

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 18 JUNE 2019 IN QUAY HOUSE

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

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

19/09 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mike Jennings and Peter Ralph.

Public Open Forum

Richard Boyt, South Hams Planning, provided a briefing on planning application 1460/19/FUL to be considered at the meeting. The salient points were:

- The applicant sought change of use for Ashleigh House in Ashleigh Road, Kingsbridge, from a guest house (use class C1) to a single dwelling house (use class C3).
- The property was a Bed & Breakfast with 7 guest bedrooms and the current owners wished to retire from the business.
- A specialist property agent had marketed the property for 18 months and had reduced the price from £695,000 to £635,000 but there had been little viewing.
- Occupancy rates in 2018 had been at 24%.
- The above evidenced that it was no longer viable as a guest house in accordance with Joint Local Plan policies.
- The proposal would not make any material change to the building.

Cllr Povey thanked Richard for his statement.

19/10 DECLARATIONS OF INTEREST

Cllr Povey declared non-pecuniary interests in agenda items 19/13.4 and 19/13.7.

19/11 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

- 11.1** **0944/19/HHO**
Case Officer: Bryony Hanlon
Decision: Conditional Approval
Decision date: 15 May 2019
Proposal: Householder application for 2 storey rear extension
Site: 5 The Precinct, Kingsbridge, TQ7 1AP
KTC: Recommended Approval
- 11.2** **0837/19/HHO**
Case Officer: Chris Mitchell
Decision: Conditional Approval
Decision date: 20 May 2019
Proposal: Householder application to rear balcony and changes to the external materials and windows to the main house
Site: 41 Lower Warren Road, Kingsbridge, TQ7 1LF
KTC: Recommended Approval
- 11.3** **0959/19/ARC**
Case Officer: Artur Gugula
Decision: Discharge of condition Approved
Decision date: 24 May 2019
Proposal: Application for approval of details reserved by condition 4 of planning consent 3508/17/FUL
Site: Disused Layby at SX 731448 Adjacent to South Hams Hospital, Plymouth Road, Kingsbridge
KTC: Not consulted
- 11.4** **2574/16/OPA**
Case Officer: Wendy Ormsby
Decision: Conditional Approval
Decision date: 24 May 2019
Proposal: Re-advertisement (Additional revised plans and information) Outline application with all matters reserved for 14 new dwellings.
Site: Dennings, Wallingford Road, Kingsbridge TQ7 1NF
KTC 1 Nov 16: Nil Comments
KTC 4 Jul 17: Recommended REFUSAL due to insufficient detail
KTC 3 Oct 17: Recommend REFUSAL on the grounds that:
- an insufficient level of affordable housing will be delivered by this development at 21% (effectively 7% taking account of bedrooms earmarked), and
 - there remained a lack of firm information given all matters were reserved.

Members were very disappointed that the Joint Local Plan's target of 30% affordable homes had not been met and a proposed Open Space, Sport & Recreation contribution at circa £52,000 would not be paid and did not understand the decision.

SHDC had reported that a Viability Assessment by Plymouth City Council identified that the development would not be viable if the above were actioned. However, Members noted Joint Local Plan Policies DEV8 paragraph 6.34 and DEL1 paragraph 5. The latter required robust evidence to be submitted where a developer contended that planning obligations sought would make a proposal economically unviable and “an open book approach” should be adopted in such cases. It was **RESOLVED** to request from SHDC sighting of Plymouth City Council’s viability assessment for planning application 2574/16/OPA in order for KTC, as a statutory consultee, to understand the decision making process and to dovetail with the JLP’s open book approach.

CORRESPONDENCE & REPORTS

11.5 Members discussed the apparent inconsistencies of SHDC planning decisions where development was proposed either within, or within the setting of, the South Devon Area of Outstanding Natural Beauty. As an example, a proposed development off Warren Road within the AONB, with a high percentage of affordable homes, had been fully supported by KTC but Refused by SHDC. Whereas, a proposed development off Wallingford Road (11.4 above) outside the AONB, with a low percentage of affordable homes, was Refused by KTC but had gained planning approval from SHDC. The Planning Committee carefully studied all planning applications but at first sight it appeared its recommendations were dismissed by SHDC. Members wished to feel informed, relevant and an essential part of the planning process. It was **RESOLVED** to request Patrick Whymer, SHDC Development Lead, to attend a forthcoming Planning Committee to provide an overview of the impact of the AONB on development in Kingsbridge, to report on how relevant local council recommendations are within the planning process and to ascertain how KTC can best assist SHDC.

