

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 5 NOVEMBER 2019 IN QUAY HOUSE

Present: Cllr Chris Povey (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Graham Price
Cllr Peter Ralph

In Attendance: Rob Ellis, SHDC Community Housing
One Member of Public
Martin Johnson (Secretary)

19/58 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex, Philip Cole, Mike Jennings and District Cllrs Denise O'Callaghan and Susan Jackson.

Public Open Forum

A statement was received from a member of public at Annex A.

19/59 DECLARATIONS OF INTERESTS

None.

19/60 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

60.1 2253/19/HHO

Decision: **Householder Granted**

Decision date: 11 October 2019

Applicant: L Christopher

Proposal: Householder application for proposed first floor side extension

Site: 3 Highfield Drive, Kingsbridge, TQ7 1JW

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**

Cllr Price had attended the site inspection on 7 October before the above application was considered at SHDC's Development Management Committee on 9 October. He considered that the Town Council's (KTC) recommendation for Refusal had been correct.

60.2 **2575/19/HHO**
Decision: **Householder Granted**
Decision date: 11 October 2019
Applicant: Mr & Mrs P Chant
Proposal: Householder application for replacement of existing flat roof utility/store with pitched roof extension to dwelling and new raised patio area
Site: 12 Buckwell Road, Kingsbridge, TQ7 1NQ
Case Officer: Bryony Hanlon
KTC: **Recommended Approval**

60.3 **2726/19/LBC**
Decision: **Listed Building Consent Granted**
Decision date: 17 October 2019
Applicant: South Hams Christian Fellowship
Proposal: Listed building consent for internal alterations including demolition of 20th Century internal partitions, new internal staircase and partition walls and repairs/maintenance works
Site: Kingsbridge Evangelical Church, Fore Street, Kingsbridge, TQ7 1PG
Case Officer: Richard Gage
KTC: **Recommended Approval**

60.4 **2773/19/HHO**
Decision: **Householder Granted**
Decision date: 17 October 2019
Applicant: Mr Mackenzie
Proposal: Householder application for new summerhouse accommodation for ancillary use
Site: Hollytrees, 2 Culver Park Close, Kingsbridge, TQ7 1LD
Case Officer: Bryony Hanlon
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence was received:

60.5 Rob Ellis, SHDC Community Housing, provided an update on a proposal for a community housing scheme off Kingsway Park/Ropewalk and answered questions from Members. The salient points were:

- Addressing local housing needs was a significant challenge in the South Hams i.e. average house prices juxtaposed with average local incomes.
- Community housing schemes in the district were largely being considered via exception sites but this was unlikely for Kingsbridge.

- The Community Housing team wished to work collaboratively with local councils or Community Land Trusts.
- SHDC owned the earmarked land therefore there was no land acquisition costs.
- It was a challenging site with access issues to overcome due to the topography.
- The site had been identified as a housing site in the Quayside Masterplan 2017.
- Much assessment work had been undertaken.
- The proposal was for 15 units of 1, 2 and 3 bedroom properties.
- The economics of the development would be much improved if a Homes England funding bid was successful however, it was very likely that SHDC's application would not be determined within the current grant period given the planning process had to be at an advanced stage.
- SHDC was confident of an extension for the Homes England bid being granted.
- The development proposal was still viable without Homes England funding but it would mean that open market and community housing would be circa 50/50; with the grant the balance would be much better for community housing.
- The planning process would consider ecological and habitat studies e.g. translocation of slow worms.
- The housing design would be of a high standard.
- Passive house standards accreditation would be sought which was higher than traditional building regulation standards to enable low utility/energy costs.
- A pre-application process had reduced the housing numbers from 18 to 15.
- It was anticipated to submit a planning application shortly for determination early 2020 which was hoped to dovetail with Homes England feedback.
- A modular method of construction would be undertaken.
- The proposal was a not-for-profit scheme.
- SHDC understood local neighbourhood issues and the scheme may not get support from everyone however, the authority would try to mitigate such concerns.
- An environmental impact survey would be completed and made available to KTC.
- All properties would have parking spaces.
- There would be restrictive covenants in place to ensure properties would not be sold to 2nd home owners.
- An S.106 agreement would manage occupation i.e. homeowners would have to either live or work in Kingsbridge and onward sale of properties to enable sales to mirror any percentage increase in market values.
- SHDC could work alongside KTC to manage an applicant listing.
- Right To Buy would not be available.
- Devon County Council would consider the access and increase vehicular traffic along Ropewalk during the planning process.
- Other community housing sites in town could be considered however, land supply and purchase price were key issues.
- There was a potential logic to consider another SHDC land asset off Ropewalk, recently identified for a hotel, for housing.
- The planning application itself would be presented to KTC's Planning Committee.
- SHDC needed to have KTC on board in order to provide a genuine community scheme.

