

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 6 APRIL 2021

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Mike Jennings
Cllr Graham Price
Cllr Peter Ralph

In Attendance: District Cllr Denise O'Callaghan
Two members of public
Martin Johnson (Secretary)

20/138 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex and Chris Povey.

Public Open Forum

Mr Dodwell, Lower Warren Road, made a statement regarding planning application 0688/21/HHO:

- The proposals were a resubmission of previous plans.
- A large window at first floor level on the south west elevation had been deleted alongside a chimney stack.
- He was unsure if this identified that a current large window in situ intended to be bricked up again or whether a fresh application for the window would be submitted.
- He requested for the town council (KTC) to take onboard his concerns.

Mr Curzon, Woodleigh, had attended the meeting to listen to the discussion about the proposed Primrose Trail.

Cllr Edmonds thanked members of public for their statements.

20/139 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 142.1.

20/140 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

140.1 **0124/21/HHO**
Decision: **Conditional Approval**
Decision date: 12 March 2021
Case Officer: Rachel Head
Applicant: Mr P Stone
Proposal: Householder application for new utility extension, garage extension and extension to workshop

Site: 14 Barton Close, Kingsbridge, TQ7 1JU
KTC: **Recommended Refusal on the grounds of overdevelopment of the site and overshadowing/loss of sunlight to the detriment of the residential amenity of the adjacent property**

140.2 **4084/20/HHO**
Decision: **Conditional Approval**
Decision date: 12 March 2021
Case Officer: Rachel Head
Applicant: Hirst & Tancock
Proposal: Householder application for alterations to dwelling
Site: 144 Church Street, Kingsbridge, TQ7 1DB
KTC: **Recommended Approval**

140.3 **4011/20/FUL**
Decision: **Application Refused**
Decision date: 12 March 2021
Case Officer: Jeffery Penfold
Applicant: Mr I Hodge
Proposal: Change of use of existing office unit (E) to apartment (C3)
Site: Unit 3, Kings Market, Fore Street, Kingsbridge, TQ7 1PR
KTC: **Recommended Approval**

140.4 **3967/20/ARC**
Decision: **Discharge of condition Approved**
Decision date: 18 March 2021
Case Officer: Sarah Packham
Applicant: Mr K Mahon
Proposal: Application for approval of details reserved by conditions 1, 3, 4, 5, 6, 7, 8, 9 and 10 of planning application 3552/18/FUL

Site: 129 Fore Street, Kingsbridge, TQ7 1AL
KTC: **No Comments**

140.5 **4055/20/HHO**
Decision: **Withdrawn**
Decision date: 10 March 2021
Case Officer: Bryony Hanlon
Applicant: Mrs H Lee

Proposal: Householder application for garage/bedroom extension, dormers to rear and alterations to existing dwelling with new terrace deck to rear
Site: Kingsmead, Kingsway Park, Kingsbridge TQ7 1HJ
KTC: **Recommended Refusal on the grounds of overdevelopment of the site and visual appearance of the proposals (extending the property to be directly adjacent to the streetscape/highway)**

140.6 **0460/21/NMM**
Decision: **Withdrawn**
Decision date: 18 March 2021
Case Officer: Rachel Head
Applicant: Mr Gist
Proposal: Non-material amendment to planning consent 2986/20/HHO for alterations to roof
Site: 10 Dodbrooke Court, Rack Park Road, Kingsbridge, TQ7 1DS
KTC: **No Comments**

CORRESPONDENCE & REPORTS

The following correspondence/reports were received:

140.7 Members noted that an agenda item for SHDC's Executive meeting 22 April 2021 would discuss motorhome overnight stays at the Cattlemarket and Quay Car Parks for a maximum duration of 2 consecutive nights with no return within 48 hours. The suggested tariff was £15 for a maximum use of 2 bays from 6.00 p.m. to 9.00 a.m. Signage would identify rules i.e. code of conduct and no barbeques etc. An amendment to SHDC's Off-Street Parking Order would be required to include a 21 day public consultation. The report would advise potential benefits: improved local tourism, increased local spend and extension of the tourist season. Such policy was being considered by other principal councils indeed, East Devon and Torridge District Councils had provided the opportunity for several years. The proposal was to operate a pilot for up to 12 months in order to review the success of the policy and to evaluate whether it should be continued or revert to no overnight sleeping in car parks.

After discussion, it was **RECOMMENDED** to object to the proposal for overnight motorhome stays in Kingsbridge car parks for the following reasons:

- Lack of facilities to dispose of grey water.
- Concerns whether fees would be collected.
- Lack of electric hook-up points.
- Modern motorhomes were large vehicles and the car park was likely to be swamped.
- Motorhomes would change the entire outlook and current amenity value at the head of the estuary/civic space.
- There were plenty of licenced camping sites in the Kingsbridge area.

