

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 19 MAY 2020

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

In Attendance: Rob Ellis (SHDC Community Housing)
Tom Morris (SHDC Community Housing)
Two Members of Public
Martin Johnson (Secretary)

20/01 ELECTION OF CHAIRMAN

Cllr Povey was elected as Chairman of the Planning Committee for mayoral year 2020-21.

20/02 APOLOGIES FOR ABSENCE

None.

Public Open Forum

Mr David Mason, Kingsway Park, stated that he wished to object to planning application 4158/19/FUL (agenda item 20/06.1):

- The land area should be made available to the whole Kingsbridge community rather than just 15 families.
- The land should be turned into a community orchard for all to enjoy as an amenity area.
- This would enable an area of carbon capture rather than carbon emissions.
- The school would benefit as it could be used as a teaching tool for students.
- The destruction of wildlife was shameful.
- The council was there to represent all residents and not just 15 families.

Mr Tony Greenham, Springfield Drive, endorsed Mr Mason's comments regarding planning application 4158/19/FUL:

- The community housing scheme had not been progressed in accordance with planning policy i.e. Joint Local Plan policy TTV10.
- Any development on the site had to comply with a masterplan set within the wider context of the JLP Quayside area.
- There has been good community engagement on another part of the Quayside area i.e. Area 3 (former Ropewalk learning centre) in January 2020.

- The quality of the planning application was poor as it contained factual inaccuracies, poor design and drainage/flood issues.
- There was no indication how the proposed housing would meet local needs or if a private developer would be sought to purchase and develop the land.
- The proposals were particularly harsh for properties in Springfield Drive which would be hugely affected.
- No letter had been received from South Hams District Council (SHDC) and planning notices had not been posted.
- The Access and Design Statement contained old photos which did not take into account recent SHDC planning permissions.
- The information was confusing regarding retention/felling of trees.
- Ultimately a masterplan was required to gain maximum benefit for everyone and this had not been produced to date.

Cllr Povey thanked members of public for their statements.

Local residents had also been invited to make written comments however, none had been received.

20/03 DECLARATIONS OF INTERESTS

Cllr Balkwill declared a pecuniary interest in agenda item 20/04.3.

Cllr Cole declared a non-pecuniary interest in agenda item 20/05.2.

20/04 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

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| 04.1 | 4027/19/LBC |
| Decision: | Listed Building Consent Granted |
| Decision date: | 21 February 2020 |
| Applicant: | Mr C Pask-Hughes |
| Proposal: | Listed building consent for replacement boiler and exterior alterations |
| Site: | 1 Eastern Backway, Kingsbridge, TQ7 1BS |
| KTC: | Recommended Approval |
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| 04.2 | 0288/19/HHO |
| Decision: | Conditional Approval |
| Decision date: | 5 March 2020 |
| Applicant: | GBL Investments Ltd |
| Proposal: | Retrospective householder application for construction of driveway and timber deck to dwelling |
| Site: | 17 Belle Cross Road, Kingsbridge, TQ7 1NL |
| KTC: | Nil Comments |

04.3 **4039/19/VAR**
Decision: **Conditional Approval**
Decision date: 10 March 2020
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.
Site: Proposed Development Site at Sx 7418 4302 Warren Road, Kingsbridge, TQ7 1LB
KTC: **Recommended Refusal on the following grounds:**

- **The garage located on the highest point 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.**

04.4 **3552/18/FUL**
Decision: **Conditional Approval**
Decision date: 23 March 2020
Applicant: Mr Kris Mahon
Proposal: Re-advertisement (revised plans) construction of 4 no. dwelling houses to the rear of 129 Fore Street, Kingsbridge
Site: 129 Fore Street, Kingsbridge, TQ7 1AL
KTC: **Recommended Approval**

04.5 **0723/19/ARC**
Decision: **Conditional Approval**
Decision date: 26 March 2020
Applicant: Devonshire Homes Limited and Westco Properties Limited
Proposal: Application for approval of details reserved by conditions 6, 7, 9 and 11 of planning consent 0299/17/OPA
Site: Land off (west of) Belle Hill, Kingsbridge
KTC: **Nil Comments**

04.6 **0636/20/VAR**
Decision: **Conditional Approval**
Decision date: 14 April 2020
Applicant: Mr C Rogers & R Rogers
Proposal: Variation of condition 2 (approved plans) of planning consent 0679/19/FUL (erection of 2 dwellings with associated access and landscaping works)
Site: Field off Stentiford Hill, Kingsbridge, TQ7 1BD

KTC: **Application not considered – Planning Committee 17 March cancelled**

04.7 **4077/19/FUL**
Decision: **Conditional Approval**
Decision date: 21 April 2020
Applicant: Mr Jonathan Holmes
Proposal: Replace 2 balconies at the first floor of Flats 5 & 6 and the windows and doors at Flat 6
Site: 5 The Exchange, 111 Fore Street, Kingsbridge, TQ7 1AB
KTC: **Recommended Approval**

