

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 6 NOVEMBER 2018 IN QUAY HOUSE

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

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

18/63 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Robin Griffin.

Public Open Forum

Mr Bruce Kemp, Embankment Road, Kingsbridge stated that he wished to receive further information about the construction of a housing development at the Rivermaid Boatyard including the works compound.

Cllr Edmonds replied that variations to the approved plans would be considered at the meeting however, the current planning permission 4140/16/FUL was conditional on a number of factors including the production of a Construction Management Plan which needed to identify the compound/location where all building materials would be stored.

18/64 DECLARATIONS OF INTEREST

None.

18/65 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

65.1	2691/18/FUL
Case officer:	Chris Mitchell
Decision:	Conditional Approval
Decision date:	6 October 2018
Proposal:	Change of use from A3 (restaurants and cafes) to A5 (hot food takeaways)

Site: 28 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr G Cann
KTC: Recommend APPROVAL subject to satisfactory management of trade effluent via a registered waste carrier

65.2 2692/18/LBC
Case officer: Richard Gage
Decision: Conditional Approval
Decision date: 10 October 2018
Proposal: Listed Building Consent for change of use from A3 (restaurants and cafes) to A5 (hot food takeaways)
Site: 28 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr G Cann
KTC: Recommend APPROVAL subject to satisfactory management of trade effluent via a registered waste carrier

65.3 1846/18/FUL
Case officer: Jacqueline Houslander
Decision: Refusal
Decision date: 9 October 2018
Proposal: Retrospective change of use of land for the siting of a coffee kiosk
Site: Tesco, Cookworthy Road, Kingsbridge, TQ7 1QN
Applicant: Mr Justin Mann
KTC: Recommend REFUSAL on the grounds that the proposed change of use is incompatible with planning permission 28/2431/06/O and unacceptable:

**The size of the food store shall not exceed a gross floor area of 3,716m². The extent of retail sales floor area within the building shall be restricted to a maximum of 2,230m² net. There shall at no time be any additional internal retail sales floor space provided within the store, nor shall the store be divided into smaller retail work units, nor shall there be any franchise sales or retail outlets anywhere within the store or elsewhere on the application site.
Reason: To prevent a departure from the present size of retail sales floor area hereby permitted which could affect the vitality and viability of the Centre Shopping Area within Kingsbridge Town Centre and retail centres in other nearby settlements.**

65.4 2766/18/HHO
Case officer: Chris Mitchell
Decision: Conditional Approval
Decision date: 10 October 2018
Proposal: Householder application for extensions, new patio and new garage to dwelling (resubmission of 3964/17/HHO with the garage repositioned and materials of extension, garage and hard landscaping altered)

Site: 10 Linhey Close, Kingsbridge, TQ7 1LL

Applicant: Mrs Jean Cartlidge

KTC: Recommend REFUSAL on the following grounds:

- the new vehicular access to/from the public highway will be opposite a T junction thereby creating potential highways safety issues:
- the new garage due to its height and location in the front garden of the property will be totally out of keeping with other properties in the road and result in a negative visual impact, and
- the new sun lounge may create a loss of privacy for neighbours.

65.5 2443/18/VAR

Case Officer: Jacqueline Houselander

Decision: Refusal

Decision date: 19 October 2018

Proposal: Removal of condition 3 of planning consent 2430/17/FUL to allow change of use from ancillary to independent dwelling

Site: 7 Highfield Drive, Kingsbridge, TQ7 1JW

Applicant: Mr S Tibbles

KTC: Recommend REFUSAL on the grounds that Condition 3 is considered to be Sound

CORRESPONDENCE & REPORTS

65.6 Plymouth & South West Devon Joint Local Plan - Consultation: Main Modifications, Additional Modifications and Map Modifications dated October 2018 (consultation deadline 3 December 2018). Members noted the reduction in homes from 395 to 267 total and the proposed modifications. It was **RESOLVED** to make the following comments on the Schedule of Main Modifications to the Inspectors:

Reference MM122 – Strategy for TTV Policy Area/Policies – Spatial Priority SP3 – Spatial priorities for development to Kingsbridge.

NEW POINT Recognising the important role of key road links, the A381 to Totnes and the need to maintain and improve public transport provision.

Recommend additional wording: ...the A381 to Totnes, ***the A379 to Dartmouth and the B3196 to the A38 corridor*** and the need to maintain...

Reference MM26 – Strategy for TTV Policy Area – Policy TTV13 – The Quayside.

3. Retention of public car parking to a level sufficient to support the town's shopping and tourism roles, and which is appropriately located to those roles and incorporated into the design of new development, ensuring that car parking does not dominate the street scene.

Recommend additional sentence: *Critically, the current 256 public parking spaces in Quay Car Park should not be reduced indeed, car parking capacity in the site should be increased to support the town's own growth and as a visitor destination.*

Reference MM26 – Strategy for TTV Policy Area – Policy TTV13 – The Quayside. NEW PARA Should development proposals be promoted beyond those identified in the Estate Framework, these will be considered in light of points 1 to 9 in the policy, where relevant and appropriate to the scale and nature of the development proposed and other policies within the JLP.

Recommend the new paragraph be Deleted in its entirety for the following reasons: Development proposals should conform to JLP policies and exceptions should not be considered. There is absolutely no requirement for this modification and Kingsbridge Town Council does not understand how it can even be suggested at this late stage of the JLP process.

65.7 SHDC had forwarded a listing of outstanding enforcement cases dated 5 November 2018 which was distributed to Members. The information was confidential and not for dissemination to the public or outside bodies.