11.6 The Planning Inspectorate had Dismissed an Appeal at 7 Highfield Drive, Kingsbridge, TQ7 1JW. Appeal reference APP/K1128/W/18/3218717 had sought to remove a condition for new accommodation to be used as part-ancillary and part-holiday let to allow the building to be used as a separate dwelling.

11.7 Cllr Price was the sole Tree Warden at present. It was agreed to ask other members of the Planning Committee if they also wished to take on the role.

11.8 South Hams District Council Outstanding Enforcement Cases dated 4 June 2019 was distributed to Members; the listing was confidential and was not for dissemination to the public or outside bodies.

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

19/12 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

13.6 **1452/19/LBC**
Proposal: Listed building consent for part conversion of shop to lower ground floor flat
Location: Kings Market, Fore Street, Kingsbridge, TQ7 1PR
Applicant: Mr I Hodge – Heron Developments Topsham Ltd
Case Officer: Graham Lawrence
KTC: **Recommend APPROVAL**

13.7 **3552/18/FUL**
Proposal: READVERTISEMENT (revised plans) Construction of 4no. dwelling houses to the rear of 129 Fore Street, Kingsbridge, TQ7 1AL
Location: 129 Fore Street, Kingsbridge, TQ7 1AL
Applicant: Mr K Mahon
Case Officer: Lucy Hall
KTC: **Recommend APPROVAL**

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

19/14 **ANY FURTHER CURRENT PLANNING MATTERS**

14.1 Members noted new visual impact information submitted for the Belle Hill/Applegate development planning application 0787/19/ARM seeking approval of reserved matters (appearance, scale and landscaping) following outline approval 0299/17/OPA.

14.2 Members noted that Chris Brook, SHDC Head of Assets, would visit Quay House at 10.00 a.m. on Monday 24 June to provide a detailed briefing on the proposed SHDC hotel development off Ropewalk; further to his presentation at the full council meeting on 11 June. It was agreed that all Members should be made aware that questions for Chris should be forwarded to the Town Clerk by 12.00 noon on Thursday 20 June; these would subsequently be forwarded to SHDC. Members also noted Joint Local Plan Policy DEV25 paragraph 7. which reported that SHDC would support proposals in the AONB: “which are appropriate to the economic, social and environmental wellbeing of the area or desirable for the understanding and enjoyment of the area”.

14.3 Members noted that on either Saturday 15 or Sunday 16 June a pane of glass had fallen from a first floor window at the Kings Arms and smashed on the pavement below. The glass had been cleaned up by Members and photos taken. The incident had been reported to the agent for the proposed redevelopment of the building and the window had been boarded up. It was **RESOLVED** to inform SHDC (copied to DCC & SHDC ward members and DCC highways officer) that KTC considered the Kings Arms Hotel to be high risk and was a public safety issue.

14.4 It was reported that a new development of terraced houses may not be being developed in accordance with plans; the Town Clerk would investigate.

14.5 The Planning Inspectorate had Dismissed an Appeal at Selworthy House, Warren Road, Kingsbridge, TQ7 1LB. Appeal reference APP/K1128/W/18/3218669 had sought to demolish existing buildings and erect 18 homes (8 affordable) with associated access, parking and landscaping.

14.6 It was reported that a new development may not be being built in accordance with a construction management plan; the Town Clerk would investigate.

14.7 A potential fly tipping matter off Fore Street was reported; the Town Clerk to investigate.

14.8 A group regularly set-up a small 'stall' in the town centre and a local resident had queried if it was permissible; the Town Clerk to investigate.

14.9 A noise issue had been reported due to customers of a public house congregating outside the licensed premises; the Town Clerk to investigate.

19/15 DATE OF NEXT MEETING

Tuesday 2 July 2019 at 7.00 p.m.

The meeting closed at 8.52 p.m.