

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 22 JANUARY 2019 IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Martina Edmonds
Cllr John Gall
Cllr Graham Price
Cllr Peter Ralph

In Attendance: One Member of Public
Martin Johnson (Secretary)

18/98 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Philip Cole and Mike Jennings.

Public Open Forum

A member of public made the statement at Annex A.

18/99 DECLARATIONS OF INTEREST

Cllr Gall declared a non-pecuniary interest in agenda item 102.1.

18/100 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

100.1 3693/18/HHO
Case Officer: Bryony Hanlon
Decision: Conditional Approval
Decision date: 3 January 2019
Proposal: Householder application for single storey extension at first floor rear elevation
Site: 2 Knowle Terrace, Fore Street, Kingsbridge, TQ7 1AU
KTC: Recommended Approval

100.2 3757/18/HHO
Case Officer: Chris Mitchell
Decision: Conditional Approval
Decision date: 3 January 2019
Proposal: Householder application for front dormer to dwelling
Site: Demelza, Belle Cross Road, Kingsbridge, TQ7 1NL
KTC: Recommended Approval

100.3 **3474/18/FUL**
Case Officer: Richard Gage
Decision: **Conditional Approval**
Decision date: 19 December 2018
Proposal: Creation of first floor flat and refurbishment of the lean to lobby,
removal and replacement of staircase, installation of soundproofing,
installation of secondary glazing, removal of modern window at ground
floor level (rear) and making good of rendering to external walls
Site: 9 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Recommended Approval**

100.4 **3475/18/LBC**
Case Officer: Richard Gage
Decision: **Listed building consent granted**
Decision date: 19 December 2018
Proposal: Listed building consent for creation of first floor flat and refurbishment
of the lean to lobby, removal and replacement of staircase, installation
of soundproofing, installation of secondary glazing, removal of modern
window at ground level (rear) and making good of rendering to
external walls
Site: 9 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Recommended Approval**

100.5 **3571/18/HHO**
Case Officer: Chris Mitchell
Decision: **Conditional Approval**
Decision date: 24 December 2018
Proposal: Householder application for proposed loft conversion including
alterations
Site: 8 Stentiford Hill, Kingsbridge, TQ7 1BD
KTC: **Recommended Approval**

100.6 **3853/18/ARC**
Decision: **Conditional Approval**
Decision date: 24 December 2018
Proposal; Discharge of condition 5 of planning permission 4391/17/HHO
Site: 9 Kellands Row, Duncombe Street, Kingsbridge, TQ7 1LT
KTC: **Not Consulted**

CORRESPONDENCE & REPORTS

None.

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

18/101 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

None.

18/102

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

102.1 **3552/18/FUL**
Proposal: Construction of 4no. dwelling houses to the rear of 129 Fore Street, Kingsbridge
Location: 129 Fore Street, Kingsbridge, TQ7 1AL
Applicant: Mr K Mahon
Case Officer: Lucy Hall

Members were mindful of representations received from local residents at the Planning Committee held on 8 January 2019 and the full council meeting held on 15 January 2019, comments to date on SHDC's planning portal, a site visit made by several Members on 18 January 2019 and a Member's report from the same

KTC: **Recommend APPROVAL subject to a reptile and amphibian clearance/translocation programme to prepare the site in accordance with the Ecology Survey**

102.2 **3402/18/HHO**
Proposal: Re-advertisement (Amended Development Description) Householder application for creation of 1no. parking spaces to front of property
Location: 27 Belle Cross Road, Kingsbridge, TQ7 1NL
Applicant: Mr J Spanton
Case Officer: Chris Michell

KTC: **Recommend APPROVAL**

102.3 **3736/18/HHO**
Proposal: Householder application for internal alteration and extension to rear.
Location: 10 Ebrington Street, Kingsbridge, TQ7 1DE
Applicant: Mr A Cooper
Case Officer: Chris Michell

