

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 19 MARCH 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: Martin Johnson (Secretary)

18/126 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex and Peter Ralph.

Public Open Forum

A member of public made the statement at Annex A.

18/127 DECLARATIONS OF INTEREST

Cllr Balkwill declared a pecuniary interest in agenda item 130.5.

Cllr Jennings declared a pecuniary interest in agenda item 130.3 & 130.4.

Cllr Cole declared a non-pecuniary interest in agenda item 130.7 & 131.1.

18/128 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

128.1 0051/19/ARC
Case Officer: Artur Gugula
Decision: Conditional Approval
Decision date: 27 February 2019
Proposal: Application for details reserved by conditions 3 and 4 of planning consent 1565/18/FUL
Site: Quay House, Ilbert Road, Kingsbridge, TQ7 1DZ
KTC: No Comments

128.2 **3778/18/FUL**
Case Officer: Jacqueline Houslander
Decision: Conditional Approval;
Decision date: 27 February 2019
Proposal: Proposed detached ancillary accommodation
Site: Highfield View, 4 Culver Park. Kingsbridge, TQ7 1LD
KTC: **Recommended Approval subject to a condition that the proposed development should be retained as ancillary accommodation in perpetuity**

128.3 **3736/18/HHO**
Case Officer: Chris Mitchell
Decision: Conditional Approval
Decision date: 25 February 2019
Proposal: Householder application for internal alteration and extension to rear
Site: 10 Ebrington Street, Kingsbridge, TQ7 1DE
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence was received:

128.4 From Miranda Gardiner and Diggory Vowles, a request for permission to install a new electric supply underneath the Cemetery footpath by moling at a depth of 600mm to connect to Bowcombe Boathouse. Site surveys had been carried out by Western Power Distribution and Members sighted a plan for the connection from the sub station in Selworthy field, across the A379 into the Cemetery. An alternative connection could be made by digging 100m of the A379 which would necessitate traffic management for a period of 1 to 2 weeks. Members were mindful of comments made during the Public Open Forum and agenda item 130.5. It was **RESOLVED** to take external professional advice regarding the practicalities and impacts of moling underneath the Cemetery footpath adjacent to the northern perimeter stone wall and trees.

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

18/129 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

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

3825/18/TPO
Applicant: Mrs Y Bastin
Proposal: T1 to T9 – Ash – Fell and replace with 3 x Native Hawthorn, 3 x Native Hazel and 3 x Native Holly
Ash stumps to be killed and retained (cut at ground level), replacement trees to be planted between the retained stumps
Site: 25 Northville Park, Kingsbridge, TQ7 1AR
Case Officer: Lee Marshall
KTC: Recommend Approval

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

18/130 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

130.1 0692/19/VAR
Proposal: Application for removal or variation of conditions 3 (Masterplan & Transport Assessment Plans), 5 (Trees/Landscaping), 18 (Surface Water Drainage) & 23 (Landscape/Ecology Mitigation/Management) following grant of planning permission 0299/17/OPA
Location: Land off (west of) Belle Hill, Kingsbridge
Applicant: Devonshire Homes Limited and Westco Properties Limited
Case Officer: Wendy Ormsby
KTC: Recommend Approval subject to the following:

- **The proposed open market housing mix identified at 4 beds x 23 (35%), 3 beds x 39 (59%) and 2 beds x 4 (6%) to be re-adjusted in accordance with the Joint Local Plan's strategic housing market needs assessment which identifies targets for 18% 4+ beds and 36% 2 beds.**
- **Nil felling of trees along the eastern boundary adjacent to Belle Hill.**
- **The proposed loss of circa two thirds of the Devon hedge bank bisecting the 2 fields to be re-considered.**

130.2 0567/19/FUL
Proposal: New dwelling on garden land adjacent to existing dwelling
Location: Rooftops, Ebrington Street, Kingsbridge, TQ7 1DE
Applicant: Mr & Mrs Hardy
Case Officer: Jacqueline Houslander
KTC: Recommend Approval

