

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 27 APRIL 2021

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

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

20/145 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

Dan Stathers, of Derby Road, stated that Locks Hill (K4 development site off Derby Road) was an ancient pasture and one of the last remaining wild places in Kingsbridge and should not be given up for development. Blakesley Estates had raised a £9.5m debt facility to achieve house building and the viability of this controversial project has got everyone active. The Save Locks Hill group would be actively watching every move made by the developers and he thanked the support of the local authorities.

Miranda Gardiner, applicant for planning application 1083/21/FUL, stated that she had liaised with Lucy Hall planning officer. The landscape visual assessment was positive highlighting the recessive aspects of the property and that it preserved the amenity value of the AONB. Feedback from the AONB Estuaries Officer was also positive and supported the addition of shutters to the dormer windows. The property was of high quality design and materials which had been recognised nationally and featured in architectural publications.

David White, applicant for planning application 0688/21/HHO, stated that a mistake had been made ordering windows in 2020 and an incorrect sized window had been fitted (south west elevation). Thereafter, engagement took place with SHDC Enforcement leading to the current application. The proposals, shared with neighbours, had received majority support. On South Hams District Council (SHDC) advice, the re-advertised plans included removal of the current window (south west elevation) and replacement with previous approval.

Lee Bonham, of Derby Road, thanked Cllr Jennings for discussing the Locks Hill development on site recently. Over 1,500 local residents supported the "Save Locks Hill" campaign. There were several concerns including: wildlife, trees, safety, overdevelopment and the low affordable housing quota. There were numerous conditions to be discharged before the development could commence including a construction management plan, footways and highway matters. He requested the Town Council (KTC) to support the views of townsfolk in a forceful manner.

Cllr Edmonds thanked members of public for their comments.

20/146 DECLARATIONS OF INTERESTS

Cllr Jennings declared a pecuniary interest in agenda item 149.7.

20/147 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decisions were received from SHDC:

147.1 0511/21/HHO
Decision: Householder Granted
Decision date: 7 April 2021
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs D Pollard
Proposal: Householder application for new balcony, alterations to dwelling and new parking area.
Site: Kaslo House, Fore Street, Kingsbridge, TQ7 1AX
KTC: Recommended Approval

147.2 0918/21/NMM
Decision: Non Material Minor Amendment Granted
Decision date: 8 April 2021
Case Officer: Charlotte Howrihane
Applicant: Mrs J Mittenzwei
Proposal: Non-material minor amendment to 2120/20/HHO to reduce rear path by 100mm to meet required drive length of 4700mm
Site: 7 Isigny Road, Kingsbridge, TQ7 1EN
KTC: Not Consulted

CORRESPONDENCE & REPORTS

The following correspondence/reports were received:

147.3 Representations had been received from the Save Lock's Hill Group regarding the approved K4 development site in Derby Road and Members were aware of comments made during the Public Open Forum. KTC supported the campaign.

147.4 Information and updates from the Steering Group regarding the emerging draft Kingsbridge, West Alvington and Churchstow Neighbourhood Plan. It was then **RESOLVED** to:

- Respond to the Steering Group with KTC's support for a Principle Residence policy for the whole plan area based on recent consultancy advice received. However, an addendum: "Where a non-domestic property is converted to residential use through planning consent or by Permitted Development Rights such dwellings are considered new dwellings for the purposes of this policy" was not supported. It was considered that the latter may be too restrictive for local landowners by effectively deleting the marketing of their properties to potential 2nd home owners. It was noted that in conservation areas i.e. Fore Street there appeared to be rigour around permitted development rights for the loss of ground floor space.
- Note that letters had been delivered to brownfield site landowners and tenants to alert them to the proposed development policies and inclusion of a 'Brownfield First' policy.
- Note that KTC had provided feedback on the Kingsbridge development boundary and had suggested the inclusion of recent planning permissions.
- Note the intention to commence a public consultation on the draft plan from 10 May 2021.

147.5 From SHDC an application for a Temporary Pavement Licence for The Pantry, 1 Duke Street, Kingsbridge, TQ7 1HU until 30 September 2021 to position 3 tables and 12 chairs Monday to Saturday 0830-1700 and Sunday 0900-1500. It was noted that a neighbouring business had concerns with the proposals. Devon County Council had informed KTC of their own objection: tables/chairs would limit pedestrian access, they were remote from The Pantry and vehicles regularly parked in Duke Street notwithstanding on-street restrictions. It was then **RESOLVED** to support DCC's above reasons for Refusal for a temporary pavement licence.

147.6 Updates from SHDC on outstanding planning enforcement cases for Kingsbridge; the information was confidential and not for dissemination to the public or outside bodies and therefore would be received at agenda item 20/150.

