

Kingsbridge Town Council

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT 6.30 P.M. ON TUESDAY 2 APRIL 2019 IN QUAY HOUSE**

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

In Attendance: One member of public
Martin Johnson (Secretary)

18/133 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs John Gall and Peter Ralph.

Public Open Forum

A member of public made the statement at Annex A.

A member of public left the Chamber.

18/134 DECLARATIONS OF INTEREST

None.

18/135 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

Reference: **0013/19/VAR**
Case Officer: Wendy Ormsby
Decision: Conditional Approval
Decision date: 6 March 2019
Proposal: Application for variation of condition 2 (approved plans) of planning permission 0674/17/FUL
Site: Land off Culver Park Close, Kingsbridge, TQ7 1LD
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

None.

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

18/136 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

None.

18/137 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

137.1 0763/19/FUL
Proposal: Demolition of existing dwelling and construction of a new detached dwelling with detached garage and associated works
Location: Seadrift, Embankment Road, Kingsbridge, TQ7 1JZ
Applicant: Mr S Dooley
Case Officer: Jacqueline Houslander
KTC: Recommend Approval

137.2 3552/18/FUL
Proposal: Readvertisement (Revised Plans) Construction of 4no. dwelling houses to the rear of 129 Fore Street, Kingsbridge
Location: 129 Fore Street, Kingsbridge, TQ7 1AL
Applicant: Mr Kris Mahon
Case Officer: Lucy Hall
KTC: Recommend Approval

137.3 0787/19/ARM
Proposal: Application for approval of reserved matters (appearance, scale and landscaping) following outline approval 0299/17/OPA (Proposed residential development comprising 96 dwellings, including affordable homes, public open space and vehicular and pedestrian access)
Location: Applegate Park, Land off Belle Hill, Kingsbridge, Devon
Applicant: Devonshire Homes Limited and Westco Properties Limited
Case Officer: Wendy Ormsby
KTC: Recommend Approval subject to the following conditions:

- **A 3m wide emergency access route identified as desirable by Devon County Council in the south west of the site should instead be located at the north east corner of the site off Belle Hill given current access issues for emergency vehicles in the Fosse Road and Buckwell Road area.**
- **The length of central and eastern hedgerows lost to accommodate the development to be replaced by an equivalent length of new hedgerow within the site.**
- **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 recently adopted Joint Local Plan's strategic housing market needs assessment which identifies targets for 4+ beds at 18% and 2 beds at 36%.

- A covenant/restriction to be applied across the whole site to prevent any further development of the dwellings i.e. no dormers, extensions and/or conversions which could affect the skyline and holistic design and appearance of the site.
- As advised by the Section 106 Agreement dated 11 October 2017 (Schedule 1 paragraph 1.17), a formal management arrangement to be approved to manage the Open Space and children's play equipment in perpetuity.

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

18/138

ANY FURTHER CURRENT PLANNING MATTERS

138.1 SHDC had forwarded a listing of outstanding enforcement cases dated 2 April 2019 which was distributed to Members. The information was confidential and not for dissemination to the public or outside bodies.

138.2 Cllr Balkwill and the Town Clerk had attended a recent Mayors & Clerks meeting with SHDC management team which had discussed some planning matters. The authority could demonstrate a 5-year land supply of housing sites in the Housing Position Statement issued in December 2018 and indeed, had a significant margin above the 5-year requirement. The position had been tested following a recent planning Appeal decision and was in accordance with government guidance. An annual monitoring report would be produced.

The proposal for a hotel in Ropewalk would likely be a joint planning application between SHDC and a partner organisation. There were protocols in place regarding how such an application should be considered as effectively SHDC would be dealing with its own proposal. This was a well-trodden path and a decision would be made by the Development Management Committee to ensure transparency.

138.3 There had been nil feedback to date on SHDC's bid for a Homes England grant for a community housing development also at Ropewalk; the Town Clerk would request an update.

138.4 A shop in Fore Street was likely to change its business purposes/product however, both the present and proposed uses may fall within the same use classes.

18/139

DATE OF NEXT MEETING

Tuesday 16 April 2019 at 6.30 p.m.

Annex:

A. Public Open Forum.

The meeting closed at 7.40 p.m.

Annex A to KTC's Planning Committee dated 2 April 2019

Public Open Forum

Mr Dooley provided a statement on planning application 0763/19/FUL (to be considered at agenda item 137.1) and answered Members' questions. The salient points were:

- Mr & Mrs Dooley had lived in the local area for over 20 years and at present were at The Moorings.
- The current dwelling at Embankment Road had external and internal cracks alongside subsidence in one corner resulting in the roofline visibly bending downwards.
- It was likely that the foundations had been inadequate when built.
- The current dwelling would therefore be demolished and the proposed new home would have a 5m² larger footprint.
- The development would be a bungalow with a bedroom suite in the roof space to replace the current split level design.
- The exterior of the building would have a rendered finish.
- He had spoken to neighbours and they had no issues with the proposals.

Cllr Griffin thanked Mr Dooley for his statement.