

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 1 SEPTEMBER 2020

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

In Attendance: District Cllr Denise O'Callaghan
Graham Hutton & Tom Biddle, Baker Estates Limited
Three Members of Public
Martin Johnson (Secretary)

20/38 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Graham Price and Peter Ralph.

Public Open Forum

Mr Hutton stated that South Hams District Council's (SHDC) Development Management Committee would re-consider its second Deferred decision on planning application 2434/18/ARM for a housing development at the K5 site off West Alvington Hill at its meeting on 9 September. He had attended the previous town council (KTC) Planning Committee on 21 July and now wished to provide a further update given the revised proposals were due to be considered by the committee that evening and the following full council meeting on 8 September. The key matters were:

- The planning case officer had Recommended Approval for the revised proposals.
- The apartment block in the south east corner of the site had been moved away from the hedge adjacent to the footway.
- SHDC Tree Officer was content with the development's impact on the hedge and trees.
- One affordable apartment had been removed from the block of flats to enable a hipped end roof thereby reducing its mass.
- The overall number of homes had reduced from 53 to 52.
- An open market 2 bedroom home in the western/upper part of the site would become affordable to provide a better housing mix across the entire site.
- An access ramp had been provided to other flats in the eastern/lower part of the site.
- Bat and bird boxes had been provided to comply with the recently adopted Supplementary Planning Document.

Mr Tony Greenham, Springfield Drive, attended the meeting alongside his partner and neighbour. He held concerns with SHDC's proposals and revised plans for

planning application 4158/19/FUL a residential development of 15 homes on land to the northwest of the junction between Ropewalk and Kingsway Park. The key matters were:

- He was considering lodging a legal challenge to the proposals relating to easement and rights of way matters.
- SHDC's own Natural Environment officer had several concerns, did not support the proposals but the report had been ignored.
- The recent revisions only related to the introduction of small windows in the rear of properties facing housing in Springfield Drive.
- The Joint Local Plan reported at policy TTV.10 that delivery of housing should be in accordance with a masterplan for the site which should be prepared and consulted upon prior to any planning application. However, he had spoken to the applicant who reported that there was nil requirement to adhere to the policy as KTC has halted the masterplan.
- SHDC policy reported that community housing developments should be 'community led' however, the local community had had no input into the design of the scheme. However, a scheme led by a Community Land Trust may be able to achieve this.
- He did not wish to enter into conflict with KTC and/or SHDC but held real concerns with the current proposals and objected to the development alongside his neighbours.

Cllr Edmonds thanked Mr Hutton and Mr Greenham for their statements.

20/39 DECLARATIONS OF INTERESTS

Cllr Edmonds declared a non-pecuniary interest in agenda item 20/42.1.

20/40 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

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| 40.1 | 0778/20/ARC |
| Decision: | Discharge of conditions APPROVED |
| Decision date: | 8 July 2020 |
| Case officer: | Charley DeAbreu |
| Applicant: | Mr & Mrs Allen |
| Site: | Rooftops, Ebrington Street, Kingsbridge, TQ7 1DE |
| Proposal; | Approval of details reserved by conditions 4, 6 and 8 of planning consent 3910/19/FUL |
| KTC: | No statutory consultation |
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| 40.2 | 3090/19/HHO |
| Decision: | Conditional APPROVAL |
| Decision date; | 6 July 2020 |
| Case officer: | Cheryl Stansbury |

Applicant: Mr P Davis
Site: 16 Becketts Road, Kingsbridge, TQ7 1RH
Proposal: Householder application for single storey rear extension and patio, first floor side extension and off street parking
KTC: Recommended Approval subject to the provision of 2 off-street parking spaces

40.3 **1412/20/FUL**
Decision: REFUSAL
Decision date: 13 July 2020
Case officer: Jacqueline Houslander
Applicant: Mr A Tucker
Site: Land adjacent to 68 Henacre Road, Kingsbridge, TQ7 1DP
Proposal: Proposed erection of single detached dwelling
KTC: Recommended Refusal

40.4 **1327/20/HHO**
Decision: Conditional APPROVAL
Decision date: 28 July 2020
Case officer: Charlotte Howrihane
Applicant: Mr B Trapp
Site: 1 Oaklea Close, Kingsbridge, TQ7 1HW
Proposal: Householder application for new front porch to existing property.
KTC: Recommended Approval

