

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 4 FEBRUARY 2020 IN QUAY HOUSE

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

**In Attendance:** Martin Johnson (Secretary)

#### 19/100 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

#### Public Open Forum

There were no members of public present.

#### 19/101 DECLARATIONS OF INTERESTS

Cllr Balkwill declared a pecuniary interest in agenda item 104.2

#### 19/102 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

##### DECISIONS

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

**102.1 3809/19/HHO**  
**Decision: Conditional Approval**  
Decision date: 9 January 2019  
Applicant: Joanne Heywood  
Proposal: Householder application for two storey side extension (single storey extension approved under application 2765/19/HHO)  
Site: 5 The Precinct, Kingsbridge, TQ7 1AP  
**KTC: Recommended Approval**

**102.2 3247/19/FUL**  
**Decision: Conditional Approval**  
Decision date: 6 January 2019  
Applicant: Mr I Fletcher  
Proposal: Roof extension over existing utility and office to form new office  
Site: Overleat, Derby Road, Kingsbridge, TQ7 1JL  
**KTC: Recommended Approval**

**102.3** **3222/19/FUL**  
**Decision:** **Refusal**  
Decision date: 10 January 2019  
Applicant: Mr S Tibbles  
Proposal: Extension to and conversion of ancillary accommodation to an independent dwelling  
Site: 7a Highfield Drive, Kingsbridge, TQ7 1JW  
**KTC:** **Recommended Refusal on the grounds of overdevelopment of the site and overlooking of neighbouring properties**

**102.4** **3926/19/COM**  
**Decision:** **Permitted development (for information only)**  
Decision date: 10 January 2019  
Applicant: J Calladine Openreach  
Proposal: Notice of intention to install fixed line broadband electronic communications apparatus in ground of new house including 1no. 6m wooden pole (4.2m above ground)  
Site: 12b Buckwell Road, Kingsbridge, TQ7 1NQ  
**KTC:** **Nil consultation required**

**102.5** **0787/19/ARM**  
**Decision:** **Conditional Approval**  
Decision date: 16 January 2020  
Applicant: Devonshire Homes Ltd & Westco Properties Ltd  
Proposal: Application for the approval of reserved matters (appearance, scale and landscaping) following outline approval 0299/17/OPA (Proposed residential development comprising 96 dwellings, including affordable homes, public open spaces and vehicular and pedestrian access.  
Site: Applegate Park, Land off Belle Hill, Kingsbridge  
**KTC:** **Recommended Approval subject to the following conditions:**

- **A 3m wide access emergency route identified as desirable by Devon County Council in the south west of the site should instead be located at the north east corner of the site off Belle Hill given current access issues for emergency vehicles in the Fosse Road or Buckwell Road area.**
- **The length of central and eastern hedgerows lost to accommodate the development to be replaced by an equivalent length of new hedgerow within the site.**
- **The proposed open market housing mix identified at 4 beds x 23 (35%), 3 beds X 39 (59%) and 2 beds x 4(6%) to be re-adjusted in accordance with the recently adopted Joint Local Plan's strategic housing market needs assessment which identifies targets for 4 plus beds at 18% and 2 beds at 36%**

- **A covenant /restriction to be applied across the whole site to prevent any further development of the dwellings i.e. no dormers, extensions and/or conversions which could affect the skyline and holistic design and appearance of the site.**
- **As advised by the Section 106 Agreement dated 11 October 2017 (schedule 1 paragraph 1.17), a formal management arrangement to be approved to manage the Open Space and children’s play equipment in perpetuity.**

**102.6**

**0692/19/VAR**

**Decision:**

**Conditional Approval**

Decision date:

16 January 2020

Applicant:

Devonshire Homes Ltd & Wesco Properties Ltd

Proposal:

Application for the removal of conditions 3 (Masterplan & Transport Assessment Plans), 5 (Trees/Landscaping), 18 (Surface Water Drainage) and 23 (Landscape/Ecology/Mitigation/Management) following grant of planning permission 0299/17/OPA

Site:

