

**Kingsbridge Town Council**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD AT 6.30 P.M. ON TUESDAY 8 JANUARY 2019 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:** Richard Benton (Neighbourhood Plan Steering Group)  
Rob Ellis (South Hams District Council, Community Housing)  
Tom Morris (South Hams District Council, Community Housing)  
Four Members of Public  
Martin Johnson (Secretary)

**18/91 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Dena Bex and Peter Ralph.

**Public Open Forum**

Further to a report provided at the Planning Committee held on 4 December 2018, Rob Ellis and Tom Morris, South Hams District Council (SHDC) Community Housing, provided an update and answered the Town Council's (KTC) questions regarding a proposed community housing scheme in Ropewalk, Kingsbridge at Annex A.

Members of public also made the statements at Annex A.

**18/92 DECLARATIONS OF INTEREST**

None.

**18/93 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

**DECISIONS**

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

**93.1 3378/18/HHO**  
Case Officer: Chris Mitchell  
**Decision: Conditional Approval**  
Decision date: 12 December 2018  
Proposal: Householder application for extension to dwelling above garage  
Site: 28 Vincents Road, Kingsbridge, TQ7 1RP  
**KTC: Recommended Approval**

**93.2**                                **2896/18/FUL**  
Case Officer:                        Jacqueline Houslander  
**Decision:**                            **Conditional Approval**  
Decision date:                        12 December 2018  
Proposal:                                Replacement of storage building with garage building  
Site:                                        Croft Lane Piggery, Wallingford Road, Kingsbridge, TQ7 1NF  
**KTC:**                                    **Recommended Approval**

**93.3**                                **2815/18/FUL**  
Case Officer:                        Lucy Hall  
**Decision:**                            **Conditional Approval subject to a list of conditions.**  
Decision date:                        18 December 2018  
Proposal:                                Erection of dwelling and associated works  
Site:                                        Land Adj. to Sunny Patch, Western Backway, Kingsbridge,  
TQ7 1QB  
**KTC:**                                    **Recommended Approval subject to determination of a  
Traffic Regulation Order to change parking restrictions for  
access to the site off Fore Street**

## **CORRESPONDENCE & REPORTS**

The following correspondence was received:

**93.4** SHDC had reported that a revised version of the Salcombe Neighbourhood Plan had been submitted.

**93.5** Further to a report received during the Public Open Forum, it was **RESOLVED** for KTC to assist SHDC in realising a community housing scheme off Ropewalk.

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

## **18/94                                TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE**

### **DECISIONS & CORRESPONDENCE**

The following tree works' decisions and correspondence were received from SHDC:

**94.1**                                **4069/18/TEX**  
Location:                                3 Ebrington Street, Kingsbridge TQ7 1DE  
Applicant:                                Ms E Braine  
**Decision:**                            **Grant of Exemption – Trees in a Conservation Area**  
Proposed works:                        T1: Ash – Fell, TCA 5 Day notice for high risk of further failure,  
tree has 3 stems, one failed and fallen across next doors  
boundary fence leaving large cavity and root plate damage,  
honey fungus and heavy decay at base, heavy crown dieback,

low vitality, growing on edge of vertical drop into next doors property, overhanging greenhouse, recent failure due to poor condition, estimated to be 20-30 years old, 9m tall. Two trees either side so no visual amenity will be lost, re-plant with Cherry, better tree for the confined location.

Decision date: 17 December 2018

**KTC:** **Not Consulted**

**94.2 2506/18/TPO**

An allegation had been made that the owner of a tree had exceeded authorised Tree Preservation Order works. SHDC officers had visited the site and whilst unauthorised work had taken place no action would be taken as there was no harm to the tree. The owner was had been reminded of replacement planting required by planning permission 2506/18/TPO.

**94.3** At the previous meeting, Members had received a copy of a complaint from the owner of Roseville House, Veales Road, sent to SHDC's Tree Officer regarding a tree works' application and decision for 3097/18/TPO. SHDC was unable to supply their reply to KTC due to data protection regulations however, the owner had been content to provide it to Cllr Edmonds. SHDC was unable to uphold the complaint however, the resident was unhappy with the response as it did not address all issues raised.

**APPLICATIONS**

**94.4** None.

It was **RESOLVED** to note the above tree works' decisions and correspondence.