It was **RESOLVED** to note the above decisions 147.1-147.2, correspondence at 147.3 and to forward KTC's findings at 147.4-147.5 to the relevant bodies.

20/148 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

148.1	Tree Preservation Order
TPO No:	1036 Tree Preservation Order 2021
Site:	Woodspring, Bowcombe Road, Kingsbridge, TQ7 2DJ
Reference:	T1: English Oak T2: English Oak

A1: The trees of all species including coniferous and deciduous within the area marked as A1 on map

APPLICATIONS

148.2 **0853/21/TCA**
Case Officer: Lee Marshall
Applicant: Mr C Stephens
Proposal: T1: Fir – Deadwood removal (exempt)
 T2: Sycamore – Removal of 2 x limbs at approx. 4m from
 ground level on west side
 T3: Sycamore x 2 – Crown height reduction by up to 5m
Site: Land to rear of 124 Fore Street, Kingsbridge TQ7 1AW
KTC: **Recommended Approval subject to balancing of the crown
 for T2**

It was **RESOLVED** to note the above Tree Preservation Order and to forward the findings of the above planning consultation to SHDC Development Management.

20/149 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

149.1 **0576/21/FUL**
Case Officer: Claire Boobier
Applicant: Mr D Whittington – Dick Whittington Developments Ltd
Proposal: Replacement of existing dwelling with two new semi-detached
 dwellings
Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF
*Members noted that KTC had Recommended Refusal of planning application
3830/20/FUL for 6 dwellings at the Dennings site directly abutting the current
application land area i.e. 4 units to the north and 2 to the south therefore the
proposals would effectively lift the overall housing numbers on the same site from 6
to 8 units total.*
KTC: **Recommend Refusal on the following grounds:**

1. Inappropriate housing mix.

The Design & Access Statement reports: "The housing is aimed at the family house market which is in great shortage in the Kingsbridge area" and argues for large detached homes citing the JLP and SPD as evidence.

It is curious that the applicant appears to be unaware of developments currently under construction at K5, off West Alvington Hill, which includes 26 in number 3 and 4 bed open market homes and Applegate, off Belle Hill, which includes 58 in number 3 and 4 bed open market homes i.e. 84 open market 3 and 4 bed homes in total.

All 6 dwellings have a study/home office earmarked providing the opportunity to become another main room lifting the proposals to potentially become 4 or 5 bedroom dwellings.

The emerging South Hams & West Devon Housing strategy 2021-2026 reports an under occupancy of 4 and 5 bed homes at 27% in the South Hams compared to the rest of England at 19%.

JLP Policy Dev8 reports: The most particular needs in the policy area are:

- i. Homes that redress an imbalance within the existing housing stock.
- ii. Housing suitable for households with specific need.
- iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.

SPD Policy Dev8.1 reports: A step-change in the delivery of smaller homes will enable greater churn within the existing housing stock as it will facilitate down-sizing for older people, as well as providing a first-step towards independent living for young people and young families. Housing stock that comprises a relative over-provision of large houses makes it increasingly difficult to rebalance the demographic profile and increase home ownership because the current housing stock is inherently unaffordable. Large dwellings, particularly those in coastal settlements, are not suited to smaller households or households that are earning close or similar to the national wage. When seeking to ensure a diversity of size, the number of bedrooms will be used as the key metric (as the number of bedrooms in a dwelling has a significant impact on how affordable it is), with the Strategic Housing Market Assessment Part 2 providing thresholds for the number of dwellings required by bedroom. In order to ensure that homes are not built with a surplus of rooms that can be used as bedrooms, the LPAs will carefully examine floor plans. The SHMNA Part 2 provides a breakdown of housing mix required to meet the needs of projected household formation throughout the plan period. The housing mix prescribed for each housing tenure type within the SHMNA Part 2 should be considered as the requirement for all schemes of over 5 units.

Strategic Housing Market Needs Assessment 2017 reports a requirement for owner occupied 1-2 bed homes for the 20 year period from 2017 at 49% with 4 or more bed homes at 18%.

Given the above Housing Strategy, JLP, SPD and SHMNA evidence it is strongly suggested that the housing mix proposals are totally inappropriate for Kingsbridge and will not meet the needs of local people.

