCE & REPORTS

32.2 SHDC had forwarded a listing of outstanding enforcement cases dated 6 August 2018 which was distributed to Members. The information was confidential and not for dissemination to the public or outside bodies.

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

18/33

**TREE WORK APPLICATIONS, DECISIONS AND
CORRESPONDENCE**

DECISIONS

33.1

Ref: 843524

Proposal:

Serving of New Tree Preservation Order 2018

Location:

Land to east of 24 to 26 Knowle House Close, Kingsbridge, TQ7
1AN

APPLICATIONS

33.2

2250/18/TPO

Proposal:

T1: Oak – Fell

Excessive growth of branches now overlapping conservatory,
nearly touching house, clogging of recently replaced guttering,
causing damp to outside of house, roots lifting stone steps on
bank, if branch breaks it will damage house, tree too close to
house.

Location:

20 Northville Park, Kingsbridge, TQ7 1AR

Applicant:

Mr P Newman

Case Officer:

Lee Marshall

KTC:

**Recommend for the Oak tree to be professionally surveyed
and for consideration of a crown reduction in lieu of felling**

33.3

2506/18/TPO

Proposal:

T1: Ash – Fell

In rear garden, approximately 20m in height and 12m crown
diameter. To fell to ground level and poison stump. Tree has
mechanical damage (vandalism) and decay and now or in the
near future represents a hazard to the surrounding properties.
No replanting recommended as 2 x Ash of significant size and
amenity already stand in front of current tree as viewed from the
street and are covered by the same TPO.

Location:

2 Henacre Road, Kingsbridge, TQ7 1DN

Applicant:

Mr P Wisniewski

KTC:

Recommend APPROVAL

It was **RESOLVED** to note the above decision and to forward the findings of the tree
works' consultation to SHDC.

18/34

PLANNING APPLICATIONS

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

34.1 **2434/18/ARM**
Proposal: Application for approval of reserved matters following outline approval 28/0508/15/O for erection of up to 60no. dwellings, 0.5 hectares of employment land, 2no.vehicular accesses, open space, play provision and drainage.
Location: Allocated Site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge
Applicant: Mr T Biddle & Mr Manisty (c/o Baker Estates Ltd)
Case Officer: Kate Cantwell

Members were mindful of previous briefings by Baker Estates, previous comments by local residents, representations on SHDC's planning portal, representations received in the Council Offices and comments made during the Public Open Forum

KTC: **Recommend REFUSAL on the following grounds:**

- **the proposed development does not provide appropriate house sizes which conflicts with South Hams Local Development Framework Policy DP11: Housing Mix & Tenure and the emerging Plymouth & South West Devon Joint Local Plan Policy DEV8: Meeting local housing need in the Thriving Towns and Villages Policy Area; and**
- **the proposed development does not integrate the 17 affordable homes into the whole development which conflicts with South Hams Local Development Framework Supplementary Planning Document: Affordable Housing.**

34.2 **2347/18/HHO**
Proposal: Householder application for alterations to approved extension to dwelling
Location: 59 Embankment Road Kingsbridge, TQ7 1LA
Applicant: Mr J Ryrie
Case Officer: Chris Mitchell
KTC: **Recommend APPROVAL subject to the production of a Construction Management Plan to help minimise the impact of construction; particularly transport arrangements and delivery of materials given the site is on the A379**

34.3 **2329/18/HHO**
Proposal: Householder application for alterations and extensions to dwelling
Location: 26 Lower Warren Road, Kingsbridge, TQ7 1LF
Applicant: Mr & Mrs Head
Case Officer: Bryony Hanlon
KTC: **Recommend APPROVAL**

34.4 **1565/18/FUL**
Proposal: Application for the erection of a community resilience store in the grounds of Quay House
Location: Quay House, Ilbert Road, Kingsbridge, TQ7 1DZ
Applicant: Mr M Johnson
Case Officer: Jacqueline Houselander
KTC: **No Comments**

34.5 **2443/18/VAR**
Proposal: Removal of condition 3 of planning consent 2430/17/FUL to allow change of use from ancillary to independent dwelling
Location: 7 Highfield Drive, Kingsbridge, TQ7 1JW
Applicant: Mr S Tibbles
Case Officer: Jacqueline Houselander
KTC: **Recommend REFUSAL on the grounds that Condition 3 is considered to be Sound**

34.6 **2313/18/HHO**
Proposal: Householder application for erection of new extension providing an additional bedroom, study and extra storage while also providing wheelchair accessibility to the dwelling
Location: 1 Lower Warren Road, Kingsbridge TQ7 1LF
Applicant: Mr & Mrs P Yates
Case Officer: Matthew Barks
Members were mindful of a letter received from the applicants, representations received in the Council Offices and comments made during the Public Open Forum
KTC: **Recommend APPROVAL subject to the production of a Construction Management Plan to help minimise the impact of construction; particularly contractors' parking in the locale and delivery of materials given the narrowness of the highway at the site**

34.7 **2450/18/HHO**
Proposal: Householder application for alterations and 2 storey extension
Location: 10 Hurrell Road, Kingsbridge, TQ7 1ER
Applicant: Mr & Mrs Collinge
Case Officer: Chris Mitchell
Members were mindful of comments made during the Public Open Forum
KTC: **Recommend APPROVAL**

