

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE AT 7.00 P.M. ON TUESDAY 15 SEPTEMBER 2020

Present: Cllr Chris Povey (Chairman)
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Graham Price (via remote video conferencing)

In Attendance: District Cllr Denise O'Callaghan
5 Members of Public
Martin Johnson (Secretary)

20/45 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mike Jennings and Peter Ralph.

Public Open Forum

Mrs Christine Williams made a statement regarding planning application 2575/20/FUL for change of use A1 shop to A3 restaurant and A5 hot food takeaway at 12 Mill Street. She owned the property and had previously traded as Burfords for 20 years. The business had moved and she had tried to attract other retail businesses to take over the lease and had offered potential assistance. This had failed and she was paying business rates on empty premises. Therefore, the only route was to accept a restaurant to complement other catering businesses in the locale. She had noted objections to the proposals however, some comments were factually incorrect. The proposal was for a Turkish restaurant, serving traditional Turkish food by Turkish staff; it would not be a fish and chip shop. Therefore, it would not clash with any other current businesses. Another objection reported there was no access at the rear of the property; this was wrong as the property had full and unconditional access to the rear of the premises which would remain. The applicant was keen to provide a business with longevity and had not requested a break clause within a 10 year lease term. Members then asked questions and Mrs Williams replied:

- A waste storage area would be provided within the premises.
- The neighbourhood was monitored by Devon County Council (DCC) enforcement officers.
- Shoppers tended to wander up and down Fore Street but did not visit Mill Street hence she could not attract a retail business.

Mr David Mason made a statement regarding the revised plans for planning application 4158/19/FUL for a residential development of 15 homes on land to the northwest of the junction between Ropewalk and Kingsway Park. His previous objections stood as the revisions had not altered the proposals. He would much prefer for the site to become a community orchard.

Mr Tony Greenham, Springfield Drive, also made a statement regarding the revised plans for planning application 4158/19/FUL. The revisions represented very minor changes only with the addition of small windows in the rear of properties facing housing in Springfield Drive. He believed there were 3 reasons why the application should be refused:

- The proposals were not in accordance with the adopted Joint Local Plan which reported a Masterplan should be prepared and consulted upon in advance of the consideration of any planning application. This had not been actioned and therefore due process had not been followed.
- It was not, as reported, a community housing scheme which had been led by the community. This was not the same as making progress reports to the Town Council (KTC). However, there were ways to deliver such housing e.g. via housing co-operatives or community land trusts.
- It was a bad scheme with material planning consideration defects which did not accord with JLP policies e.g. poor design in the AONB, overshadowing and lack of amenity value. He distributed a paper to identify overshadowing which the proposed development would create for Springfield Drive housing between noon and 1.00 p.m. Indeed, the gardens of the proposed development would be completely covered in shadow with nil amenity value for its own family residents. Moreover, SHDC's own Natural Environment officer had objected to the proposals and suggested other options.

Mrs Angie Greenham, Springfield Drive, also made a statement regarding the revised plans for planning application 4158/19/FUL. The proposals represented a lack of ambition from South Hams District Council (SHDC). She had recently worked in the Lake District and distributed an example of an innovative affordable housing scheme and championed a Kingsbridge Community Land Trust to be set-up.

Cllr Povey thanked all local residents for their statements.

20/46 DECLARATIONS OF INTERESTS

Cllr Povey declared non-pecuniary interests in agenda items 49.2 and 49.3.

The following 2 agenda items were taken early out-of-turn:

49.4	4158/19/FUL
Case Officer:	Rob Heard
Site:	Development site at Sx 734 439, land to north west of junction between Ropewalk and Kingsway Park, Ropewalk, Kingsbridge
Applicant:	Mr R Ellis, South Hams District Council
Proposal:	Readvertisement (Revised Plans Received) Residential development comprising of 15 modular built dwellings with associated access, car parking and landscaping

Members noted the following:

- *Devon County Council was likely to recommend Refusal in the absence of further information regarding access road layout, off-site highways works provision, access visibility splay adoption status, road layout, road construction and surface water drainage.*

DECISIONS

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

- 47.1** **1710/20/LBC**
Decision: **Listed Building Consent Granted**
Decision date: 18 August 2020
Case Officer: Graham Lawrence
Applicant: Miss B Fuller
Proposal: Retrospective listed building consent for alterations in accordance with approval 28/2131/08/F for window changed to door, upstairs kitchen and downstairs bathroom.
Site: Bayview Apartment, 78 Fore Street, Kingsbridge, TQ7 1PP
KTC: **Recommended APPROVAL**
- 47.2** **1709/20/FUL**
Decision: **Conditional APPROVAL**
Decision date: 18 August 2020
Case Officer: Graham Lawrence
Applicant: Miss B Fuller
Proposal: Retrospective application for alterations in accordance with approval 28/2131/08/F for window changed to door, upstairs kitchen and downstairs bathroom
Site: Bayview Apartment, 78 Fore Street, Kingsbridge, TQ7 1PP
KTC: **Recommended APPROVAL**
- 47.3** **1411/20/ARC**
Decision: **Discharge of condition Approved**
Decision date: 16 August 2020
Case Officer: Cameron Whymer
Applicant: Mr Burgess
Proposal: Application for approval of details reserved by conditions 9,10 and 11 of planning permission 4119/19/VAR
Site: Proposed Development Site at Sx 7418 430, Warren Road, Kingsbridge
KTC: **Not consulted**

