

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 18 SEPTEMBER 2018 IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Barrie Fishman
Cllr John Gall
Cllr Irene Jeeninga
Cllr Mike Jennings

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

18/44 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs David Baisie, Dena Bex and Graham Price.

Public Open Forum

Members of public made the statements at Annex A.

18/45 DECLARATIONS OF INTEREST

Cllr Fishman declared a non-pecuniary interest in agenda item 18/48.1.
Cllrs Edmonds & Jennings declared non-pecuniary interests in agenda item 18/49.1.

18/46 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

46.1	1485/18/HHO
Case Officer:	Chris Mitchell
Decision:	Refusal
Decision date:	30 August 2018
Proposal:	Householder application for single storey extension.
Site:	Willow Farm, Higher Centry, Kingsbridge, TQ7 2HF
KTC:	Recommended Approval
46.2	1355/18/VAR
Case Officer:	Michal Osinski
Decision:	Conditional Approval
Decision date:	21 August 2018

Proposal: Application for variation of condition 2 following grant of planning permission 28/2132/13/F
Site: Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ
KTC: Recommended Approval

46.3 **2347/18/HHO**
Case Officer: Chris Mitchell
Decision: Conditional Approval
Decision date: 20 August 2018
Proposal: Householder application for alterations to approved extension to dwelling
Site: 59 Embankment Road, Kingsbridge, TQ7 1LA
KTC: Recommended 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

46.4 **2166/18/LBC**
Case Officer: Rachel Head
Decision: Conditional Approval
Decision date: 23 August 2018
Proposal: Listed building consent for alterations and works to facilitate change of use from offices to 2no. residential units.
Site: 89 Fore Street, Kingsbridge, TQ7 1AB
KTC: Recommended Approval

46.5 **1883/18/ARC**
Case Officer: Matthew Barks
Decision: Conditional Approval
Decision date: 30 August 2018
Proposal: Application for approval of details reserved by condition 7 of planning consent 1096/18/FUL
Site: Croft Lane Piggery, Wallingford Road, Kingsbridge, TQ7 1NF
KTC: Not consulted

46.6 **2097/18/FUL**
Case Officer: Adam Williams
Decision: Conditional Approval
Decision date: 7 September 2018
Proposal: Proposed residential development of 4no. 3 bed houses, and 2no. 1 bed flats for affordable rent with associated external works and parking.
Site: Land off Derby Road, Kingsbridge
KTC: No comments to make

CORRESPONDENCE & REPORTS

None.

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

18/47 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

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

Application no. **2348/18/TPO**
Decision: **Grant of Conditional Consent**
Proposed works: T1: Ilex Oak – remove x 1 primary limb on east side at approx. 5 metres from ground level back to main stem, remove secondary limb on south side at approx. 7 metres from ground level, remove secondary limb on south side approx. 5 metres from ground level, heavily suppressing growth of x 1 Hornbeam and x 2 Willow, removing limbs will enable suppressed trees to grow upright and grow into mature specimens.
Location: Springhill, Coombe Lane, Kingsbridge, TQ7 4AB
KTC: **Not consulted**

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

18/48 PLANNING APPLICATIONS

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

48.1 2749/18/OPA
Proposal: Outline application for 7 dwellings with access
Location: Hospital Field at SX73248 Plymouth Road, Kingsbridge, TQ7 1AR
Applicant: Messrs Rogers
Case Officer: Gemma Bristow

The agent and applicant had agreed to attend a Planning Committee when further information was available regarding highways and drainage matters. The applicant had also agreed that Members could make site visits beforehand. SHDC had approved an extension for KTC's consultation comments.

KTC: Defer to the Planning Committee on 2 or 16 October 2018

48.2 **2726/18/FUL**

Proposal: Listed building consent for change of use from A1 to A3 to use the premises a Coffee Bar

Location: 35 Fore Street, Kingsbridge, TQ7 1PG

Applicant: Mr S Lawrence Cool Beans Coffee Bar Ltd

Case Officer: Richard Gage

Members noted the coffee bar had been trading for a few weeks however, the consultation period did not end until 5 October 2018.

KTC: Recommend APPROVAL

48.3 **2727/18/LBC**

Proposal: Change of use from A1 to A3 to use the premises a Coffee Bar

Location: 35 Fore Street, Kingsbridge, TQ7 1PG

Applicant: Mr S Lawrence Cool Beans Coffee Bar Ltd

Case Officer: Richard Gage

Members noted the coffee bar had been trading for a few weeks however, the consultation period did not end until 5 October 2018.

KTC: Recommend APPROVAL

48.4 **2815/18/FUL**

Proposal: Erection of dwelling and associated works

Location: Land Adj. to Sunny Patch, Western Backway Kingsbridge, TQ7 1QB

Applicant: Mr & Mrs Smith

Case officer: Lucy Hall

Devon County Council Development Management (South)'s consultation reply had reported that to secure vehicle crossing the footway in Fore Street would need to be dropped. Also, to ensure access was not blocked by on-street parked cars a Traffic Regulation Order would be required to amend the parking restrictions. Members sought clarification from DCC how many parking spaces would be required to be given up in Fore Street to provide access and agreed to make a site visit.

KTC: Defer to Planning Committee on 2 October 2018

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

18/49 **ANY FURTHER CURRENT PLANNING MATTERS**

49.1 A note from Baker Estates was received regarding planning application 2434/18/ARM (Allocated Site K5, West Alvington Hill). The company had welcomed previous discussions with Members and noted KTC's 2 reasons for objection. Subsequently, it had met with SHDC to progress the application and potential amendments to the scheme were ongoing. Therefore the company wished to re-engage with Members to discuss such revised proposals.

Members agreed that the application had been carefully considered and KTC had drawn red lines on 2 issues: house sizes to meet local housing need and the

integration of affordable housing. Should any firm proposals come forward then Members would welcome sighting, but they wished to see their concerns addressed. At the present time there was no need to meet and the Town Clerk should feedback.

49.2 Cllrs Griffin & Edmonds had received the South Hams Society's reply to SHDC's Pre-Application Process consultation.

49.3 West Alvington Parish Council would meet on 25 September 2018 to discuss their Neighbourhood Plan working arrangements; Cllrs Griffin and Jennings would attend.

18/50 DATE OF NEXT MEETING

Tuesday 2 October 2018 at 6.30 p.m.

Annex:

A. Public Open Forum.

The meeting closed at 7.25 p.m.

Public Open Forum

1. Nicola & Russell Feist, Danielle Sherring and Sally & John Sargeant of Northville Park made statements regarding planning application 2749/18/OPA for a housing development at Hospital Field off Plymouth Road. The salient points were:

- The site had been rejected previously following investigation of potential sites for the South Hams Local Development Framework and emerging Plymouth & South West Devon Joint Local Plan.
- It was not understood why development had been proposed for a green/agricultural field.
- An attenuation pond had been proposed uphill of homes in Northville Park which was a real concern.
- It was anticipated that 2 hours of sunlight would be lost in the evening by Northville Park residents.
- The field was steep and the development would be overbearing.
- An existing footpath at the rear of Northville Park gardens, linking Old Plymouth Road to Darky Lane, could be lost.

2. Graham Smith was the applicant for planning application 2815/18/FUL.

Members asked questions and he responded:

- He had met with a DCC highways officer and had received support for vehicular access off Fore Street to the development.
- One parking space would be lost in Fore Street but it would enable improved access to an abutting disabled parking bay.
- He had right of way over the access lane to the development site which was owned by a third party.