

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 2 FEBRUARY 2021

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

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

20/108 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Peter Ralph.

Public Open Forum

Mr John Dodwell, 2 Lower Warren Road, made a statement regarding current planning application 4005/20/HHO for 1 Higher Warren Road and a previous application 3426/18/HHO at the same property. The salient points were:

- The latter application had permitted a small window at first floor level on the adjacent property to his own.
- At the time he was purchasing his own home and was unaware of the proposal; otherwise he would have objected.
- SHDC planning department did not inform any neighbours of the proposals.
- However, a much larger window had been installed.
- Said window on rising ground was highly intrusive and invaded the amenity value and privacy of his home and garden.
- An element of the former/current application was retrospective to address the installation of the large window.
- The locale was in the AONB and the large window caused light pollution.
- He had written to South Hams District Council (SHDC) about the matter but had not received a response.

The Chairman thanked John for his statement; the application would be considered at the meeting to realise the Town Council's (KTC) recommendation.

20/109 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 111.1.

Cllrs Balkwill and Cole declared non-pecuniary interests in agenda item 112.1.

20/110 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

- 110.1 3682/20/VAR**
Decision: Removal of Condition Granted
Decision date: 5 January 2021
Case Officer: Jeffery Penfold
Applicant: GBL Investments Ltd
Proposal: Application for variation of conditions 1, 2 and 3 of planning permission 0288/19/HHO
Site: 17 Belle Cross Road, Kingsbridge, TQ7 1NL
KTC: Recommended Approval
- 110.2 3535/20/LBC**
Decision: Listed Building Consent Granted
Decision date: 6 January 2021
Case Officer: Richard Gage
Applicant: Ms S Hurst
Proposal: Listed building consent for new extension
Site: 106b Fore Street, Kingsbridge, TQ7 1AW
KTC: Recommended Approval
- 110.3 3534/20/HHO**
Decision: Householder Granted
Decision date: 6 January 2021
Case Officer: Richard Gage
Applicant: Ms S Hurst
Proposal: Householder application for new extension
Site: 106b Fore Street, Kingsbridge, TQ7 1AW
KTC: Recommended Approval
- 110.4 4100/20/NMM**
Decision: Non Material Minor Amendment Granted
Decision date: 14 January 2021
Case Officer: Cheryl Stanbury
Applicant: Mr T Sly – Devonshire Homes
Proposal: Non-material minor amendments to planning consent 0787/19/ARM to allow hook fixings to roof slates
Site: Land off Belle Hill, Applegate Park, Kingsbridge, TQ7 1NJ
KTC: Not Consulted

CORRESPONDENCE & REPORTS

The following reports was received:

110.5 A working group of Cllrs Bex, Cole, Edmonds, Jennings and the Town Clerk had held a worthwhile meeting with District Cllr Bastone and SHDC officers Steve Mullineaux (Assistant Chief Executive) and Isabel Blake (Head of Housing) on 20 January to discuss the current draft Housing Strategy. Subsequently, the working group had met again on 26 January to collate their findings and a report had been forwarded to the Committee prior to the meeting. The Chairman thanked working group Members for their efforts. It was **RESOLVED** to adopt the working party's feedback as KTC's response to the South Hams & West Devon Housing Strategy 2021-2026 and to forward it to SHDC.

It was **RESOLVED** to note the above decisions and report.

20/104 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

None.

APPLICATIONS

111.1 0163/21/TPO
Case Officer: Lee Marshall
Applicant: Mrs P Beauchamp
Proposal: T1: Holm Oak – Crown reduction by 3m on all sides; request for cyclic consent to prune when regrowth reaches 1.5-2m
Site: 48 Embankment Road, Kingsbridge, TQ7 1LA
KTC's Tree Warden had viewed the tree from both sides of the estuary. The multi-stemmed Holm Oak was a mature specimen circa 10m height and was located close to the beach. Although in sound condition there had clearly been little management carried out in the past. It was an imposing tree which would benefit from crown reduction to provide its long term stability particularly as exposed to south/south westerly winds. It was important to be mindful of much wildlife in the area. The species of tree would recover well from pruning. The tree provided good amenity value, was valuable to wildlife and reduction by no more than 2m would maintain good shape and balance.
KTC: Recommend Approval conditional that crown reduction should be limited to 2m on all sides as the proposal for 3m reduction is considered to be too excessive.