34.8 **2485/18/HHO**
Proposal: Householder application for enclosure of stairwell linking ground and lower ground floors, side extension to front of property and internal re-modelling
Location: 3 Fairfield Close, Kingsbridge, TQ7 1JS
Applicant: Mr & Mrs T Christian
Case Officer: Chris Mitchell
KTC: **Recommend APPROVAL**

34.9 **2426/18/FUL**
Proposal: Refurbishment of rear flat roof and installation of new deck and balustrade system
Location: Flat 1, 17 Fore Street, Kingsbridge, TQ7 1PG
Applicant: Mrs P Rundle
Case Officer: Michel Osinski
KTC: **Recommend APPROVAL**

34.10 **2427/18/LBC**
Proposal: Listed building consent for refurbishment of rear flat roof and installation of new deck and balustrade system.
Location: Flat 1, 17 Fore Street, Kingsbridge, TQ7 1PG
Applicant: Mrs P Rundle
Case Officer: Michel Osinski
KTC: **Recommend APPROVAL**

It was **RESOLVED** for the full council meeting on 11 September 2018 to receive the recommendation at 34.1 and to forward the above planning consultation findings at 34.2-34.10 to SHDC Development Management.

18/35 ANY FURTHER CURRENT PLANNING MATTERS

35.1 An invitation had been received for the Town Council (KTC) to attend the Area of Outstanding Natural Beauty Partnership Committee at 10.30 a.m. on Friday 14 September in Malborough Village Hall. Cllr Griffin would attend on behalf of KTC.

35.2 It had been suggested for Members of Salcombe Town Council and KTC to discuss assets/development matters and it was agreed for the Town Clerk to arrange an early meeting.

35.3 The Town Clerk had received a telephone call from SHDC regarding KTC's letter dated 19 July 2018 which had challenged a planning matter at the Tesco retail store. A substantive reply would be received in due course and the Town Clerk would hasten the same.

35.4 SHDC's Pre-application Process Consultation had been forwarded to Members and it was agreed that KTC had no comments to make.

18/36 DATE OF NEXT MEETING

Tuesday 4 September 2018 at 6.30 p.m.

Annex:

A. Public Open Forum.

The meeting closed at 8.45 p.m.

Annex A to KTC Planning Committee minutes dated 14 August 2018

Public Open Forum

1. Mark Collinge commented upon planning application 2450/18/HHO for 10 Hurrell Road. The property had been empty for circa one year and he wished to introduce improvements via a new kitchen, dining room, bedroom and bathroom to make it a better family home.
2. Mr & Mrs Parkes commented on planning application 2313/18/HHO for 1 Lower Warren Road. They overlooked the property and objected to the proposals which would be a huge development and result in an approximate 300% increase in size from its original built form. Moreover, the build was estimated to take one year which would result in highway chaos and have a negative impact on visually impaired persons living in the locale.
3. Andrew Lethbridge also commented on planning application 2313/18/HHO as the architect. The new extension was to future proof the home for the current owners to provide level access from the rear of the property, it would retain its current character and was in keeping with other homes in the locale.
4. Andrew Lethbridge commented on planning application 2329/18/HHO for 26 Lower Warren Road as the architect. The proposed extension had been designed for the current owners to cater for their specific needs.
5. Didi Alayli commented on planning application 2434/18/ARM for Allocated Site K5 as a West Alvington resident rather than on behalf of the Parish Council which had not considered the application to date. She distributed a comprehensive report to Members which addressed the impact of the proposals on the A381 which passed through her village. Notwithstanding, Devon County Council's (DCC) support for the outline application in 2015 recent developments elsewhere had led to a cumulative impact and therefore DCC should review the proposals and the developers should consider traffic calming measures in West Alvington Hill. She was supported by a fellow village resident.

5. David Holcombe also commented on planning application 2434/18/ARM. He had lived in the area for 50 years and knew local matters very well. The developers had met with him in his home however, he retained concerns that the proposals were much changed from the original concept and the impact upon the AONB had not been seriously considered nor mitigated.

6. Graham Hutton, Baker Estates, also commented on planning application 2434/18/ARM as the developer and answered questions from Members. The salient points follow:

- Acknowledgement that the cumulative impact of a number of housing developments would impact on the volume of traffic which was an issue for DCC to consider. However, the developers wished to ensure pedestrian safety as best possible and they had met with DCC, Kingsbridge Community College and engaged with local residents. The outcome was a likelihood for improvements to be made to the pedestrian crossing in West Alvington Hill.
- The concept layout had changed however, the footprint of the development had not altered.
- The visual impact of the proposals had been carefully considered and views protected as best possible.
- The proposals were for 21 dwellings per hectare with 30% affordable homes.
- Specific planting would take place to direct school children to keep on the pavement and not to take short cuts.
- The road to the employment site would be adopted.
- The S.106 (developer contributions) agreed at outline stage would be maintained.
- There were no 2 bedroom open market homes and this was a commercial decision effectively to retain the level of affordable homes which would be transferred to a registered provider via a bid process.
- SHDC's housing officer had not provided feedback to date on the proposal for all the affordable homes to be located to the east of Norden Lane.
- The development was tenure blind.
- Access to the employment site via Station Yard industrial estate had not been considered and any commercial traffic would be required to pass residential units.
- 2 in number 5 bedroom homes proposed for the north west of the site would be located on an area of land earmarked for attenuation by the previous developer. Interest in the properties had been received from local people.
- The previous developer's masterplan would have been improbable to deliver.
- Open spaces would eventually be maintained by a management company contributed towards by the residents.
- In order to convert garages to additional living areas a planning application would need to be submitted.