130.3 **0737/19/FUL**
Proposal: Addition of Hairdressing (A1 use) to existing spa business (D1 use)
Location: The Have Spa, Homelands, Higher Union Road, Kingsbridge, TQ7 1EQ
Applicant: Mr P Mathias, The Haven Spa
Case Officer: Richard Gage
KTC: **Recommend Approval**

130.4 **0731/19/LBC**
Proposal: Listed building consent for addition of Hairdressing (A1 use) to existing spa business (D1 use)
Location: The Haven Spa, Homelands, Higher Union Road, Kingsbridge, TQ7 1EQ
Applicant: Mr P Mathias, The Haven Spa
Case Officer: Richard Gage
KTC: **Recommend Approval**

130.5 **1443/18/VAR**
Proposal: Re-advertisement (Revised plans received) Variation of condition 2 (approved plans) following grant of planning permission 0311/16/FUL (Change of use to holiday accommodation from Boathouse/garage/storage/workshop) for modifications to the structure.
Location: Bowcombe Boathouse, Site adjacent to Melleray, Embankment Road, Kingsbridge, TQ7 1LA
Applicant: Ms M Gardiner
Case Officer: Rachel Head
KTC: **Recommend REFUSAL on the following grounds:**

- **the dwelling is too high, overbearing and constitutes over-development on a small site, and**
- **the design and visual appearance of the dwelling is inappropriate within the AONB**

130.6 **0679/19/FUL**
Proposal: Erection of two dwellings with associated access and landscaping works.
Location: Field off Stentiford Hill, Kingsbridge TQ7 1BD
Applicant: Mr C Rogers & R Rogers
Case Officer: Gemma Bristow
KTC: **Recommend Approval**

130.7 **0698/19/LBC**
Proposal: Change of use from office to living accommodation
Location: 136 Fore Street, Kingsbridge TQ7 1AW
Applicant: Mr R Arnold
Case Officer: Richard Gage
KTC: **Recommend Approval**

The following agenda item was taken early-out-of-turn:

131.1 **0697/19/FUL**
Proposal: Change of use from office to living accommodation
Location: 136 Fore Street, Kingsbridge TQ7 1AW
Applicant: Mr R Arnold
Case Officer: Jacqueline Houslander
KTC: **Recommend Approval**

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

18/131 ANY FURTHER CURRENT PLANNING MATTERS

131.2 The Inspectors' final report on the examination of the Plymouth and South West Devon Joint Local Plan 2014-2034 had been published alongside an Appendix listing main modifications. As anticipated, it identified 267 homes for Kingsbridge: 60 Quayside, 96 Belle Hill and 111 North West Kingsbridge. SHDC would consider its adoption at the council meeting on 21 March.

131.3 It was reported that a planning application for a terrace of 4 homes at the rear of 129 Fore Street was likely to be revised.

18/132 DATE OF NEXT MEETING

Tuesday 2 April 2019 at 6.30 p.m.

Annex:

A. Public Open Forum.

The meeting closed at 8.30 p.m.

Public Open Forum

Ms Gardiner was the applicant for planning application 1443/18/VAR (re-advertisement and revised plans) and made the following statement:

- Planning permission had been granted 3 years ago to convert the garage in to holiday accommodation with one bedroom.
- Building works commenced in spring 2017.
- While the roof was being constructed it became apparent that there was not enough head height at first floor level and there was no means of fire escape from the same.
- Therefore, the ridge height was increased alongside 2 doors on to a small balcony built within the roof space.
- The works had to go ahead in order to make the building watertight.
- The current application reflected what had been built with revised plans for shutters and balustrade.
- Discussions had taken place between the applicant, architect and SHDC's planning and landscape officers with a site meeting held in November 2018.

The applicant responded to Members' questions:

- It was acknowledged that the development had not been build in accordance with the extant planning permission.
- The lack of head height had not been accounted for in the original plans.
- Viewpoints into the site had been identified by SHDC's landscape officer and these had been tested; the development was effectively hidden until up close and the most visible part of the building were the delabole roof tiles.