**18/95 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**95.1 4075/18/ARC**

Proposal: Application for approval of details reserved by condition 3 of planning consent 1991/17/LBC

Location: 42 Fore Street, Kingsbridge, TQ7 1NY

Applicant: Mr M Picken

Case Officer: Richard Gage

**KTC:** **Recommend APPROVAL**

- 95.2**                      **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  
**KTC:**                    **Recommend DEFER a decision and for a site visit to be arranged**
- 95.3**                      **4023/18/FUL**  
 Proposal:                  Internal alterations to create an additional first floor apartment (resubmission of 0602/18/FUL)  
 Location:                 14 Fore Street, Kingsbridge, TQ7 1NY  
 Applicant:                Mr G Price  
 Case Officer:            Richard Gage  
**KTC:**                    **Recommend APPROVAL**
- 95.4**                      **4024/18/LBC**  
 Proposal:                  Listed Building Consent for internal alterations to create an additional first floor apartment  
 Location:                 14 Fore Street, Kingsbridge, TQ7 1NY  
 Applicant:                Mr G Price  
 Case Officer:            Richard Gage  
**KTC:**                    **Recommend APPROVAL**
- 95.5**                      **4058/18/FUL**  
 Proposal:                  Relocation of refrigeration and freezer condensing units  
 Location:                 54 Fore Street, Kingsbridge, TQ7 1NY  
 Applicant:                Mr R Down  
 Case Officer:            Richard Gage  
**KTC:**                    **Recommend APPROVAL subject to the units being positioned at a height so that pedestrian access is not obstructed**
- 95.6**                      **4059/18/LBC**  
 Proposal:                  Listed Building Consent for relocation of refrigeration and freezer condensing units  
 Location:                 54 Fore Street, Kingsbridge, TQ7 1NY  
 Applicant:                Mr R Down  
 Case Officer:            Richard Gage  
**KTC:**                    **Recommend APPROVAL subject to the units being positioned at a height so that pedestrian access is not obstructed**

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

18/96

## ANY FURTHER CURRENT PLANNING MATTERS

**96.1** KTC had arranged a meeting with SHDC Ward Members and SHDC Place Making Lead Officer at 6.15 p.m. on 15 January (prior to the full council meeting) to discuss the K5 and Quayside development sites. Members agreed to meet up at 6.00 p.m. in order to discuss KTC's current position.

**96.2** SHDC had forwarded a listing of outstanding enforcement cases dated 8 January which was distributed to Members. The information was confidential and not for dissemination to the public or outside bodies. A recent enforcement case had been closed by SHDC however, Members requested that further details be requested.

**96.3** Cllrs Edmonds and Griffin had attended the Neighbourhood Plan Steering Group meeting held on 7 January 2019. The initial questionnaire was ready for printing with distribution via Royal Mail to Kingsbridge addresses and hand delivery to Churchstow and West Alvington shortly. A press release and advert were also required.

**96.4** SHDC and Devon Building Control officers were due to meet on site shortly at Church Steps passageway to discuss the condition of the dangerous wall and a way forward.

18/97

## DATE OF NEXT MEETING

Tuesday 22 January 2019 at 6.30 p.m.

Annex:

A. Public Open Forum.

*The meeting closed at 8.30p.m.*

Annex A to Planning Committee minutes dated 8 January 2019

### Public Open Forum

1. Rob Ellis and Tom Morris, SHDC Community Housing, reported on the proposal for a community housing scheme off Ropewalk which had been introduced at the Planning Committee held on 4 December. The salient points were:

- SHDC wished to work alongside KTC to deliver the project.
- SHDC would apply for a grant from Homes England on behalf of KTC and the Kingsbridge community. They were due to meet representatives of the agency shortly.
- Assistance from KTC would be required in order to progress the application to evidence how the project will benefit the Kingsbridge community.
- A final draft of the application would be forwarded to KTC.

- A housing needs survey could not be included with the proposed Neighbourhood Plan questionnaire (agenda item 96.3) however, a survey could be conducted later using a provider such as Devon Communities Together. However, SHDC already held base data gleaned from Devon Home Choice and Help to Buy South West which acknowledged a need for more housing in Kingsbridge. This would be forwarded to KTC and the Neighbourhood Plan Steering Group for information and could assist the current grant application.
- The Neighbourhood Plan may require a more detailed housing needs survey in due course e.g. to glean households wishing to downsize their homes.
- If the grant application was accepted and the project was viable then concept drawings would be drawn up and a public exhibition held in order to consult with the Kingsbridge community.
- The affordable housing within the development would be protected in perpetuity via a S.106 agreement.

2. Matthew Croxford, Knowle House Close, was concerned about planning application 3552/18/FUL which would be considered at the meeting. The salient points were:

- The proposals represented overdevelopment with too many dwellings proposed for a small plot of land.
- Neighbouring residential homes were close to the site resulting in a loss of amenity.
- The rear of the terrace would block out sunlight from the gardens of homes in Knowle House Close and result in overshadowing.
- Homes in Knowle House Close already enclosed by 3 sides would now be enclosed by 4 sides.
- Proposed rear stairwell and bathroom windows would allow overlooking into Knowle House Close and a loss of privacy.
- Provision for wheelie bin storage was not explicit and the pedestrian access lane from Fore Street was unsuitable for the same.
- There was nil parking provision on site and 4 dwellings would mean approximately 8 vehicles needing to park off-site in the locale.