

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 13 AUGUST 2019 IN QUAY HOUSE

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

In Attendance: Martin Johnson (Secretary)

19/30 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

There were no members of public present.

19/31 DECLARATIONS OF INTEREST

None.

19/32 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

32.1 3552/18/FUL
Case Officer: Lucy Hall
Decision: Conditional Approval
Decision date: 18 July 2019
Proposal: Readvertisement (revised plans) construction of 4 no. dwelling houses to the rear of 129 Fore Street, Kingsbridge, TQ7 1AL
Site: Rear of 129 Fore Street, Kingsbridge, TQ7 1AL
KTC: Recommended Approval

32.2 1287/19/FUL
Case Officer: Jacqueline Houselander
Decision: Conditional Approval
Decision date: 25 July 2019
Proposal: Application for change of use from A1 retail to A5 Hot food takeaway

Site: 10 Duke Street, Kingsbridge TQ7 1HU
KTC: **Recommended Refusal on the grounds that:**

- **the opening hours until 23.00 Monday-Friday & Sunday and until 00.00 Saturday (extended beyond closing time of the neighbouring fish & chip shop) could create further noise disturbance in the area;**
- **the Takeaway's operation/evening opening hours may affect the amenity value of existing residential properties in the locale and 5 flats at the former Quay pub (planning approved); and**
- **the proposed location for waste storage bins is vague and inadequate.**

32.3 **2097/19/COM**
Case Officer: Charlotte Howrihane
Decision: Permitted development
Decision date: 4 July 2019
Proposal: Notice of intention to install fixed line broadband apparatus -1 x 9m light wooden pole (7.3m above ground)
Site: Bowcombe Boathouse, Embankment Road, Kingsbridge, TQ7 1LA
KTC: **Not Consulted**

32.4 **2434/18/ARM**
Case Officer: Kate Cantwell
Decision: Reserved Matters Application Refused
Decision date: 31 July 2019
Proposal: Application for approval of reserved matters following outline approval 28/0508/15/O for erection of up to 60 dwellings, 0.5 hectares of employment land, 2 vehicular accesses, open space, play provision and drainage.
Location: Allocated Site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge
KTC: **Recommended Refusal on the following grounds:**

- **the proposed development does not provide appropriate house sizes which conflicts with South Hams Local Development Framework Policy DP11: Housing Mix & Tenure and the emerging Plymouth & South West Devon Joint Local Plan Policy DEV8: Meeting local housing need in the Thriving Towns and Villages Policy Area; and**
- **the proposed development does not integrate the 17 affordable homes into the whole development which conflicts with South Hams Local Development Framework Supplementary Planning Document: Affordable Housing.**

CORRESPONDENCE & REPORTS

The following correspondence was received:

32.5 From the Planning Inspectorate the decision on Planning Appeal APP/K1128/W/19/3225569
Appellant: H2Land
Proposal: Demolition of existing boathouse and construction of 4 no. three-storey dwellings to include 8 new car parking spaces and ferry waiting area, new pedestrian footpath to roadside without complying with a condition attached to planning permission 4140/16/FUL
Site: Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ
Decision: Appeal Allowed

32.6 From South Hams District Council a list of Outstanding Enforcement Cases dated 5 August 2019. The information was confidential and was not for dissemination to the public or outside bodies.

Moreover, Members reported potential planning enforcement matters at a town centre shop and industrial estate building which the Town Clerk would report to SHDC.

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

19/33 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decisions were received from South Hams District Council (SHDC):

33.1 2029/19/TCA
Case officer: Lee Marshall
Decision: Trees in a Conservation Area – Notification to Undertake Works
Decision date: 2 August 2019
Proposal: T1: Hazel – coppice
T2: Sycamore – fell
T3: Ash – fell
T4: Sycamore – crown raise on both sides to a height of 4 metres
G1: Sycamore – re-coppice
G2: Bamboo – cut to ground level
Location: 122 Fore Street, Kingsbridge, TQ7 1AW
KTC: Recommended Approval

33.2 **1814/19/TPO**
Case officer: Lee Marshall
Decision: **Tree Preservation Order – Grant of Conditional Consent**
Decision date: 2 August 2019
Proposal: T1: Lime – re-pollard to approx. 12 metres from ground level as the tree has grown too big for plot
Location: Flat 1, Balkwill Court, Balkwill Road, Kingsbridge, TQ7 1HA
KTC: **Recommended Approval**

APPLICATIONS:

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

33.3 **2137/19/TPO**
Proposal: T1: Ash – Remove due to excessive shading in garden, dieback in crown and multiple limb failures over road and pavement
Location: Kings Reach, Stentiford Hill, Kingsbridge, TQ7 1BD
Applicant: Mr L Crowther
Case Officer: Lee Marshall
KTC: **Recommend Approval**

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

19/34 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

34.1 **2253/19/HHO**
Proposal: Householder application for proposed first floor side extension.
Location: 3 Highfield Drive Kingsbridge, TQ7 1JW
Applicant: L Christopher
Case Officer: Bryony Hanlon
KTC: **Recommend Refusal on the grounds that:**

- **the layout and density of the proposed extension represents over-development of the site, and**
- **the potential negative impact of further on-road car parking in the locale which already has known parking issues**

34.2 **2223/19/HHO**
Proposal: Retrospective householder application for installation of one new rooflight and one replacement rooflight.
Location: 2 Richmond Terrace, Kingsbridge, TQ7 1LS
Applicant: Stephen Mika
Case Officer: Bryony Hanlon
KTC: **Recommend Approval**

34.3 **2132/19/FUL**
Proposal: Proposed erection of monument
Location: Quay Car Park, Kingsbridge, TQ7 1HZ
Applicant: Mr B Williams
Case Officer: Adam Williams
KTC: **Recommend Approval**

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

19/35 **ANY FURTHER CURRENT PLANNING MATTERS**

35.1 SHDC Development Management senior officers Patrick Whymer and Wendy Ormsby would attend the Planning Committee on Tuesday 1 October. Members did not fully understand the rationale behind some recent decisions, and related planning matters, and it was anticipated that the meeting would provide clarity on the same and provide information to enable KTC to play a more meaningful role in the planning consultation process.

35.2 Richard Benton, Chairman, Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Steering Group, had reported that output from the household questionnaires and Focus Groups would enable draft objectives and policies to be written up. These would be promoted for further public consultation including a public meeting in each parish area. However, at this stage he invited KTC and the parish councils to add any matter, relevant to land use planning, which they wished to pursue. The Town Clerk would research and feedback to Members.

35.3 Members requested an update on a proposed community housing project off Kingsway Park/Ropewalk and the Town Clerk would approach SHDC.

19/36 **DATE OF NEXT MEETING**

Tuesday 3 September 2019 at 7.00 p.m.

The meeting closed at 8.20 p.m.