KTC: **Recommend APPROVAL**

102.4 **0013/19/VAR**
Proposal: Application for variation of condition 2 (approved plans) of planning permission 0674/17/FUL
Location: Land off Culver Park Close, Kingsbridge, TQ7 1LD
Applicant: Mr O Webb
Case Officer: Wendy Ormsby

KTC: **Recommend APPROVAL**

102.5 **3778/18/FUL**
Proposal: Proposed detached ancillary accommodation
Location: Highfield View, 4 Culver Park Close, Kingsbridge, TQ7 1LD
Applicant: Mr & Mrs S Orr
Case Officer: Jacqueline Houslander

KTC: **Recommend APPROVAL subject to a condition that the proposed development should be retained as ancillary accommodation in perpetuity**

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

18/103 ANY FURTHER CURRENT PLANNING MATTERS

103.1 It was reported that a deep trench had been dug to supply utilities at an ongoing development directly abutting trees which had Tree Preservation Orders and thereby cutting through several roots. SHDC was made aware and a Development Management officer visited the site which established that the works were being carried out by Wales & West Utilities, a statutory undertaker, who were exempt from needing to cut roots at any time irrespective of planning status during the course of installing or maintaining their operational equipment. They were however, obliged to close the trench as soon as possible and protect large roots encountered.

103.2 It was reported that historic rainwater gully covers in Fore Street had been replaced with modern alternatives which looked totally out of keeping in the Conservation Area next to grade II listed properties. The Town Clerk would investigate, contact Devon County Council and feedback to Members.

103.3 SHDC Development Management had reported the start of an Appeal:

Appeal reference: APP/K1128/W/18/3215561

Proposal: Retrospective change of use of land for the siting of a coffee kiosk

Location: Tesco, Cookworthy Road, Kingsbridge, TQ7 1QN

Appellants name: Mr Justin Mann

Appeal start date: 15 January 2019

The Appeal follows Refusal of planning permission by SHDC and would be determined via written representation. KTC could make representations, modify or withdraw its previous representation by 19 February 2019. It was **RESOLVED** that KTC's original recommendation for Refusal should be strongly reinforced.

103.4 Members supported Cllr Edmonds being KTC's lead on social housing matters.

18/104 DATE OF NEXT MEETING

Tuesday 5 February 2019 at 6.30 p.m.

Annex:

A. Public Open Forum.

The meeting closed at 7.29 p.m.

Public Open Forum

Mr Kris Mahon, applicant for 3552/18/FUL (agenda item 102.1) made a statement and answered Members' questions. The salient points were:

- He had lived in the area all his life and had been housed by Kingsbridge Feoffees for 5 years and knew the importance of providing decent housing stock for working people. He was a local builder who employed 11 persons, had built several houses in the area and intended to build the proposed development.
- The original concept was for 4 in number 2 bed homes, but this had changed from the pre-application to 2 in number 2 bed homes and 2 in number 3 bed homes.
- He wished to almost replicate a super layout of a home he had built recently in Henacre Road.
- On the application form the box identifying if there were trees on the proposed development area had been ticked 'no'. This was because professional advice received indicated that they were of no relevance. Feedback from SHDC tree specialist supported this viewpoint.
- Evidence of amphibians on site would mean a careful clearance and translocation would be required.
- The garden had laid empty and overgrown for 15 years before purchase and was completely covered in brambles which had been stripped out. There was a dead tree on site.
- A short term temporary release of parking restriction in the locale would be required via DCC to allow building materials to be delivered to the site.
- He had met DCC historic environment officer on site.
- SHDC had confirmed that drainage proposals were sound.
- He had been a Fire Service crew manager for 16 years and could confirm that there no access issues for the site; the nearest hydrant was at Tresilian and indeed the site could be accessed from both ends.
- He acknowledged that residents with vehicles would have to find on-street or off-street parking elsewhere like homes elsewhere on and off Fore Street.
- The homes would be genuinely affordable at circa £200k for a 2 bed and £235k for a 3 bed. He could build 3 beds to return circa £275k.
- The homes were pushed back into the site, with pitched roofs at 22°, would effectively be dug into the site and the internal floor to ceiling dimensions provided compact homes.