47.4	1725/20/FUL
Decision:	Withdrawn
Decision date:	28 August 2020
Case Officer:	Claire Boobier
Applicant:	Mr N Stoddart
Proposal:	New single storey garage and boat store building
Site:	Land at rear of Salt Quay Moorings, Embankment Road, Kingsbridge, TQ7 1LN
KTC:	Recommended Refusal on the following grounds:
	<ul style="list-style-type: none"> • The arboricultural method statement reports that tree growth will be cut back and pruned as required to facilitate construction. However, SHDC interactive mapping appears to suggest that there are TPO trees within the site and therefore permissions may be required. • The proposals represent over development of the site given there is no link to a dwelling. • Access to the site is steep and it will be difficult to manoeuvre a boat.
47.5	2202/20/HHO
Decision:	Withdrawn
Decision date:	20 August 2020
Case Officer:	Richard Gage
Applicant:	Mr L Townsend
Proposal:	Householder application for proposed extension
Site:	6 Devon Square, Kingsbridge, TQ7 1EE
47.6	2203/20/LBC
Decision:	Withdrawn
Decision date:	20 August 2020
Case Officer:	Richard Gage
Applicant:	Mr L Townsend
Proposal:	Listed building consent for proposed extension
Site:	6 Devon Square, Kingsbridge, TQ7 1EE
47.7	1991/20/HHO
Decision:	Conditional APPROVAL
Decision date:	26 August 2020
Case Officer:	Claire Boobier
Applicant:	Mr G Lowe
Proposal:	Householder application linking house and garage
Site:	Tunefield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL
KTC:	Recommended APPROVAL

47.8 **1729/20/FUL**
Decision: **Conditional APPROVAL**
Decision date: 26 August 2020
Case Officer: Claire Boobier
Applicant: Mr G Lowe
Proposal: Demolition of existing dilapidated stables and erection of new machine shed and store

Site: Tungefield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL
KTC: **Recommended APPROVAL**

47.9 **2258/20/ARG**
Decision: **Agricultural/Forestry Determination Prior Approval Not Required**

Decision date: 14 August 2020
Case Officer: Rob Heard
Applicant: Abigail Bell
Proposal: Application for prior notification of agricultural or forestry development – proposed implement and feed store

Site: Mill Cottage, Bowcombe Road, Kingsbridge, TQ7 2DL
KTC: **Not Consulted**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

47.10 **2599/20/ARC**
Application: Approval of details reserved by Conditions (Discharge)
Applicant: Mr L Winham, Vision Residence
Site: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB
SHDC reported that there was no statutory requirement for the above application i.e. the application had been forwarded for information only

47.11 From SHDC a listing dated 7 September 2020 of outstanding planning enforcement cases for Kingsbridge which were currently under investigation. The information was confidential and was not for dissemination to the public or outside bodies.

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

20/48 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

None.

APPLICATIONS

The following tree works' application was received from SHDC:

48.1 **2486/20/TCA**
Case Officer: Lee Marshall
Site: 120 Fore Street, Kingsbridge TQ7 1AW
Applicant: Mr J Gall
Proposal: T1: Sycamore – Fell. Tree is impinging on neighbouring trees.
 T2: Elm – Fell. Tree growth has been affected by neighbouring oak tree.
 T3: Claradendron – Fell. Tree growing too close to silver birch.
 T4: Ash – Removal of trunk on north side to ground level to allow neighbouring horse chestnut room to grow.
 T5: Yew – Removal of branch at 3m from ground level on south side to balance shape of tree.
 T6: Mulberry – Crown height reduction by 2m/lateral reduction by 1m on all sides to improve shape of tree.
KTC: **Recommend Approval**

It was **RESOLVED** to forward the findings of the above tree works' consultation to SHDC Development Management.

20/49 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

49.2 **2607/20/FUL**
Case Officer: Claire Boobier
Site: 87 Fore Street, Kingsbridge, TQ7 1AB
Applicant: Sue Wrigley
Proposal: Change of use from A1 Shop to A5 hot food takeaway
KTC: **Recommend Approval**

49.3 **2608/20/LBC**
Case Officer: Claire Boobier
Site: 87 Fore Street, Kingsbridge, TQ7 1AB
Applicant: Sue Wrigley
Proposal: Listed building consent for change of use from A1 Shop to A5 hot food takeaway
KTC: **Recommend Approval**

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

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ANY FURTHER CURRENT PLANNING MATTERS

50.1 Given a 21 day turnaround period for comments, and the next scheduled Planning Committee on 6 October, the following tree works' application was received as urgent business:

Reference: 2767/20/TCA

Case Officer: Lee Marshall

Site: 118 Fore Street, Kingsbridge, TQ7 1AW

Applicant: Mr A Biggs

Proposal: T1: Bay – Crown reduction on all sides by 2m

T2: Bay – Fell to ground level

KTC: **Recommend Refusal** on the grounds that T2 Bay tree is healthy, adds to the street scene/amenity value of upper Fore Street and there is no valid reason provided for felling. KTC would however, support re-shaping and a crown reduction in lieu of felling

It was **RESOLVED** to forward the findings of the above tree works' consultation to SHDC Development Management.

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DATE OF NEXT MEETING

7.00 p.m. on Tuesday 6 October 2020 at 7.00 p.m.

The meeting closed at 8.45 p.m.