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

20/112

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

112.1

4005/20/HHO

Case Officer:

Rachel Head

Applicant:

Mr & Mrs White

Proposal:

Householder application for new window (retrospective) and for new bay window, porch and single storey side extension

Site:

Swallows, 1 Higher Warren Road, Kingsbridge, TQ7 1LG

Members had undertaken a site visit on 1 February and had accessed the rear garden of the adjacent property, noted comments made during the Public Open Forum and were mindful of policies in the Supplementary Planning Document adopted July 2020.

KTC:

Recommend Refusal on the following grounds:

- **The large window already installed, i.e. retrospective proposal, has introduced direct overlooking and total loss of privacy for the adjacent property at 2 Lower Warren Road to the absolute detriment of residential amenity.**
- **The Supplementary Planning Document (13 Appendix 1: residential extensions and alterations) reports at 13.17: “The LPAs have a responsibility to protect the existing amenity of all residents. Any alteration (...) should not have an unacceptable effect on the standard of living offered to (...) their neighbouring properties”. Moreover, 13.20 reports: “Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room to the most private area of the garden”.**

112.2

3830/20/FUL

Case Officer:

Claire Boobier

Applicant:

Mr D Whittington – Dick Whittington Developments Ltd

Proposal:

Readvertisement (revised plans and description) erection of six new dwellings

Site:

Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

Members noted extant outline approval at the development site for 14 dwellings (2574/16/OPA) and KTC’s previous recommendation for Refusal on 3 occasions for the same, extant conditional approval for a detached home opposite (2710/19/FUL) and the submission of conditional matters for the same, the original proposal for 8 dwellings had been reduced to 6 dwellings due to the necessity for a bat survey of the existing dwelling in May/June 2021 alongside the reported intention for a subsequent separate application for its demolition and therefore likelihood of a future proposal for 2 further dwellings to realign with the original proposal for 8 dwellings in total, statutory and local feedback on SHDC’s planning portal including SHDC

Drainage recommendation for Objection on the grounds of insufficient information, JLP and SPD policies, the emerging South Hams & West Devon Housing Strategy 2001-2026, and the deadline for KTC feedback had been extended to 25 February.

- KTC:** **Recommend Refusal on the following grounds:**
- **Inappropriate housing mix given local needs, insufficient and confusing drainage information, known/related drainage matters from the nearby Applegate major housing development, overlooking of residential dwellings opposite and highways/vehicular/pedestrian access matters.**

The above draft proposal to be reviewed by the Planning Committee on 16 February given the revised feedback date.

It was **RESOLVED** to forward the findings at 112.1 above to SHDC Development Management and to review the findings at 112.2 above at the next Planning Committee.

20/113 ANY FURTHER CURRENT PLANNING MATTERS

113.1 The Town Clerk had met with SHDC officers to discuss the monitoring of Joint Local Plan allocation sites. The salient points were:

- There were circa 600 allocation sites and circa 80 had 10 units or more.
- An annual review was conducted commencing March/April which included site visits.
- The survey updated completions, sites under construction, timescales and those without progress.
- The response rate from landowners was circa 75%.
- This enabled the forecasting of SHDC's 5 year land supply.
- Kingsbridge had 3 allocation sites: TTV10 Quayside for 60 dwellings (current planning application for 15 dwellings awaiting consideration), TTV11 Belle Hill for 96 dwellings (approval and ongoing development for 93 homes) and TTV12 North West Kingsbridge (rear of Trebblepark) for 111 dwellings (a pre-JLP approved outline planning permission was time lapsed) i.e. a projection of 267 homes total to 2034.
- The latest information on the latter site was circa June 2019 and therefore it was not included in the current 5 year land supply figures.
- If local councils had a relationship with landowners then SHDC supported them making contact to request updates.

113.2 Members noted a potential planning enforcement matter in East Ward regarding the removal of trees in the AONB; the Town Clerk would forward information to SHDC Development Management.

20/114 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 16 February 2021.
The meeting closed at 9.05 p.m.