

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 3 DECEMBER 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: Rob Ellis, SHDC Community Housing
Lee Ferris, Studio Agora Architects
Valerie Scott, Planning Consultant
Graham Hutton, Baker Estates Limited
2 Members of Public
Martin Johnson (Secretary)

19/72 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

Statements were made at Annex A.

19/73 DECLARATIONS OF INTERESTS

Cllr Balkwill declared a pecuniary interest in agenda item 74.4.

19/74 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

74.1 1443//18/VAR
Decision: Refusal
Decision date: 12 November 2019
Applicant: Ms M Gardiner
Proposal: Variation of condition 2 (approved plans) following grant of planning permission 0311/16/FUL (Change of use to holiday accommodation from boathouse/garage/storage/workshop) for modifications to the structure.
Site: Bowcombe Boathouse Site adjacent to Melleray, Embankment Road, Kingsbridge, TQ7 1LA
Case Officer: Lucy Hall

KTC: **Recommended REFUSAL on the following grounds:**

- **The dwelling is too high, overbearing and constitutes over development on a small site, and**
- **The design and visual appearance of the dwelling is inappropriate within the AONB.**

74.2 **2487/19/HHO**
Decision: **Conditional Approval**
Decision date: 14 November 2019
Applicant: Mr & Mrs Lawman
Proposal: Householder application to raise roof pitch over dwelling and alterations to existing garage including installation of dormer window
Site: Puffin, Manor Park, Kingsbridge, TQ7 1BB
Case Officer: Matthew Barks
KTC: **Recommended Approval**

74.3 **2861/19/HHO**
Decision: **Conditional Approval**
Decision date: 13 November 2019
Applicant: Mr & Mrs Wright
Proposal: Householder application for alterations and side extension to dwelling
Site: 14 Warren Road, Kingsbridge, TQ7 1LF
Case Officer: Charlotte Howrihane
KTC: **Recommended Approval**

74.4 **3052/19/HHO**
Decision: **Conditional Approval**
Decision date: 11 November 2019
Applicant: Abigail Bell
Proposal: Householder application for demolition of existing stable block and erection of replacement building to provide ancillary accommodation to Mill Cottage
Site: Mill Cottage, Bowcombe Road, Kingsbridge, TQ7 2DL
KTC: **Recommended Approval**

74.5 **0679/19/FUL**
Decision: **Application Granted**
Decision date: 6 November 2019
Applicant: Mr C & R Rogers
Proposal: Erection of two dwellings with associated access and landscaping works
Location: Field off Stentiford Hill, Kingsbridge, TQ7 1BD
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

74.6 An update was received from SHDC and Agora Architects on a proposed community housing development off Kingsway Park/Ropewalk. A draft Environmental Impact Assessment had already been distributed to Members. The salient points were:

- A Homes England bid to part-fund the development had been accepted and it was accepted that progress would be made in the New Year to actually secure the funding.
- Lee presented comprehensive drawings and answered several Members' questions.
- Copies of the presentation were made available for Members further study.
- It was a challenging site to develop however, an innovative scheme has been worked up whereby local vernacular considerations would blend with the 21st century.
- The design had largely been directed by the sloping topography/gradient.
- The proposal was for 15 homes in total; 7 affordable units (2 x 1 bed, 4 x 2 bed and 1 x 3 bed) and 8 open market units (2 x 1 bed, 3 x 2 bed and 1 x 3 bed).
- Matters such as layout, scale, appearance, massing, materials and views were explored.
- The development would include an orchard and wildflower meadow leading to a 37% biodiversity net gain.

74.7 Members were in receipt of the Kingsbridge, West Alvington & Churchstow Neighbourhood Development Plan Steering Group's draft plan outline and considered the same. It was **RECOMMENDED** to feedback:

- KTC's thanks for the Steering Group's enthusiasm and effort to date.
- The government's definition for affordable housing could be included as the text currently reported 'affordable' and 'truly affordable'.
- Housing and Homes Theme could aim to address housing for local people with a Devon association to enable a consistent narrative for homes for local people.
- Built Environment Theme objective for the listing and conservation of local heritage assets may need further explanation and a development brief for the Quayside and town square could appear to be housing on key civic assets.
- Sustainable Transport Theme could explore car parking i.e. options for off-road parking for key workers, use of KCC car park during summer holidays, a multi-storey car park and a park & ride scheme.
- KWAC H3 Exception Sites outside the settlement boundary, as written, may severely inhibit any such development.
- KWAC BE2 Kingsbridge Quayside and town square dovetails with comments above.
- Health and Wellbeing Theme 6 identifies South Hams Area Wellbeing (SHAW) however, it was considered that this could be changed to read support for all local community groups without specifying a particular example.
- KWAC 4 A Community Centre for Kingsbridge could be 'broader' as the current ambition may be unachievable.
- A 'premier inn' type hotel could be identified for the lower part of the K5 development site currently earmarked for employment units.