Land off (west of) Belle Hill, Kingsbridge

**KTC:**

**Recommended Approval subject to the following:**

- **The proposed open market housing mix identified at 4 beds x 23 (35%), 3 beds x 39 (59%), and 2 beds x 4 (6%) to be re-adjusted in accordance with the Joint Local Plan’s strategic housing needs assessment which identifies targets for 18% 4 plus beds and 36% 2 beds.**
- **Nil felling of trees along eastern boundary adjacent to Belle Hill.**

**The proposed loss of circa two thirds of the Devon hedge bank bisecting the two fields to be reconsidered.**

**102.7**

**2471/19/FUL**

**Decision:**

**Conditional Approval**

Decision date:

14 January 2020

Applicant:

Mr D McDonald

Proposal:

Removal of vestry chimney on Grade 1 Listed Building

Site:

St Edmunds Church, 70 Fore Street, Kingsbridge, TQ7 1PP

**KTC:**

**Recommended Approval**

**102.8**                                **3630/19/HHO**  
**Decision:**                            **Conditional Approval:**  
Decision date:                        15 January 2020  
Applicant:                              Mr M Vallance & Miss C Gall  
Proposal:                                Householder application for proposed new extensions to the side and rear including internal alterations.  
Site:                                      5 Green Close, Kingsbridge, TQ7 1NH  
**KTC:**                                    **Recommended Approval**

**102.9**                                **3636/19/HHO**  
**Decision:**                            **Conditional Approval:**  
Decision date:                        15 January 2020  
Applicant:                              Mr N Wood  
Proposal:                                Householder application for proposed single storey side and rear extensions to existing detached dwelling.  
Site:                                      15 Kingsley Road, Kingsbridge, TQ7 1EY  
**KTC:**                                    **Recommended Approval**

**102.10**                               **3661/19/LBC**  
**Decision:**                            **Listed Building Consent**  
Decision date:                        13 January 2020  
Applicant:                              Mr & Mrs Brazier  
Proposal:                                Listed building consent for installation Of two restaurant signs.  
Site:                                      Woody's Restaurant, The Warehouse, Prince of Wales Road, Kingsbridge, TQ7 1DX  
**KTC:**                                    **Recommended Approval**

**102.11**                               **3669/19/ADV**  
**Decision:**                            **Advertisement Control Consent Granted**  
Decision date:                        13 January 2020  
Applicant:                              Mr & Mrs Brazier  
Proposal:                                Advertisement consent for installation Of two restaurant signs.  
Site:                                      Woody's Restaurant, The Warehouse, Prince of Wales Road, Kingsbridge, TQ7 1DX  
**KTC:**                                    **Recommended Approval**

## **CORRESPONDENCE & REPORTS**

The following correspondence was received:

**102.12** From SHDC the on-line consultation for land off Ropewalk development proposals. After discussion, it was **RESOLVED to make a Recommendation to the next full council meeting** to consider, in lieu of the survey return, for the Chairmen of KTC and the Neighbourhood Plan Steering Group to write a joint letter to the Leader of SHDC highlighting the importance of the emerging Kingsbridge, West Alvington and Churchstow Neighbourhood Plan.

**102.13** From the Parish/Town Council Representative on the South Devon AONB Partnership Committee's inviting feedback on KTC's experiences with its designated landscape. It was **RESOLVED** to report that:

- the AONB Unit's feedback on major planning was usually reported late and KTC did not have sight of it before making its own recommendations, and
- The Representative was welcome to attend a forthcoming Planning Committee to provide and a situation report on AONB business.

**102.14** From County Cllr Julian Brazil, his support for local residents' request for the 20 mph speed limit zone in Belle Hill to be extended/moved further up the hill/out of town towards the former playing fields given recent permission for the Applegate Park housing development. It was **RESOLVED to make a Recommendation to the next full council meeting** that KTC supported an enlarged 20 mph speed limit zone in Belle Hill.

**102.15** From SHDC a report that a new housing development north of Buckwell Close wished to name its internal roads. A location plan has been received. The developer would like to use 'Applegate' in the name of the main road through the development. However, there were 3 in number side roads within the development which they would like KTC to name.

SHDC requested confirmation that KTC was content for the main road to be 'Applegate Way' or Road/Drive etc. and suggestions for the 3 in number side roads. The new names must not be duplications or very similar to existing road names in the area. It was **RESOLVED** to suggest that the roads be named after varieties of Devon apples i.e. Pippin, Dabinett etc.

