

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 1 OCTOBER 2019 IN QUAY HOUSE

Present: Cllr Chris Povey (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Mike Jennings

In Attendance: Richard Benton, Chairman, Kingsbridge Neighbourhood Plan Steering Group
Pat Whymer, SHDC Development Management
Wendy Ormsby, SHDC Development Management
Five Members of Public
Martin Johnson (Secretary)

19/44 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex, Martina Edmonds, Graham Price and Peter Ralph.

Public Open Forum

Abigail Bell, Mill Cottage, Kingsbridge was the applicant for planning application 3052/19/HHO (agenda item 48.3). She had been raised in Kingsbridge, attended the Community College, became a teacher and had now returned on completion of Army service. The ancillary accommodation was for her father so that he could remain at home. It would replace a currently unused stable block which would not affect any neighbours or their views. Immediate neighbours had been contacted and supported the proposal. It would be a small single storey development on the same footprint of the existing stables, approximately the same height, the design would be in keeping with other properties in the locale and a hedge would be planted to screen it. Mill Cottage, Grade II listed, was a 2 bedroom property with an additional box room which was used as an office; the ancillary accommodation would have 1 bedroom.

Richard Boyt, 7 Manor Park, Kingsbridge commented that he fully supported planning application 2487/19/HHO (agenda item 48.2).

Cllr Jennings thanked Abigail and Richard for their statements.

19/45 DECLARATIONS OF INTEREST

Cllr Balkwill declared a pecuniary interest in agenda item 48.3.

19/46 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decision was received from South Hams District Council (SHDC):

46.1 **0798/19/HHO**
Decision: **Discharge of condition Approved**
Decision date: 11 September 2019
Case Officer: Charlotte Howrihane
Location: Bridge House, Embankment Road, Kingsbridge, TQ7 1LA
Applicant: Mr Mervyn Spencer
Proposal: Householder application for extension to existing garage
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence was received:

46.2 Application for a new premises licence from Simon James Luscombe and Jillian Maria-Luscombe for 60 Fore Street, Kingsbridge, TQ7 1NY.
The application is for the sale of alcohol for consumption on and off the premises: Monday to Sunday from 10:00 to 21:00.

KTC: **Recommend Approval**

46.3 Application for a new premises licence from Pizza Planet (Kingsbridge) Ltd for Pizza Planet, 20 Mill Street, Kingsbridge, TQ7 1ED.

The application is for the sale of alcohol for consumption off the premises:
Monday to Saturday from 12:00 to 23:00; Sunday from 16:00 to 22:00

KTC: **Recommend Approval**

It was **RESOLVED** to note the above planning decision and to forward the findings of the above consultations to SHDC Licensing.

19/47 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

19/48 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

48.1 **2861/19/HHO**
Case Officer: Central Planning Team
Location: 14 Lower Warren Road, Kingsbridge, TQ7 1LF
Applicant: Mr & Mrs Wright
Proposal: Householder application for alterations and side extension to dwelling
KTC: **Recommend Approval**

48.2 **2487/19/HHO**
Case Officer: Matthew Barks
Location: Puffin Manor Park, Kingsbridge, TQ7 1BB
Applicant: Mr & Mrs Lawman

Proposal: Householder application to raise roof pitch over dwelling, raise roof pitch over garage and new cladding on first floor walls
KTC: Recommend Approval

Cllr Balkwill left the Chamber for the duration of the following agenda item:

48.3 3052/19/HHO
Case Officer: Matthew Barks
Location: Mill Cottage, Bowcombe Road, Kingsbridge, TQ7 2DL
Applicant: Abigail Bell
Proposal: Householder application for replacement of existing stable block with ancillary accommodation

Members noted that the elevations on the plans may have been incorrectly labelled, the site was in the AONB and could be viewed from Public Footpath No.2 on the opposite bank of the creek.

KTC: Recommend Approval

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

19/49 ANY FURTHER CURRENT PLANNING MATTERS

49.1 SHDC Development Management Committee would make a site inspection for planning application 2253/19/HHO for a proposed first floor side extension at 3 Highfield Drive at 12.15 p.m. on Monday 7 October. The DM Committee would then consider the application at 2.00 p.m. on Wednesday 9 October. KTC had been invited to attend both. It was agreed to forward the information to all Members and request feedback.

49.2 Members welcomed Patrick Whymer and Wendy Ormsby from SHDC Development Management who had been invited for a discussion of topical planning matters and had received advanced questions from KTC. SHDC planning officers visited local councils to provide planning workshops and some were in the pipeline elsewhere which KTC Members could attend to glean a flavour. A meeting could subsequently be arranged for the whole council.

SHDC officers commented on KTC's consideration of applications at the meeting and noted that representations from members of public were considered and given weight. Therefore, it may be wise to receive applications at the latest meeting possible to meet SHDC's deadline for feedback i.e. the public will also have had a greater period to make comments. However, representations had to be closely scrutinised and indeed, it was common for neighbours not to make representations about localised planning applications as they did not wish to upset their relationships with neighbours. Planning was often emotive and always subjective! A general discussion revealed that the government's definition of affordable housing could not be challenged locally, there was potential for stricter restrictions on development within AONBs and the DM Committee would receive an application if the officer recommendation was contrary to Ward Members and Chairman, DM Committee.

An update on progress of the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan was provided by Richard Benton; the group was at a stage where draft policies were being considered to be followed by public consultation.

SHDC officers then provided feedback on KTC's set questions and took related questions; the salient points were:

- There had been some historical resource issues within the Enforcement team. There had been a significant restructure of the Development Management team per se about 3 years ago.
- A key matter for enforcement cases was whether it was expedient for SHDC to act and whether unauthorised development had caused harm. A litmus test was to consider: if a retrospective planning application was submitted, what was the decision likely to be?
- Landowners who progressed development without planning permission did so at their own risk. SHDC had powers to issue stop notices dependent on the level of harm being caused.
- Given major developments in Kingsbridge the impact on the AONB, or the setting of the AONB, would be pivotal in SHDC's decision making.
- Viability Assessments would in future be made public and available on SHDC's planning portal.
- Rather than Refusing applications, SHDC tried to negotiate with applicants which was likely to require revised plans to be submitted but this could mean eventual permissions being Granted.
- The Joint Local Plan had been adopted while a recent planning application was being progressed by SHDC and therefore further considerations had to be taken into account.
- Relating to a recent planning application SHDC had tried very hard to negotiate with an applicant however, the latter had not wished to do so hence a decision for Refusal.
- It was acknowledged that there could have been more efficient liaison between SHDC's Development Management and Assets teams on a recent planning application.
- While a recent enforcement had been ongoing a planning application was submitted and therefore the latter had to be progressed to its conclusion.
- Across Plymouth, West Devon and the South Hams, 1,335 new homes were required per annum for 5 years to meet the land supply directive. The NPPF allowed for additional homes to be built. The target was subject to an annual monitoring review and housing delivery tests.

Local councils' planning consultation feedback was listened to and a valuable element of the decision making progress. Cllr Povey, supported by Members, gave their huge thanks to Pat and Wendy for attending the meeting and for providing such worthwhile information.

19/50

DATE OF NEXT MEETING

Tuesday 15 October 2019 at 7.00 p.m.

The meeting closed at 10.00 p.m.