- Potential lack of policing to check times in and out.
- Likelihood of rubbish and debris being left/lack of litter bin capacity to accommodate motorhomes' use.
- Parking spaces were already at a premium in the summer months and regularly at full capacity with nil spaces available.
- Evidence of motorhome abuse of car parks and associated problems in East Devon and Torridge.

140.8 Members noted a local resident's representations regarding private housing rental in Kingsbridge:

- Rents were too high and did not reflect local pay.
- Such rents were only affordable to people relocating and did not support the local community.
- When a suitable affordable property did come up for rent the agent(s) were swamped by applicants.
- There was a huge lack of provision of social housing.
- The Applegate Park development off Belle Hill would provide 22 'affordable' homes from 94 total.
- The resident acknowledged that KTC had limited powers to influence matters but wished to bring the crisis to Members' attention alongside SHDC local Ward Members and the MP.
- She was happy to work with KTC to try and make housing in Kingsbridge fairer for local people.

Members considered the following:

- They wholly recognised the current housing crisis (which would be reflected in the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan and KTC had identified in its feedback to SHDC recently adopted Housing Strategy 2021-2026).
- Effectively rental prices were governed by market forces.
- There had been no investment in social housing by central government for years.
- The demographic mix was changing fast and the housing crisis was real and happening today.

It was **RESOLVED** for Cllr Povey and the Town Clerk to respond to a local resident about housing concerns.

140.9 Members noted the receipt of circa 30 objections and 5 supportive comments regarding a feasibility study for a proposed Kingsbridge to South Brent multi-use trail, the Primrose Trail, which was a nominated project in the adopted Kingsbridge Open Space, Sport & Recreation Plan and included as a draft policy in the emerging Kingsbridge, West Alvington & Churchstow Neighbourhood Plan. All comments had been acknowledged and, where it was not apparent, residents had been advised to contact their own parish council along the route and also to forward their thoughts to the Primrose Trail group itself. Members acknowledged that without landowner support the suggested route of the trail, as identified in the feasibility study, would be

unlikely to come to fruition without considerable mitigation. However, Members wished to retain their support for the concept of the trail. Moreover, KTC could effectively only control matters within its own parish boundary. It was understood that Churchstow Parish Council also supported the concept of a trail. A draft policy for inclusion in the above draft Neighbourhood Plan was read out which identified that support for the trail beyond the plan area was outside its scope; the feasibility study dated December 2020 would not be included as an Appendix. It was **RESOLVED** to support policy KWAC T5 The Primrose Trail for inclusion in the draft Kingsbridge, West Alvington and Churchstow Neighbourhood Plan.

20/141 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

141.1 0648/21/TCA
Decision: **Trees in a Conservation Area – Grant of Conditional Consent**
Case Officer: Lee Marshall
Applicant: Mr M Ivatt
Proposal: T1: Eucalyptus – Fell & remove due to poor quality and low amenity value.
Site: 72 Church Street, Kingsbridge, TQ7 1DD
KTC: **Recommended Approval**

APPLICATIONS

None.

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

20/142 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

142.1 0505/21/HHO
Case Officer: Bryony Hanlon
Applicant: Mr M Vallance & Miss C Gall
Proposal: Householder application for proposed extension to the side and rear including internal alterations.
Site: 5 Green Close, Kingsbridge, TQ7 1NH
KTC: **Recommend Approval subject to management of contractor vehicles during the construction to ensure the cul-de-sac remains accessible for neighbours**

142.2 **0688/21/HHO**
Case Officer: Rachel Head
Applicant: Mr D White
Proposal: Householder application for new bay window, porch and single storey extension (resubmission of 4005/20/HHO) (retrospective)
Site: Swallows, 1 Higher Warren Road, Kingsbridge, TQ7 1LG
Members noted that a large first floor window in situ on the south west elevation situ had not been identified on submitted drawings 010c and 011c
KTC: **Recommend Refusal as the submitted drawings were incorrect and therefore could not be assessed**

142.3 **0271/21/HHO**
Case Officer: Rachel Head
Applicant: Mr R Tims
Proposal: Householder application for proposed alterations to existing including loft extension, replacement cladding, works to roof and chimney and replacement flat roof to kitchen.
Site: 90 Church Street, Kingsbridge, TQ7 1DD
KTC: **Recommend Deferral until the Planning Committee on 20 April 2021**

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

20/143 **ANY FURTHER CURRENT PLANNING MATTERS**

143.1 Members received a listing of current Enforcement cases dated 6 April 2021; the information was confidential and not for dissemination to the public or outside bodies. Some historic cases had been resolved however, one particular case would be addressed with SHDC Ward Members.

143.2 Members noted that refurbishment of a landmark building had apparently stopped; KTC would contact the owners to request an update.

143.3 Members noted that the Neighbourhood Plan Steering Group anticipated the Regulation 14 public consultation to commence on Monday 10 May for the draft plan.

20/144 **DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 20 April 2021.

The meeting closed at 8.50 p.m.