

Kingsbridge Town Council

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

Present: Cllr Chris Povey (Chairman)
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Mike Jennings
Cllr Graham Price
Cllr Peter Ralph

In Attendance: Martin Johnson (Secretary)

19/16 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill and John Gall.

Public Open Forum

There were no members of public present.

19/17 DECLARATIONS OF INTEREST

None.

19/18 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

None.

19/19 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

19.1 0902/19/TPO

Location: 18 Fosse Road, Kingsbridge, TQ7 1NG

Applicant: Mrs J Rogers

Decision: Grant of Conditional Consent – Tree Preservation Order

Proposed works: T1: Ash – Fell, weak unions, dangerous epicormic growth, mechanical damage from traffic; T2: Sycamore – fell, unsafe union leaning towards road; T3: Elm – Fell, dead (exempt); T4; Sycamore – fell, weak unions, dangerous epicormic growth, mechanical damage from traffic; T5; Elm – fell, weak unions, dangerous epicormic growth, mechanical damage from traffic; T6: Elm – fell dead (Exempt); T7: Elm – fell, weak unions, dangerous epicormic growth, mechanical damage from traffic. Only works to T3 and T6 qualify under the exemption based upon the information submitted

KTC: Noted

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

19/21

ANY FURTHER CURRENT PLANNING MATTERS

21.1 Members noted a Neighbourhood Plan Steering/Focus Group meeting at 2.00 p.m. on Tuesday 9 July at Activities 115 with a time estimate of 5 hours including refreshments.

21.2 Members considered that a mature Eucalyptus tree at the very head of the estuary, near Quay toilets, was too large for its setting and it was agreed to make SHDC's Tree Specialist aware.

21.3 Members noted some potential tree works in Quay House grounds near the Bandstand; the tree was likely to have a TPO.

21.4 Feedback was received on actions from the previous meeting:

- SHDC had been informed of Members' strong concerns about the material condition of the Kings Arms; DCC and SHDC Ward Members supported KTC's concerns. SHDC feedback was awaited.
- Plans had been reviewed for a new development of terraced houses which appeared higher than adjacent buildings which was contrary to the original approval and drawings produced in 2013. SHDC would be alerted to Members' concerns.
- A potential fly tipping incident off Fore Street had been sorted and all waste removed.
- DCC and SHDC had confirmed that it was permissible for a group to set up a small stall in the town centre and no action would be taken; a local resident had been informed and thanked KTC for its investigation.
- A noise issue at a public house had been explored which related to use of external public space which was not a DCC asset and enforcement of the no alcohol designation area. Members agreed that the matter was complex and should further representations be received it should probably be assessed as an anti-social behaviour issue rather than a public space or licensing matter.
- Members noted the following planning application on SHDC's planning portal which had not been formally received by KTC for a consultation response:

Reference: **1765/19/ARC**

Proposal: Approval of details reserved by condition 14 of planning consent 2815/18/FUL

Applicant: Mr G Smith

Location: Formerly land adjacent to Sunny Patch (now named Millbrooke), Western Backway, Kingsbridge, TQ7 1QB

Case Officer: Artur Gugula

Members noted a construction phase plan, DCC feedback to the same and that "deliveries will be restricted to first thing in the working day" however, specific times should be identified.

It was **RESOLVED** to feedback to SHDC Development Management KTC's Recommendation for Approval subject to deliveries being restricted to 7.30 a.m. to 10.00 a.m. during earmarked days.

21.5 South Hams District Council Outstanding Enforcement Cases dated 1 July 2019 was distributed to Members; the listing was confidential and was not for dissemination to the public or outside bodies.

21.6 Members discussed SHDC's proposal for a hotel at Ropewalk further to a briefing to KTC on 24 June; the salient points were:

- Members general support for a hotel in Kingsbridge.
- Local residents general support for a hotel at the Save the Kings Arms public meeting.
- Chamber of Commerce, traders and licensees general support for a hotel.
- A potential current shortfall in affordable housing should all Joint Local Plan earmarked sites be built.
- Whether the commercial element of the Kingsbridge community should take precedence over other elements.
- The earmarked 1% return for SHDC per annum on its investment.
- The impact on current hotels, guest house and Air B&Bs.
- The fact that a Premier Inn would undoubtedly change the dynamic of Kingsbridge.
- SHDC's Executive meeting on Thursday 18 July was likely to consider the proposal and the requirement for Members to attend.

It was considered that further clarity was required for the following:

- Whether other options for the site had been explored alongside a hotel and housing.
- Why a housing development on the site was not considered viable by SHDC (noting a concept for 18 homes in the K2 Kingsbridge Masterplan 2017).
- The impact on car parking given 85 guest bedrooms and 26 full time jobs. To date no figures/information had been supplied on current parking utilisation/capacity and how many extra spaces the Cattle Market car park (and Quay Car Park) could accommodate.
- A fuller understanding of the marginal returns for the proposal and any risk for the Kingsbridge community.

It was **RESOLVED** for SHDC's proposal for a hotel at Ropewalk to be an agenda item at the full council meeting on 9 July.

19/22 DATE OF NEXT MEETING

Tuesday 16 July 2019 at 7.00 p.m.

The meeting closed at 8.00 p.m.