40.5 **3815/18/FUL**
Decision: Conditional APPROVAL
Decision date: 31 July 2020
Case officer: Claire Boobier
Applicant: Mr A Islam
Site: Redevelopment of first and second floors, 3-5 Mill Street, Kingsbridge, TQ7 1ED
Proposal: Change of use of the first and second floor and extension to create 4 flats
KTC: Recommended Approval

40.6 **2081/20/ARC**
Decision: Discharge of conditions APPROVED
Decision date: 6 August 2020
Case officer: Cameron Whymer
Applicant: Mr & Mrs Scales
Site: Proposed development site at Sx 7418 430, Warren Road, Kingsbridge, TQ7 1LB

Proposal: Approval of Details Reserved by Conditions (discharge)
Application for approval of details reserved by conditions 6 & 7
of planning consent 4039/20/VAR

KTC: **Not consulted** SHDC reported that there was no statutory
consultation requirement for the above application

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

40.7 **2098/20/ARC**
Application: Approval of Details Reserved by Conditions (discharge)
Application for approval of details reserved by condition 6 (foul
drainage) & 7 (surface water drainage) of planning consent
4119/19/VAR

Applicant: Mr & Mrs Burgess
Site: Proposed development site at Sx 7418 430, Warren Road,
Kingsbridge,
TQ7 1LB

SHDC reports that there is no statutory consultation requirement for the above
application i.e. the application has been forwarded for information only
SHDC Approval on 28 August 2020 subsequent to the issue of the agenda

40.8 **2428/20/ARC**
Application: Approval of Details Reserved by Conditions (discharge)
Applicant: Mr K Mahon
Site: 129 Fore Street, Kingsbridge TQ7 1AL

SHDC reports that there is no statutory consultation requirement for the above
application i.e. the application has been forwarded for information only

40.9 **2201/20/CLP**
Application: Lawful development certificate for proposed extension and
alterations to dwelling

Applicant: Mr P Coulson
Site: 5 Badgers Green, Kingsbridge, TQ7 1UE

SHDC reports that there is no statutory consultation requirement for the above
application i.e. the application has been forwarded for information only

40.10 DALC Licensing Webinar held on 4 August 2020

Cllr Cole reported that KTC was the only South Hams local council which had
attended an excellent presentation on licensing matters.

40.11 Members sighted a listing of SHDC outstanding Enforcement Cases for
Kingsbridge dated 3 August 2020; the information was confidential and could not be
disseminated to the public or outside bodies.

40.12 Members noted current government consultations on planning matters:

- Changes to the Current Planning System (deadline 17 September)
- White Paper: Planning for the Future (deadline 15 October)
- Transparency and Competition: A call for evidence on data on land control (deadline 16 October)

It was agreed for the Town Clerk to forward links to the above consultations to Members, for Members to set-aside time to explore the information personally and then to meet together to formulate KTC's findings. It was also agreed to make SHDC aware of KTC's way forward and to request SHDC's own feedback.

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

20/41 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decision was received from SHDC:

41.1 2083/20/TPO
Decision: Refusal
Decision date: 19 August 2020
Applicant: Mr P James
Site: 10 Wallingford Road, Kingsbridge, TQ7 1NA
Proposal: T1 – Robina Pseudoacacia – Fell and Remove
KTC: Recommended Refusal

APPLICATIONS

The following tree works' application was received from SHDC:

41.2 2429/20/TCA
Case officer: Lee Marshall
Site: 1 Kings Arms Cottages, Fore Street, Kingsbridge, TQ7 1AB
Applicant: To be confirmed from planning portal when uploaded
Proposal: T1: Sweet Gum – Remove
Tree has outgrown garden and is growing through a BT cable
KTC: Recommend Refusal on the following grounds:

- the tree is a good healthy specimen,
- while located outside Duncombe Park it provides a 'green' backdrop to the children's play area providing amenity value, and
- such trees do not lend themselves to hard pruning but it would be reasonable to remove any top branches that are close or touching the telegraph cables and other specific

branches by one third in order to allow garden access (rather than removal per se).

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

Cllr Jennings left the Chamber

20/42 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

42.1 2434/18/ARM

Case Officer: Bryn Kitching

Site: 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: Redvertisement (Revised Plans Received and Amended Description) Application for approval of reserved matters (appearance, landscaping, layout and scale) for 53 no. dwellings and associated garages, infrastructure and landscaping following outline approval of 28/0508/15/0 for up to 60 no. dwellings, 0.5 hectares of employment land, 2 no. vehicular accesses, open space, play provision and drainage

Members acknowledged the updates from Baker Estates Limited, were aware of historical and current representations on SHDC's planning portal and those received direct by KTC, had been informed by SHDC Development Management Committee minutes and the case officer report dated 30 July 2020, and had studied the revised proposals. A lengthy discussion took place and a Recommendation was agreed to be considered by the full council meeting on 8 September 2020.

