

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 2 JUNE 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  
Cllr Julia Wingate

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

#### **20/09 APOLOGIES FOR ABSENCE**

None.

#### **Public Open Forum**

There were no members of public present. Local residents had also been invited to make written comments however, none had been received.

#### **20/10 DECLARATIONS OF INTERESTS**

None.

#### **20/11 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

<b>11.1</b>	<b>2710/19/FUL</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	11 May 2020
Case Officer:	Carlo Josi
Applicant:	Ms I Wood
Proposal:	Erection of detached dwelling
Site:	Land at Sx 736 449 South of Wallingford House, Kingsbridge
<b>KTC:</b>	<b>Recommended Approval</b>

## CORRESPONDENCE & REPORTS

The following correspondence was received:

- 11.2**                      **0778/20/ARC**  
**Decision:**              **Approval of Details Reserved by Conditions 4 & 6 of planning consent 3910/19/FUL (discharge)**  
Applicant:              Mr & Mrs Allen  
Site:                      Rooftops, Ebrington Street, Kingsbridge, TQ7 1DE  
**KTC:**                      **Not Consulted**  
SHDC reports that there was no statutory consultation requirement for the above application i.e. the decision had been forwarded for information only
- 11.3**                      Application for a premises Licence from Baxter & Miller for Wild Artichokes, Unit 1, Centurion Works, Lower Union Road, Kingsbridge TQ7 1EF.  
The application is for the sale of alcohol for consumption on and off the premises, Monday to Sunday from 10.00 to 22.00.  
**KTC:**                      **No comments**

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

### **20/12**                      **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

### **20/13**                      **PLANNING APPLICATIONS**

None.

### **20/14**                      **ANY FURTHER CURRENT PLANNING MATTERS**

**14.1** At the previous meeting it had been Resolved to Recommend Deferral of planning application 4158/19/FUL and for the actual wording of the draft Recommendation to be delegated to Cllr Povey and the Town Clerk. Members received the draft and it was **RESOLVED** to forward the following for adoption at the council meeting to be held on 9 June 2020:

- Reference:              **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**

The submitted application is for 15 homes: 8 open market (53%) and 7 affordable (47%). The affordable homes to be split as 5 in number discount sale and 2 in number affordable rent. The proposals do not take into account the outcome of SHDC's funding bid to Homes England which it is understood will be included in the provisions of the S106 agreement i.e. if the economics allow a proportion of the earmarked open market homes may be converted to be affordable. Effectively, more affordable homes on site is wholly dependent on a Homes England grant offer and any grant is only likely to succeed with local council support. KTC understands SHDC's desire to progress the project however, central government finances are likely to be under severe pressure on completion of the current Covid-19 pandemic and further grant funding directed at community housing schemes cannot be guaranteed at the present time.

KTC agrees in principle with the development of the Ropewalk site but cannot support the current planning application as it considers the number of affordable homes is too low. In order to provide outright support KTC wishes to have a greater quantum of affordable homes confirmed. This should be in the realm of 5 open market homes (33%) and 10 affordable homes (67%). Therefore, KTC strongly recommends:

- Deferral of the current planning application until the outcome of a Homes England grant application is assured,
- SHDC to liaise further with Homes England in order to seek said grant offer, and
- if a grant is secured, for a greater number of affordable homes to be provided.

**14.2** Members noted that revised proposals had been submitted for a housing development on the K5 site off West Alvington Hill following SHDC's Deferral of planning application 2434/18/ARM on 12 February 2020. It was agreed for the revised plans to be received and considered by the next council meeting to be held on 9 June 2020.

**14.3** Members noted that the Kingsbridge & Salcombe Gazette's front page news story on 28 May 2020 was about SHDC's employment of a planning officer which had been funded by Baker Estates Ltd to process its planning applications. The company had plans for housing developments in Dartmouth, Dartington and Kingsbridge. It was discussed that planning performance agreements (PPAs) were entirely legitimate however, they did not appear to be promoted on SHDC's website and therefore were effectively invisible. It was known that SHDC Ward Members had concerns. Members then made the following points:

- Planning was an emotive matter and perception was everything; in this case it could be perceived that a developer had grabbed an unfair advantage.

- KTC had a duty to try and steer a housing mix which would enable Kingsbridge to prosper by supporting and enabling young people in employment to get on to the housing ladder.
- A lack of transparency fed conspiracy theories.

It was agreed to forward KTC's opinions on local management of PPAs to SHDC.

**14.4** Members had been requested to make suggestions to Devon County Council and SHDC regarding how social distancing could be managed in Fore Street as Covid-19 lockdown restrictions were relaxed and as the town centre received greater footfall. This was a county-wide matter however, local councils could not make interventions without approval and the geography of Fore Street probably limited what could and could not be done.

A lengthy discussion took place and Members made the following comments:

- Queueing was likely outside shops.
- Loading bays, disabled parking bays and taxi bays would still be required.
- Removal of current limited waiting on-street parking could be considered.
- Pedestrianisation could be considered but would be difficult to achieve as commercial and home deliveries throughout the day would still be required.
- Access to churches would be required at weekends.
- Dog walkers took up much of the pavement.
- Widening the pavement on the left/west side could be considered at locations where limited waiting parking could be removed.
- Widening the pavement on the right/east side was more problematic given the pavement was directly adjacent to the highway.
- Any barriers would need to be very robust i.e. so that they could not be tampered with or removed to allow vehicles to access parking bays.
- Any interventions would need to be future-proofed as lockdown restrictions continued e.g. potential social distancing reduced to 1 metre.
- Lowering the speed limit from current 20mph could be considered however, very low speeds were impractical given the gradient of Fore Street and pedestrian crossings (speed bumps) in situ i.e. 10mph or 15mph were likely to be effective.
- Further speed bumps could be introduced to slow traffic.
- How do you police any physical interventions?
- Common sense should be exercised by pedestrians and motorists but the majority of people were very sensible.
- There was a probably a public expectation that public authorities would make proposals for Fore Street and intervene to maintain social distancing.
- Much signage could be introduced.
- People can police themselves.
- The public authorities should invoke a feeling of security and calm.
- More locals and visitors were inbound as lockdown was relaxed and hospitality businesses were allowed to open; such businesses could be allowed to have seating/tables in current parking bays.
- Shops would need to carry out risk assessments and put their own social distancing measures in place.

It was then agreed to recommend the following to DCC and SHDC:

- No major interventions should be introduced in Fore Street, Kingsbridge apart from lowering the speed limit to 10mph.
- KTC to be permitted to hang bespoke banner(s) over the highway (using catenary wires in situ) to report:

**Kingsbridge is Open**

**Be Kind – Slow Down – Stay Safe**

- The above to potentially be backed-up by further positive signage to invoke a sense of calmness and that the shops were safe i.e. psychological interventions rather than physical.

**14.5** It was reported that revised proposals for a development in Warren Road were likely to be submitted.

**14.6** Feedback was provided on matters from the previous meeting i.e. the Kings Arms Hotel and an enforcement case.

**14.7** A new enforcement listing dated 1 June 2020 had been received which would be circulated to Members

**20/15** Nil agenda item.

**20/16** **DATE OF NEXT MEETING**

Tuesday 16 June 2020 at 7.00 p.m. (remote video conference meeting via Zoom).

*The meeting closed at 9.09 p.m.*