It was **RESOLVED** to note the above planning decisions and provide feedback to correspondence as noted above.

It was further **RESOLVED** to contact SHDC in order to query the case officer report for planning permission 0787/19/ARM (agenda item 102.5). The report had amalgamated the housing mix for open market and affordable homes to address KTC's query which had been aimed purely at open market housing in accordance with JLP policy.

## **19/103                      TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

The following tree work decisions were received from SHDC:

<b>103.1</b>	<b>3781/19/TPO</b>
<b>Decision:</b>	<b>Grant of Conditional Consent</b>
Decision date:	27 January 2020
Applicant:	Mr B Howson

Proposal: T2: Cherry – Remove two lowest small epicormic growths up to 2m from ground level on south side to prevent growth into garden

Site: 24 Lime Grove, Kingsbridge, TQ7 1TP

**103.2 3781/19/TPO**

Decision: Refusal of Consent

Decision date: 27 January 2020

Applicant: Mr B Howson

Proposal: T1: - Rowan – Crown raise to 3m from ground level. Low branches are encroaching onto garden.

T3: Oak – Crown raise to 4m from ground level, lateral reduction by approx. 1m on South, West and East sides to reduce overhang onto parking area and shed and reduce risk of failure

Site: 24 Lime Grove, Kingsbridge, TQ7 1TP

There were no tree work applications to consider.

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

**19/104 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**104.1 4027/19/LBC**

Case Officer: Richard Gage

Location: 1 Eastern Backway, Kingsbridge, TQ7 1BS

Applicant: Mr C Pask-Hughes

Proposal: Listed building consent for replacement boiler and exterior alterations

**KTC: Recommend Approval**

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

**104.2 4039/19/VAR**

Case Officer: Lucy Hall

Location: Proposed Development Site at SX 7418 4302 Warren Road, Kingsbridge, TQ7 1LB

Applicant: Mr & Mrs Scales

Proposal: Variation of condition 2 (approved plans) of planning consent 0207/18/FUL for revisions to design for new detached dwelling and garage

**KTC: Recommend Refusal on the following grounds:**

- **The garage, located on the highest part of the field, is proposed to be increased in height which will make it too dominant and is unacceptable at this sensitive location.**

- **The proposed external staircase to the first floor of the garage will lead to overlooking and loss of privacy for the neighbouring property.**
- **The proposed first floor windows to the front elevation of the garage appears to introduce an independent habitable development on the site.**

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

*Cllr Jennings left the Chamber*

## **19/105 ANY FURTHER CURRENT PLANNING MATTERS**

**105.1 K5 development proposals 2434/18/ARM - SHDC site inspection & DM Committee.** KTC had been invited to the Development Management Committee's site inspection at 1.45 p.m. on Monday 10 February and the committee meeting itself at 2.00 p.m. on Wednesday 12 February in the Council Chamber at Follaton House, Totnes. It was **RESOLVED** for the Planning Committee to attend the K5 site inspection and for Cllr Bex to speak against the proposals at the DM Committee.

**105.2 AONB unit walks board.** The AONB unit had forwarded the design for a Kingsbridge walks panel which was earmarked to be fixed to the external wall of the Quay toilets block at the head of the estuary. The panel was A1 size and promoted walks in and out of the town which was considered by Members. It was **RESOLVED** that:

- the panel should not be located on the toilet block,
- the walks identified provided little directional detail and people were likely to become lost quite quickly,
- the photos were unsatisfactory e.g. historical photo of the head of the estuary with former Rivermaid ferry and boats adjacent to the harbour wall rather than on the pontoon,
- it may be better to provide information on such walks via paper copies held by the Information Centre or social media,
- a revised design, if the AONB wished to press on with the project, to be positioned within the Bus Station or Quay Car Park.

**105.3 Enforcement cases.** SHDC Outstanding Enforcement Cases dated 4 February 2020 was distributed to Members; the listing was confidential and was not for dissemination to the public or outside bodies.

Members noted other potential enforcement matters which would be forwarded to SHDC.

## **19/106 DATE OF NEXT MEETING**

Tuesday 18 February 2020 at 7.00 p.m.

*The meeting closed at 9.15 p.m.*