2. Insufficient and confusing drainage information.

JLP Policy DEV35 reports that developments located within a Critical Drainage Area should include a Drainage Strategy setting out and justifying the option(s) proposed, present supporting evidence, and include proposals for long term maintenance and management. Options have been provided for off-site drainage which leads one to

149.4 **1020/21/ARC**
Case Officer: Rita Clark
Applicant: Mr C Sharpe
Proposal: Application for approval of details reserved by conditions 4 and 8 of planning application 28/1007/15/LB
Site: 1-3 Fore Street, Kingsbridge, TQ7 1PG
KTC: Recommend Approval

149.5 **0900/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mr & Mrs White
Proposal: Householder application for proposed internal and external alterations
Site: 12 Linhey Close, Kingsbridge, TQ7 1LL
KTC: Defer to Planning Committee 18 May 2021

149.6 **1130/21/FUL**
Case Officer: Rachel Head
Applicant: Mr A Horwood – Tesco
Proposal: Proposal to paint the building façade in grey (RAL 7042 & RAL 7012)
Site: Tesco, Cookworthy Road, Kingsbridge, TQ7 1QN
KTC: Recommend Approval

149.7 **0688/21/HHO**
Case Officer: Rachel Head
Applicant: Mr D White
Proposal: Re-advertisement (Revised plans received) Householder application for new bay window, porch and single storey side extension and replacement of first floor window to South West elevation (as previously approved under consent reference 3426/18/HHO)
Site: 1 Higher Warren Road, Kingsbridge, TQ7 1LG
Members noted comments made during the Public Open Forum, that planning application 3426/18/HHO had already provided permission for a window on the south west elevation at first floor level, that 4005/20/HHO which KTC had Recommended for Refusal had subsequently been withdrawn, and the current re-advertised plans now identified said approved window in situ.
KTC: Recommend Approval

149.8 **0642/21/VAR**
Case Officer: Paul Rossington
Applicant: Mr P Williams
Proposal: Application for variation of condition 13 of planning permission 4182/18/FUL
Site: Lower Coombe Royal, Stentiford Hill, Kingsbridge, TQ7 4AD
KTC: Recommend Approval

149.9

1083/21/FUL

Case Officer: Elizabeth Arnold
Applicant: Miranda Gardiner
Proposal: Retrospective change of use to holiday accommodation
Site: Bowcombe Boathouse, Embankment Road, Kingsbridge,
TQ7 1LA

Members noted comments made during the Public Open Forum and that the property had been the subject of a Breach of Condition Notice issued on 1 October 2020 which related to Refusal of planning application 1443/18/VAR on 12 November 2019 due to the introduction of a dormer and balcony which was counter to adopted policies STP1, SPT2, STP12, DEV20, DEV23, DEV24 and DEV25 of the JLP. The officer report for the latter stated: “the case officer and landscape specialist met with the applicant (...) a revised plan was received which proposed usable shutters onto the balcony (...) but ultimately it does not address the harm caused by extending into the roof”. It then reported: “the principle concerns raised in respect of the introduction of the balcony feature and glazed unit into the roof line are still relevant (...) presenting a visually discordant and prominent feature high up on the building elevation. As a later addition, it does not read well and balance with the building and is considered to notably worsen the landscape character and visual impacts of the development; changing what was a simple, modest, functional building into an isolated and incongruous residential development. There are clear and open views of the development from highly sensitive recreational viewpoints on the creek and the rising ground to the east”.

Therefore, Members considered that the new retrospective application (which only differs from previous plans by identifying specifics of the above mentioned window shutters) was effectively identical to an application already Refused by the LPA and therefore the latter Refusal decision/case officer report remained extant as the JLP DEV policies remained in force without amendment. Moreover, the new retrospective application had made no attempt to address the above Refusal nor recent planning enforcement matters i.e. removal of the dormer extension and associated balcony on the south east elevation which the LPA had already reported: “is a poor design feature which disrupts the balance of the building (...) and fails to conserve and enhance the special qualities of the South Devon AONB and the undeveloped coast”.

KTC:

Recommend Refusal on the following grounds:

- **The dwelling is too high, overbearing and constitutes over development on a small site.**
- **The design and visual appearance of the dwelling is inappropriate within the AONB.**

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management and to re-consider the agenda item 149.5 at the next meeting.

20/150

ANY FURTHER CURRENT PLANNING MATTERS

150.1 KTC would report potential enforcement cases relating to tree works and a residential development.

150.2 Government had recently announced funding aimed at tree planting and SHDC was co-ordinating a district bid to DCC as the top-tier local authority. The deadline for KTC input was Friday 30 April and liaison was taking place with the Kingsbridge Orchard Town group to address potential locations. It was **RESOLVED** for KTC feedback to be delegated to Cllr Price, Cllr Vann and the Town Clerk to work up tree planting feedback to SHDC.

20/151

DATE OF NEXT MEETING

7.00 p.m. on Tuesday 18 May 2021.

The meeting closed at 9.00 p.m.