Cllr Povey thanked Rob for his comprehensive report.

60.6 Members received the Kingsbridge, West Alvington & Churchstow Neighbourhood Development Plan Steering Group's draft plan outline and noted feedback had been invited. Members agreed that dedicated time was required and it was **RECOMMENDED** for individual Members to closely consider the Neighbourhood Plan outline and to then consider together at the Planning Committee on 3 December.

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

19/61 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

None

APPLICATIONS

The following conservation area application was received from SHDC for consideration:

61.1 3300/19/TPO

Case Officer: Lee Marshall

Applicant: Mr R Scholefield – Live West

Proposal: T118: Beech – Crown raise over road to 5m from ground level to allow access for high sided vehicles

T122: Sycamore – Crown raise over road to 5m from ground level to allow access for high sided vehicles

T123: Beech – lateral reduction on east side by 2-3m tree is growing too close to adjacent property and causing excessive shading and leaf fall

T124: Ash – lateral reduction on north side by approx. 2m; tree is dropping branches into neighbouring garden

Site: Land at 3 and 15 to 18 Skelmersdale Close, Kingsbridge, TQ7 1QP

KTC: Recommend Approval

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

19/62 PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

62.1 3247/19/FUL

Case Officer: Carlo Josi

Location: Overleat, Derby Road, Kingsbridge, TQ7 1JL

Applicant: Mr I Fletcher

Proposal: Roof extension over existing utility and office to form new office

KTC: Recommend Approval

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

19/63 ANY FURTHER CURRENT PLANNING MATTERS

63.1 South Hams District Council Outstanding Enforcement Cases listing dated 4 November 2019. The information was confidential and not for dissemination to the public or outside bodies. Two cases had been deleted from the listing dated 7 October 2019 and the Town Clerk had requested their outcomes.

63.2 It was reported that the current Neighbourhood Plan website was unsuitable to host large documents which would be the next stage of the process to enable public consultation. The Steering Group had suggested for KTC's website to host the Neighbourhood Plan from hereon and for the current website to be mothballed. It was **RESOLVED** to explore hosting the Neighbourhood Plan on KTC's website and to discuss with council's provider.

63.3 Following a meeting held between KTC and the Neighbourhood Plan Steering Group on 15 October a subsequent KTC working group held on 21 October had supported the Group's suggestions for policies to include a Rural Exception Site Policy and the settlement boundary for Kingsbridge proposed in the Joint Local Plan 2014-2034 topic paper. The decision had been communicated to the Group.

63.4 Members reviewed a revised draft public consultation for SHDC land off Ropewalk which had been identified for a Premier Inn and discussed by SHDC and KTC on several occasions. The new consultation was more holistic in nature and identified options for both housing and a hotel. After discussion, it was **RESOLVED** to reply to SHDC for the proposed public consultation for land off Ropewalk to be Deferred for the following reasons:

- There is no current commitment from a specific hotel chain.
- Therefore, there is no requirement to rush into a public consultation.
- The new draft consultation identified a 2 horse development race i.e. housing and a hotel however, there are likely to be other opportunities for the site: other employment, retail, tourism, community space, sports, car parking etc.
- Any consultation may be better framed "give us your ideas" rather than signposting/focusing on 2 potential schemes.
- Local residents were probably 'drowning' in consultation/politics at the present time e.g. Brexit/general election and therefore it was likely to be a consultation too far.

19/57 DATE OF NEXT MEETING

Tuesday 19 November 2019 at 7.00 p.m.

The meeting closed at 8.45 p.m.

Public Open Forum

David Mason, a local resident, held concerns regarding a proposed housing development off Kingsway Park and Ropewalk. The salient points were:

- The development site was a valuable location for wildlife e.g. bees and butterflies.
- Slow worms, a protected species, were also on site.
- There were several mature trees on the site.
- The current site was carbon positive
- The proposal for housing would make the site carbon negative.
- The site was close to the grounds of Kingsbridge Community College and may impact on students and school operations.
- Overall the proposed development site was delicate and environmentally friendly.

Cllr Povey thanked David for his comments; a presentation on the proposals would be received at the meeting.