04.8 **0706/20/ARC**
Decision: **Discharge of condition approved**
Decision date: 24 April 2020
Applicant: Mr & Mrs Chant
Proposal: Application for approval of details reserved by condition 4 of planning consent 2575/19/HHO
Site: 12 Buckwell Road, Kingsbridge, TQ7 1NQ
KTC: **Nil statutory consultation required – received for information only**

04.9 **3071/19/ARC**
Decision: **Discharge of condition approved**
Decision date: 28 April 2020
Applicant: Mr & Mrs Dooley
Proposal: Application for approval of details reserved by condition 9 of planning consent 0763/19/FUL
Site: Seadrift, Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Nil statutory consultation required – received for information only**

04.10 **0598/20/CLB**
Decision: **Certificate of lawful proposed works to a listed building granted**
Decision date: 14 April 2020
Applicant: Mrs Sally Hayes
Proposal: Certificate of lawfulness for proposed works to a listed building (replacement of dormer window)
Site: 1 The Exchange, 111 Fore Street, Kingsbridge TQ7 1AB
Applicant: Mrs S Hayes
KTC: **Nil statutory consultation required – received for information only**

CORRESPONDENCE & REPORTS

The following correspondence was received:

04.11 Amended application for a new premises licence for 46 Fore Street, Kingsbridge, TQ7 1NY known as Green & Wild. The application is for:
the sale of alcohol for consumption off the premises Monday to Friday 0900-1700 and Saturday 0900-1600.

Noted by Members

04.12 Application to Name/Number a New Street – Ref: 1309135
94 new residential properties to be known as:

- 1-11 (odds) Russet Gardens, Kingsbridge, TQ7 1FH.
- 1-23 (cons exc 13) Pippin Place, Kingsbridge, TQ71FJ.
- 1-67 (odds exc 13) Flats 1-8, 69 Applegate Way, Kingsbridge.

Noted by Members

04.13 From SHDC, listings of Outstanding Enforcement Cases dated 6 April 2020 and 4 May 2020. This information is confidential and is not for dissemination to the public or outside bodies.

Noted by Members

04.14 From SHDC, notice of South Huish Neighbourhood Plan's formal consultation period from 11 May to 22 June 2020. Any comments received will be passed to the Examiner.

Noted by Members

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

20/05 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

The following tree works' decisions were received from SHDC:

05.1 0470/20/TCA
Decision: Trees in a Conservation Area – Notification to Undertake Works
Decision date: 23 March 2020
Applicant: Miss J Bill
Proposal: T1: Ash – Fell to allow progression of T2: Elm
T3: Hawthorn - crown height reduction by 1metre and lateral reduction by 0.5metres on all sides to manage growth and maintain shape
Site: 62 Church Street, Kingsbridge, TQ7 1DD
KTC: Recommended Approval

05.2 **0515/20/TCA**
Decision: **Trees in a Conservation Area – Notification to Undertake Works**
Applicant: Mrs F Langton
Proposal: T6: Willow – Fell
Due to excessive shading and low amenity value
Address: 130 Fore Street, Kingsbridge, TQ7 1AW
KTC: **Application not considered – Planning Committee 17 March cancelled**
Members agreed to query the decision with SHDC’s Tree Officer

05.3 **0812/20/TCA**
Decision: **Trees in a Conservation Area – Notification to Undertake Works**
Applicant: Mrs M Halliday
Proposal: T1: Silver Birch – Crown height reduction by 1.5-2m, all pruning cuts to be made at suitable growth points, tree is close to boundary wall and neighbouring property and blocking light, works will reduce the sail effect and pruning will help maintain shape and size
Address: 27 Church Street, Kingsbridge, TQ7 1BT
KTC: **Application not considered – Planning Committee 7 April cancelled**

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

20/06 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

06.1 **4158/19/FUL**
Case Officer: Kate Cantwell
Site: Development site at Sx 734 439, Land to northwest of junction between Ropewalk and Kingsway Park, Ropewalk, Kingsbridge
Applicant: Mr R Ellis (SHDC)
Proposal: Residential development comprising of 15 modular built dwellings with associated access, car parking, public space and landscaping
KTC: **Recommend Deferral** (comments below)

Cllr Povey reported that Members had read the application, made site visits and requested SHDC officers to present the proposals. Rob Ellis and Tom Morris, SHDC Community Housing, provided a briefing and answered Members’ questions. The salient points were:

- SHDC had a community housing programme across the district.
- The proposal would deliver genuine community housing with discount sales at less than 70% market value and affordable rental rates.

