

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 7 JANUARY 2020 IN QUAY HOUSE

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

**In Attendance:** Graham Hutton, Baker Estates Limited  
5 Members of Public  
Martin Johnson (Secretary)

#### **19/86 APOLOGIES FOR ABSENCE**

None.

#### **Public Open Forum**

There were no statements from members of public.

#### **19/87 DECLARATIONS OF INTERESTS**

Cllr Edmonds declared a non-pecuniary interest in agenda item 90.1.

#### **19/88 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

##### **88.1 3344/19/PIP**

**Decision:** Refusal

Decision date: 13 December 2019

Applicant: Mr T Slade

Proposal: Permission in principle application for the erection of up to 4 no. dwellings and associated works.

Site: Widegates, 56 Embankment Road, Embankment Road, Kingsbridge,  
TQ7 1LA

Case Officer: Rob Heard

**KTC:** Recommended Approval

##### **CORRESPONDENCE & REPORTS**

The following correspondence was received:

**88.2**                                **2544/19/ARC**  
Applicant:                        Mr M Donald  
Proposal:                         Application for approval of details reserved by conditions 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15 of planning consent 3469/18/VAR (Appeal ref: APP/K1128W/19/3225569)  
Site:                                Rivermaid Boat yard, Embankment Road, Kingsbridge  
**KTC:**                               **For information only – there is no statutory consultation requirement**

**88.3**                                **3849/19/CLP**  
Applicant:                        Mr Nick Stoddart  
Proposal:                         Certificate of lawfulness for proposed use of land as domestic garden and parking  
Site:                                The Salt Quay Moorings, Embankment Road, Kingsbridge, TQ7 1LN  
**KTC:**                               **For information only – there is no statutory consultation requirement**

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

## **19/89                                TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

## **19/90                                PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**90.1**                                **2434/18/ARM**  
Case Officer:                    Kate Cantwell  
Location:                         Allocated Site K5 Land at SX 729 440, West Alvington Hill, Kingsbridge  
Applicant:                        Mr T Biddle & Mr & Mrs Manisty (c/o Baker Estates Ltd)  
Proposal:                         Readvertisement (Revised Plans Received and Amended Description)  
Application for approval of reserved matters following outline approval 28/0508/O for erection of up to 52 no. dwellings, 0.5 hectares of employment land, 2 no. vehicular accesses, open space, play provision and drainage.

Members received a briefing on the revised plans from Graham Hutton of Baker Estates, asked several questions and held a full discussion which included:

- The Planning Committee's Terms of Reference identified that decisions on major applications should be made by the full council; therefore a recommendation should be worked-up for consideration by the next council meeting.
- SHDC's decision for Refusal of reserved matters at K5 dated 31 July 2019 had been quashed following judicial review (non-compliance with statutory process) hence the above readvertisement and revised proposals.

- KTC had recommended Refusal of the original application on the grounds that it conflicted with planning policies regarding housing mix/tenure and integration of affordable homes within the whole development.
- Baker Estates now proposed 52 homes (originally 57) on a smaller development envelope and in a mix that had been agreed with SHDC's housing and policy officers. It included 25% of open market and 69% of affordable homes to be either 1 or 2 bedroom properties. The affordable homes were located on both the upper and lower sections of the site and were 'tenure blind'. Public/natural open space had been provided, parking across the site was in accordance with the adopted Joint Local Plan and a palette of materials would include render and slate alongside a variety of colours (to be agreed by planning condition). Significant S.106 developer contributions had been agreed in the outline consent of 2015. In summary, all SHDC's reasons for Refusal in July 2019 had been successfully addressed.
- Members also discussed impacts on Public Footpath No.2, compliance with JLP policy DEV32 delivering low carbon development, landscape impacts, that Devon County Council feedback on drainage matters was awaited, and the relationship between the upper and lower sites.
- In particular, Members noted the revised percentages/numbers of both open market (36 homes at 69%) and affordable homes (16 homes at 31%); the affordable homes to be split 30% shared ownership and 70% affordable rent. The figures were compared with the JLP evidence base SHMNA part 2 which had been quoted by SHDC in response to a recent planning appeal i.e. new open market homes to comprise only 18% 4+ bedroom homes. It was noted that the revised proposals included 17 in number 4 bedroom homes and 2 in number 5 bedroom homes at 53% in total.

A motion to Recommend support for the revised plans was Proposed and Seconded but when put to the vote was Lost. It was then **RESOLVED**:

**KTC:** **Recommend Refusal** on the following grounds:  
The proposed development does not provide appropriate house sizes which conflicts with the Plymouth & South West Devon Joint Local Plan Policy DEV8: Meeting local housing need in the Thriving Towns and Villages Policy Area.

**90.2** **3922/19/VAR**  
Case Officer: Charlotte Howrihane  
Location: 28 Vincents Road, Kingsbridge, TQ7 1RP  
Applicant: Mr T May  
Proposal: Application for variation of conditions 2 and 3 of planning permission 3378/18/HHO

**KTC:** **Recommend Approval**

**90.3** **3822/19/VAR**  
Case Officer: Charlotte Howrihane  
Location: Court Farm, Washabrook Lane, Kingsbridge, TQ7 1RS  
Applicant: Mr C Martin  
Proposal: Variation of condition 2 of planning consent 28/2197/15/F

**KTC:** **Recommend Approval**

**90.4**                                **3981/19/HHO**  
Case Officer:                    Jeffery Penfold  
Location:                         14 Waverley Road, Kingsbridge, TQ7 1EZ  
Applicant:                        Mr & Mrs Wightman  
Proposal:                         Householder application for alterations and extension to dwelling  
**KTC:**                                **Recommend Refusal** on the following grounds:  
The introduction of a pitched slate dormer for the 2<sup>nd</sup> floor at the front of the property would be out of keeping and detract from the overall design and visual appearance of an attractive row of terraced homes none of which have dormers.

**90.5**                                **3883/19/HHO**  
Case Officer:                    Sarah Carroll  
Location:                         1 Oakley Close, Kingsbridge, TQ7 1HW  
Applicant:                        Mr B Trapp  
Proposal:                         Householder application for replacement roof to existing rear conservatory  
**KTC:**                                **Recommend Approval**

It was **RESOLVED** to forward the findings of the above planning consultation 90.2 to 90.5 to SHDC Development Management and for the Recommendation at 90.1 to be received by the council meeting to be held on 14 January 2020.

#### **19/91                                ANY FURTHER CURRENT PLANNING MATTERS**

**91.1** South Hams District Council Outstanding Enforcement Cases listing dated 7 January 2020 was distributed to Members. The information was confidential and not for dissemination to the public or outside bodies.

**91.2** The former YMCA building, 50-52 Fore Street, looked shabby with many historical fly posters on the internal floor which were highly visible. It was agreed to contact the local MP to ascertain ownership and if unsuccessful for peelable glass paint to be applied externally.

**91.3** Several A boards had appeared towards the top of Fore Street which would be identified to DCC's local highways officer and it was noted that a commercial property may be flouting advertisement and historic building regulations.

#### **19/92                                DATE OF NEXT MEETING**

Tuesday 21 January 2020 at 7.00 p.m.

*The meeting closed at 8.40 p.m.*