74.8 SHDC had provided a report on Planning Application 2434/18/ARM for Allocated Site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge.

On the 23 July 2018 a planning application was made for the approval of reserved matters for up to 60 dwellings, employment land and other matters at allocated site K5, West Alvington Kingsbridge. SHDC refused the application on 31 July 2019. This decision was subject to a challenge in the Court and following discussion between SHDC and the applicant, agreement was reached that the decision should be quashed. The Court did not make any ruling in respect of the planning merits of SHDC's decision to refuse the application. A Consent Order was approved by the Court on the 2 October 2019. No costs order was made. This means that the planning application for reserved matters needs to be considered afresh by the Council.

SHDC is anticipating the submission of revised details in respect of the above application. The revised details once received will be advertised and consultees advised of the revised details.

74.9 Members noted a current consultation notification for the Plymouth and South West Devon Supplementary Planning Document (SPD) and the Statement of Community Involvement (SCI). Both documents continued the joint working undertaken by the Councils on the Plymouth and South West Devon Joint Local Plan (JLP). The consultation on the SPD and SCI commenced on 13 November 2019 and will run until 5pm on Monday 6 January 2020. It was agreed that a response was not required.

It was **RESOLVED** to note the above planning decisions, correspondence and reports; and to provide feedback to the Neighbourhood Plan Steering Group as identified at 74.7 above.

19/75 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works' decisions were received from SHDC:

- 75.1** **3012/19/TCA**
Decision: **Grant of Conditional Consent**
Applicant: Mr G Taylor
Proposal: T1: - Ash – Fell; tree infected with chalara (die back)
Site: 1 Vine Terrace, Kingsbridge, TQ7 1AJ
KTC: **Recommended Approval**
- 75.2** **3300/19/TPO**
Applicant: **Mr R Scholefield – LiveWest**
Decision: **Grant of Conditional Consent**
Proposal: T118: Beech – Crown raise over road to 5m from ground level to allow access to high sided vehicles
 T112: Sycamore – Crown raise over road to 5 m to allow access to 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 15-18 Skelmersdale Close, Kingsbridge, TQ7 1QP

KTC: **Recommended Approval**

APPLICATIONS

None.

It was **RESOLVED** to note the above tree works' decisions.

19/76 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

76.1 3636/19/HHO
Case Officer: Matthew Barks
Location: 15 Kingsley Road, Kingsbridge, TQ7 1EY
Applicant: Mr N Wood
Proposal: Householder application for proposed single storey side and rear extensions to existing detached dwelling
KTC: Recommend Approval

76.2 3483/19/FUL
Case Officer: Rob Heard
Location: Quay Court Care Centre, Squares Quay, Kingsbridge, TQ7 1HN
Applicant: Mr & Mrs G & N Rogers Devon Care Group
Proposal: Proposed extension to create new entrance area and improve access into building
KTC: Recommend Approval

76.3 3222/19/FUL
Case Officer: Jacqueline Houselander
Location: 7A Highfield Drive, Kingsbridge, TQ7 1JW
Applicant: Mr S Tibbles
Proposal: Extension to and conversion of ancillary accommodation to an independent dwelling
KTC: Recommend Refusal on the grounds of overdevelopment of the site and overlooking of neighbouring properties

76.4 2358/19/LBC Withdrawn

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

19/77

ANY FURTHER CURRENT PLANNING MATTERS

77.1 Members received South Hams District Council Outstanding Enforcement Cases listing dated 2 December 2019. The information was confidential and not for dissemination to the public or outside bodies.

77.2 The next Neighbourhood Plan Steering Group would take place at 7.00 p.m. on Monday 9 December 2019 had a full and interesting agenda. Cllr Balkwill, Edmonds and the Town Clerk would attend.

19/78

DATE OF NEXT MEETING

Tuesday 17 December 2019 at 7.00 p.m.

The meeting closed at 9.20 p.m.

Public Open Forum

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

- The land was high value for both the environment and wildlife.
- The adjacent introduction of floodlights at the Community College all weather pitch had dispersed a large bat colony.
- A world summit was meeting at present to discuss such matters however, locally public authorities appeared to be ignoring the advice.
- Housing would destroy the carbon collection via intrusion, central heating and vehicles.
- It was a bad scheme in the wrong place.

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

2. Graham Hutton, Development Director, Baker Estates Limited provided a situation report on the proposed K5 development site off West Alvington Hill. The salient points were:

- He was conscious that KTC had Recommended Refusal for an original scheme which had subsequently been Refused by SHDC however, the high court had quashed the decision and a new planning application had been submitted.
- The scheme was for 52 houses which would hopefully address KTC's previous concerns around the housing mix, quantity of 1 and 2 bedroom properties and location of affordable housing on the site.
- Baker Estates was very content to present the plans to Members at a future Planning Committee or independent meeting.

Cllr Edmonds thanked Graham for his comments which were very informative.