- The model was not-for-profit.
- SHDC's role was as in facilitating, designing, planning and risk management; SHDC would undertake the actual development.
- Some houses would be for open market sale in order to deliver discount sales and rental units.
- The economics were challenging however, SHDC adopted an open book approach.
- The authority was in close engagement with Homes England and a previous grant scheme for community housing had completed in 2019. The proposals did not include any grant monies however, if an application was successful it would increase the number of affordable homes. A grant for £500k would be applied for. A grant was not reliant on the prerequisite of planning permission; if planning was refused any grant would need to be returned. Obviously planning permission would provide confidence to the funder that a scheme could be delivered.
- The location was part of a wider masterplan area for the Quayside which included Quay/Cattle Market car parks and the former learning resource centre site also in Ropewalk. It had always been intended for the current site/Area 4 in the Quayside masterplan to deliver affordable housing therefore no alternatives for the site had been explored.
- The proposals were in accordance with planning policy.
- The nominated case officer had been replaced by Rob Heard.
- Feedback had been received from statutory consultees and would be considered.
- The allocations policy for affordable homes would be included in the S106 document. Applicants for affordable housing would be taken from the Devon Home Choice listing and Help To Buy South West. KTC could be involved in the selection process.
- The housing would be built on the principle of 'lifetime homes' which allowed families to grow without having to move e.g. a study area on the landing.
- The original Quayside Area 4 scheme from 2017 had more housing on site however, exploration with planning and landscape officers had revealed that the density was too high hence the proposal for 15 houses. Moreover, investigation of the site e.g. infrastructure, access and highways had an impact on the number of affordable homes.
- The make-up of the 7 (47%) affordable homes were 5 in number discount sale (2 x 1 bed, 2 x 2 bed and 1 x 3 bed) and 2 in number affordable rent (2 x 1 bed). All affordable units would be directed towards people with a local area connection. It was important to deliver genuinely affordable sales rather than just meeting the government definition of affordable which was 80% so that affordable sales were not more than 70% market value and affordable rented units were capped at local housing allowance rental allowance. Covenants would protect the discount sale housing in perpetuity via the S106 document and a covenant on title which was practice in other locations.
- The next stage was to further explore infrastructure requirements; costs could be around £1.3m.

Cllr Povey thanked SHDC officers for their valuable contributions.

Members held a full discussion which included:

- Representations from members of public particularly the impact on Springfield Drive residents alongside feedback from statutory consultees including DCC Flood objections and matters raised by DCC Highways.
- Whether there was potential for the site to have no open market housing with extra borrowing from the Public Works Loan Board.
- The potential for affordable housing on other sites in Kingsbridge.
- If another SHDC site in Ropewalk could deliver affordable housing without large infrastructure/access costs.
- A Homes England grant was pivotal to deliver further affordable housing however, due to Covid-19, government finances were under pressure and a grant could not be guaranteed.

It was **Resolved** to recommend **Deferral** to the full council meeting on 9 June 2020 on the following grounds:

- The number of affordable homes was too low,
- SHDC should liaise with Homes England to seek a grant offer, and
- if a grant was secured for a larger number of affordable homes to be provided.

The actual wording of the draft recommendation to be delegated to Cllr Povey and the Town Clerk and forwarded to Planning Committee Members for comment.

06.2 **0826/20/ARM**

Case Officer: Thomas Jones
Site: Site at Garden Mill, Derby Road, Kingsbridge
Applicant: H2Land Ltd & Messrs Cattell & Yeoman
Proposal: Application for approval of reserved matters (landscaping)
 following outline approval 28/1560/15/O (residential
 development of 32 no. dwellings)

KTC: **Recommend Approval** and to note:

- notwithstanding comments in the applicant’s covering letter, the Planning Inspectorate listed other reserved matters in the Appeal Decision for 28/1560/15/O at paragraphs 6, 8, 9, 10, 11, 12 and 14 (this matter had also been highlighted by Devon County Council), and
- an update is requested on the determination of the related planning application 3669/18/VAR for this site

06.3 **1021/20/VAR**

Case Officer: Matthew Barks
Site: Puffin, Manor Park, Kingsbridge, TQ7 1BB
Applicant: Mr & Mrs Lawman
Proposal: Variation of condition 2 (approved plans) of householder
 consent 2487/19/HHO

KTC: **Recommend Approval**

It was **RESOLVED** to forward:

- the Recommendations at 06.1 and 06.2 above (major applications) to the full council meeting on 9 June 2020 to consider their adoption, and
- the Recommendation at 06.3 to SHDC Development Management.

20/07

ANY FURTHER CURRENT PLANNING MATTERS

07.1 Members requested an update on an enforcement case which was not on the listings at agenda item 04.13 above.

07.2 Members requested an update on maintenance and refurbishment works at the Kings Arms Hotel.

20/08

DATE OF NEXT MEETING

Tuesday 2 June 2020 at 7.00 p.m. (remote video conference meeting via Zoom).

The meeting closed at 9.05 p.m.