KTC: **Recommend Refusal** on the grounds that the development does not provide appropriate house sizes which conflicts with the Plymouth & South West Devon Joint Local Plan (March 2019) policy DEV8: Meeting local housing need in the Thriving Towns and Villages Policy Areas and the Supplementary Planning Document (July 2020) policies DEV8.1: Overall housing mix, DEV8.1(i) Redressing imbalance and DEV8.1(iii) Younger people, working families & older people

42.2 1918/20/HHO

Case Officer: Bryony Hanlon

Site: 32 Linhey Close, Kingsbridge, TQ7 1LL

Applicant: Sue Kinch

Proposal: Householder application for installation of single car port

KTC: **Recommend Approval**

42.3 **2110/20/HHO**
Case Officer: Bryony Hanlon
Site: 1 Belle Cross Road, Kingsbridge, TQ7 1NL
Applicant: Mr & Mrs P Crook
Proposal: Householder application for new garage with lawn terrace over
KTC: **Recommend Approval**

42.4 **2202/20/HHO**
Case Officer: Richard Gage
Site: 6 Devon Square, Kingsbridge, TQ7 1EE
Applicant: Mr L Townsend
Proposal: Householder application for proposed extension
Withdrawn subsequent to the issue of the agenda

42.5 **2203/20/LBC**
Case Officer: Richard Gage
Site: 6 Devon Square, Kingsbridge, TQ7 1EE
Applicant: Mr L Townsend
Proposal: Listed Building Consent for proposed extension
Withdrawn subsequent to the issue of the agenda

42.6 **2291/20/HHO**
Case Officer: Matthew Barks
Site: 15 Kingsley Road, Kingsbridge, TQ7 1EY
Applicant: Mr N Wood
Proposal: Householder application for single storey side extension (revised design following planning consent 3636/19/HHO)
KTC: **Recommend Approval**

42.7 **2273/20/HHO**
Case Officer: Bryony Hanlon
Site: Addlehole House, Belle Cross Road, Kingsbridge, TQ7 2DY
Applicant: Mr & Mrs T & S Golding
Proposal: Householder application for proposed alterations and extension to dwelling to include modifications to existing garage
Recommended to Defer a decision, for Members to make site visits and to re-consider the application when the Planning Committee minutes are received at the full council meeting on 8 September 2020

42.8 **2340/20/CLE**
Case Officer: David Bate
Site: Lukes Barn, Addlehole, Kingsbridge, TQ7 2DX
Applicant: Mr & Mrs Kemsley
Proposal: Certificate of lawfulness for existing use of annex as residential dwelling (in breach of condition 2 of planning consent 28/1088/76/3)
KTC: **Recommend Approval**

42.9 **2120/20/HHO**
Case Officer: Bryony Hanlon
Site: 7 Isigny Road, Kingsbridge, TQ7 1EN
Applicant: Mrs J Mittenzwei
Proposal: Householder application for new car port
KTC: **Recommend Refusal** on the grounds that it will require a
dropped kerb to access the car port thereby removing 24/7
on-street parking in front of the property

42.10 **1601/20/HHO**
Case Officer: Jeffrey Penfold
Site: Stable Cottage, Belle Cross Road, Kingsbridge, TQ7 1NL
Applicant: Mr Burgess
Proposal: Householder application for garden/games room in front of
house
KTC: **Recommend Refusal** on the grounds that the proposals will be
overdevelopment of the site

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management; except the Recommendation at 42.1 which would be received by the next full council meeting on 8 September 2020.

Cllr Povey left the Chamber

20/43 ANY FURTHER CURRENT PLANNING MATTERS

43.1 Members requested an update from SHDC Ward Members on a protracted planning enforcement case.

43.2 It was reported that Circus Berlin had recently plastered promotion posters for an event in Central Park, Plymouth on several shop windows in Fore Street without permission. It was agreed to contact the company and request that such fly posting should stop as it was an offence.

43.3 Devon County Council had reported that Fika Coffee Shop at The Quay had applied for a street café licence 0830-1600 Monday to Saturday for a maximum of 3 tables and 6 chairs. It was agreed to feedback to DCC that there were no objections to the proposal.

20/44 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 15 September 2020 at 7.00 p.m.

The meeting closed at 9.15 p.m.