65.8 **2589/18/HHO**
Case Officer: Richard Gage
 Withdrawn
Decision date: 16 October 2018
Proposal: Householder application for infill extension to first floor recess and one replacement window to side elevation
Site: Bramley Cottage, 28 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr G Cann
KTC: **Recommend APPROVAL**

65.9 **2590/18/LBC**
Case Officer: Richard Gage
 Withdrawn
Decision date: 16 October 2018
Proposal: Listed building consent for infill extension to first floor recess and one replacement window to side elevation
Location: Bramley Cottage, 28 Fore Street, Kingsbridge, TQ7 1NY
Applicant: Mr G Cann
KTC: **Recommend APPROVAL**

It was **RESOLVED** to note the above decisions and correspondence; and to provide comments on the JLP Main Modifications consultation.

DECISIONS AND CORRESPONDENCE

The following tree works' decisions were received from SHDC:

66.1	Trees in a Conservation Area – Notification to Undertake Works
Decision date:	24 October 2018
Proposal:	G1: x 7 Holly. Crown raise lower hanging branches to attain ground clearance of approx. 4.5m, final cuts on main stems no greater than 10cm diameter, where possible lower branches to be reduced to approx. sized growth points rather than completely removed, low hanging branches encroaching onto headstones and area under trees in perpetual shade
Site:	St Thomas A Becket Church, Church Street, Kingsbridge
Applicant:	Mr Peter Sarjeant
KTC:	Recommend Approval

APPLICATIONS

The following application for tree works was received from SHDC for consideration:

66.2	3163/18/TPO
Proposal:	T1: Oak. Located on steep bank, crown lift to approximately 6m from ground level on South East side of tree (over house), crown lift to approx 3.5m from ground level on North West side of tree (over footpath), crown lift on North, South, East and West sides of tree raising crown by approximately 1 to 1.5 metres (Please clarify how many metres from ground level you intend to lift the crown on the North/South/East/West sides – this currently does not tie in with the description for the South East and North West sides) only by the removal of mainly downward pointing, third order limbs and some second order limbs. No main scaffold limbs will be removed. Limbs removed will be not greater than 60mm.
Location:	46 Northville Park, Kingsbridge, TQ7 1AR
Applicant:	Mr Watts
Case officer:	Lee Marshall
KTC:	Recommend APPROVAL

It was **RESOLVED** to note the above decision and to forward the above tree works' consultation finding to SHDC Development Management.

18/67

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

67.1

2749/18/OPA

Proposal: Outline application for 7 dwellings with access
Location: Hospital Field at SX732448 Plymouth Road, Kingsbridge, TQ7 1AR
Applicant: Messrs Rogers
Case officer: Gemma Bristow

The agent had emailed KTC on 5 November 2018 to report the application had been Withdrawn in order to consider highways and drainage matters

67.2

3290/18/LBC

Proposal: Listed building consent for replacement of slates and refurbishment or replacement of barge boards, fascias, and rainwater goods
Location: 44 Fore Street, Kingsbridge, TQ7 1NY
Applicant: The Butterworth Family
Case officer: Richard Gage

KTC: Recommend APPROVAL

67.3

3187/18/HHO

Proposal: Householder application for proposed single storey extension
Location: 2 Becketts Road, Kingsbridge, TQ7 1RH
Applicant: Mr D Grover
Case Officer: Chris Mitchell

KTC: Recommend APPROVAL

67.4

3350/18/VAR

Proposal: Variation of condition 2 (approved plans) following planning consent 4140/16/FUL (demolition of existing boathouse and construction of 4 no. three-storey dwellings to include 8 new car parking spaces and ferry waiting area, new pedestrian footpath to roadside)
Location: Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ
Applicant: H2land
Case Officer: Jacqueline Houslander

Members noted several objections on SHDC's planning portal which referred to Public Footpath No.15. Devon County Council's Public Rights of Way had responded in February 2017 that the footpath was to be retained on its existing alignment and to the currently recorded width of 1.5m and therefore had no objections. The variations did not affect the condition of the Footpath and Condition 6. of planning permission for 4140/16/FUL addressed any works on the same.

KTC: Recommend APPROVAL

67.5 **3469/18/VAR**
Proposal: Variation of condition 2 of planning permission 4140/16/FUL
Location: Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ
Applicant: H2land
Case Officer: Jacqueline Houslander
KTC: **Recommend APPROVAL**

67.6 **3420/18/HHO**
Proposal: Householder application for loft conversion including front and rear dormer windows, addition of side extension to the ground floor with hipped roof, alterations to existing roof with gable end replacing hip, addition of utility room to rear elevation, reprofiling of curtilage to remove garden slope and provide level garden and patio areas

Location: 13 Belle Cross Road, Kingsbridge, TQ7 1NL
Applicant: Mr I Norton
Case Officer: Chris Mitchell
KTC: **Recommend APPROVAL**

67.7 **3426/18/HHO**
Proposal: Householder application for extension to dwelling and changes to internal layout

Location: 1 Swallows, Higher Warren Road, Kingsbridge, TQ7 1LG
Applicant: Mr D White
Case Officer: Chris Mitchell
KTC: **Recommend APPROVAL**

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

18/68 ANY FURTHER CURRENT PLANNING MATTERS

68.1 KTC had Recommended Refusal for the erection of a new garage for private car and boat store at 6 Station Yard (2818/18/FUL). Following liaison between the SHDC case officer the agent the reference to 'private' had been removed. It was **RESOLVED** to inform District Cllr Gilbert that KTC supported the amended planning application 2818/18/FUL.

68.2 Members held a preliminary discussion regarding potential community housing and commercial developments following a meeting with SHDC Members/Officers on 30 October. Briefings were anticipated to be received from SHDC to be considered at the full council meeting on 13 November.

18/69 DATE OF NEXT MEETING

Tuesday 20 November 2018 at 6.30 p.m.

The meeting closed at 8.15 p.m.