

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 17 NOVEMBER 2020

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Philip Cole
Cllr Graham Price
Cllr Mel Rollinson

In Attendance: Four Members of public
Martin Johnson (Secretary)

20/73 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey, Mike Jennings and Peter Ralph.

Public Open Forum

There were no statements from members of public.

20/74 DECLARATIONS OF INTERESTS

None.

20/75 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

75.1	2802/20/HHO
Decision:	Conditional Approval
Decision date:	30 October 2020
Case Officer:	Ron Heard
Proposal:	Householder application for new porch and boundary wall/fence to dwelling (part retrospective)
Site:	2 Henacre Road, Kingsbridge, TQ7 1DN
KTC:	Recommended Approval

75.2 **3160/20/AGR**
Decision: **Prior approval not required**
Decision date: 27 October 2020
Case Officer: Claire Boobier
Proposal: Application for prior notification of agricultural or forestry
development – proposed general purpose building
Site: Belle Cross Farm, Belle Cross Road, Kingsbridge
KTC: **No Comments**

CORRESPONDENCE & REPORTS

The following correspondence was received:

75.3 **3406/20/ARC**
Case Officer: Cameron Whymer
Applicant: Mr Tom Biddle – Baker Estates Ltd
Site: Allocated site K5, SX 7299 4407 and land directly west of
allocated site Kingsbridge
Proposal: Application for approval of details reserved by conditions 9, 10
and 12 on planning application 28/0508/15/O
SHDC reported that there was no statutory requirement for the above application i.e.
the application has been forwarded for information only

Members noted that Baker Estates Limited had written to Westville residents to inform them of planning permission at the K5 site, that works would commence shortly and pedestrians would be diverted along the road temporarily for around 2 weeks in accordance with a traffic management plan.

75.4 Kingsbridge, West Alvington and Churchstow Neighbourhood Plan – First Draft Plan and Economic Report for review plus a 'things to do' listing.

Members noted the huge volunteer effort which had been afforded the Neighbourhood Plan to reach the first draft stage. It was **RESOLVED** for Cllr Balkwill and the Town Clerk to arrange a meeting with Richard Benton, Chairman, and Peter Sandover, consultant, to review the draft plan and discuss its future progress.

It was **RESOLVED** to note the above decisions, correspondence and to feedback to the Neighbourhood Plan Steering Group in accordance with agenda item 75.4 above.

20/76

TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decision was received from South Hams District Council (SHDC):

76.1	2908/20/TPO
Decision:	TPO: Grant of Conditional Consent
Decision date:	2 November 2020
Site:	Land adjacent to 4-5 & 9-22, Scholars Walk, Kingsbridge, TQ7 1QL
Proposal:	T29: Oak – Crown raise on south east side to 3m above footpath to allow adequate height for pedestrians, lateral reduction by 1.5 – 2m on north west side to remove threat of property damage and crown height and lateral reduction on north, east and south sides by 1-1.5m to balance and improve form: T30: Oak – Crown raise on north, east and west to 3.5m from ground level for pedestrians and vehicles, lateral reduction on south west side by 1.5 to clear the building and overall crown reduction on all sides by 1m to achieve good form
KTC:	Recommended Approval

APPLICATIONS

None.

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

20/77

PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

77.1	3206/20/ARC
Case Officer:	Richard Gage
Applicant:	Mr R Prior
Site:	18A Fore Street, Kingsbridge, TQ7 1NY
Proposal:	Application for approval of details reserved by conditions 5 & 6 of listed building consent 4038/19/LBC
KTC:	Recommend Approval

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

78.1 Ropewalk meeting feedback. Cllr Balkwill, Cllr Edmonds and the Town Clerk had held a meeting with SHDC's Chief Executive, Deputy Chief Executive and Director of Place & Enterprise on 16 November via video conferencing. The session had discussed the condition of planning application 4158/19/FUL (housing development between Ropewalk and Kingsway Park) given the Town Council's (KTC) Recommendation for Refusal. SHDC had noted:

- SHDC and KTC both agreed the need for affordable housing in Kingsbridge.
- SHDC's community housing programme was about the delivery of affordable housing to local communities and was not about providing income.
- KTC had acknowledged that if the number of proposed affordable homes, currently 7 from 15 i.e. 47% affordable, was increased to 10 affordable homes at 67% then it would support the affordable element of the scheme.
- SHDC agreed to pursue funding options to make the above happen and to review progress with KTC at the end of January 2021.
- SHDC agreed that the planning application would be placed on hold until this point.
- SHDC explained that the business case for the project included staff costs which were needed to deliver and manage it, such that the scheme costs get recycled to ensure the community housing programme was sustainable and could benefit other towns and villages.
- SHDC and KTC agreed that planning issues should be left to the planning process.
- SHDC would provide a briefing paper for KTC on costs/purchase options for local people.

KTC attendees broadly supported SHDC's feedback with the following further comments:

- SHDC's stated ambition was to provide the best possible quality homes, to make them as affordable as possible and to actually have as many affordable homes as possible.
- SHDC had reported the development was not about making money and it would not do so.
- A revision of 10 affordable/5 open market homes would be supported by KTC and reflected the figures provided in its planning application consultation feedback.
- However, the housing layout on site would need to change radically to be more acceptable for Springfield Drive properties otherwise KTC's recommendation for planning permission to be Refused would be retained.
- SHDC would fund and build the homes with covenants in place for affordability and for occupation by people with recognised local links in perpetuity. The site would not be managed by a Community Land Trust.
- Kingsbridge Quayside Masterplan 2017 Area 3, former DCC resource centre, further to the south in Ropewalk was considered an independent site by SHDC which did not wish to re-visit it at the current time i.e. nil link up.
- Should KTC not be satisfied with SHDC's response in January 2021 then the site was likely to be mothballed and SHDC would move on elsewhere.

- KTC held concerns that over £120k of public monies (albeit not from local tax payers) had been spent to date on the Kingsway Park/Ropewalk site. A debate for KTC Members was whether such expenditure deserved an outcome? or whether it could be parked up?
- To summarise: scheme on hold; further news late January.

Members considered the meeting outcomes however, there remained some disquiet about: process, relationship to previous masterplan, monies spent, housing layout and nil link-up with a nearby brownfield site. It was **RESOLVED** to articulate KTC's position in readiness for SHDC feedback in late January 2021 on the Ropewalk site (planning application 4158/19/FUL).

78.2 Belle Hill drainage meeting. KTC had been invited to a meeting on 19 November, via video conferencing, to discuss surface water investigations relating to the new Applegate housing development off Belle Hill. Other attendees were South West Water, DCC Flood Management, SHDC Development Committee, Environment Agency, County Cllr Brazil and District Cllr Denise O'Callaghan. It was agreed for KTC to be represented by Cllr Cole.

78.3 Revised plans for 2575/20/FUL. Revised plans for development proposals at 12 Mill Street would be received at the next Planning Committee.

78.4 Enforcement case. A commercial business had partly complied with a current enforcement matter.

20/79 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 1 December 2020

The meeting closed at 7.57 p.m.