

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 6 JULY 2021

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Peter Ralph

In Attendance: One Member of Public
Martin Johnson (Town Clerk)

21/23 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex, Philip Cole, Graham Price, Mike Jennings and Chris Povey.

Public Open Forum

Mr Colin Sutton, Hillside Drive, stated his objections regarding the revised application for a Construction Management Plan (CMP) at the K4/Lock's Hill development off Derby Road. The salient points were:

- The sheet piled retaining walls across the site would mean much ground vibration and noise which could result in potential structural damage to nearby residential properties. Nil measures had been identified in the CMP to control these matters.
- There were no checks and controls in the CMP regarding on-site vehicle emissions or vehicular noise.
- The hours of work included Saturdays 0900-1600 following weekday working of 0900-1700 which would mean 6 days of intolerable inconvenience and loss of amenity for nearby residents.
- There was nil mention of public engagement to foster good neighbourly relations and no correspondence from the developers had been received to date.
- There were no fire prevention measures proposed.
- Construction traffic was identified to travel to the site via the A379 and turn right down Derby Road. That day, at 0730, a very large lorry carrying an earth moving track vehicle, had pulled into Ebrington Street in order to reverse down Derby Road as it was unable to turn right and effectively closed the road to traffic for several minutes.

Cllr Edmonds thanked Colin for his statement.

A member of public left the Chamber

21/24 DECLARATIONS OF INTERESTS

None.

21/25

PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

- 25.1** **1342/21/ARC**
Decision: **Planning Permission Discharged**
Decision date: 7 June 2021
Case Officer: Rita Clark
Applicant: Mr C Sharpe
Site: 1-3 Fore Street, Kingsbridge, TQ7 1PG
Proposal: Application for approval of details reserved by conditions 4 and 8 for planning application 28/1006/15/F
KTC: **No Comments**
- 25.2** **1223/21/HHO**
Decision: **Conditional Approval**
Decision date: 15 June 2021
Case Officer: Rosalie Metcalf
Applicant: Mr & Mrs Leedham
Site: 17 Belle Cross Road, Kingsbridge, TQ7 1NL
Proposal: Householder application for construction of detached single garage with mezzanine storage area
KTC: **Recommended Approval**
- 25.3** **0813/21/HHO**
Decision: **Withdrawn**
Decision date: 15 June 2021
Case Officer: Chris Mitchell
Applicant: Mr I Treblanche
Site: 9 Frogmore Terrace, Kingsbridge, TQ7 1EU
Proposal: Householder application for conversion of loft space into bedroom
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

None.

It was **RESOLVED** to note the above planning decisions.

21/26

TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

The following planning applications were received from SHDC for consideration:

27.1**1850/21/ARC**

Case Officer:

Cheryl Stanbury

Applicant:

Mr J Freeland – Blakesley Estates

Proposal:

Revised application for approval of details reserved by conditions 6 (Tree Protection scheme), 9 (Parking details), 10 (Access road and highway) and 11 (Access road through site) of planning permission 28/1560/15/O (Appeal Reference APP/K1128/W/16/3156062)

Site:

Land to the South side of Derby Road, Kingsbridge

Members noted several objections from local residents on SHDC's planning portal, SHDC's Tree Specialist objection regarding Condition 6 and DCC Highways comments regarding Condition 10.

KTC:

Recommend Refusal for the following reasons:

- **Insufficient detail to discharge Condition 6.** The submitted Tree Protection Plan is dated 1 February 2016 i.e. over 5 years old. KTC suggests an updated PTT is required. Arboricultural Method Statements required by the Planning Inspector and requested by SHDC's Tree Specialist have not been submitted. No reference is made to TPO 1039 made on 14 May 2021 which covers all trees within the development site.
- **Devon County Council comments regarding Condition 10 and the requirement for further information from the applicant.**
- **Insufficient information to discharge Condition 11 regarding Public Footpath No.6 i.e. nil footpath width identified (earmarked as 2m clear by DCC) and a proposed retaining wall on the drawings appears to actually block the footpath.** A formal application for the diversion of the designated route of Public Footpath is required indeed, the Visual Tree Inspection report submitted by the applicant is pertinent: "the path (...) may have been redirected from its original route".

27.2**1851/21/ARC**

Case Officer:

Cheryl Stanbury

Applicant:

Mr J Freeland – Blakesley Estates

Proposal:

Revised application for approval of details reserved by condition 13 (Construction management plan) of planning permission 28/1560/15/O (Appeal Reference APP/K1128/W/16/3156062)

Site:

Land to South side of Derby Road, Kingsbridge

Members noted several objections from local residents on the SHDC's planning Portal and that 3 in number CMPs had been submitted dated 12 May 2021, 16 June 2021 and 2 July 2021.

KTC:**Recommend Refusal for the following reasons:**

- **The Contractor Parking Area (Appendix A) is inaccurate as there is no space/available access for parking alongside South Moor Vets et al.**
- **Construction traffic routing to the development site as identified is insufficient as evidenced by a large HGV delivering a track vehicle at circa 0730 on 6 July 2021 i.e. the HGV had to reverse the entire length of Derby Road from the junction with Rack Park Road to reach the site. Two marshals will be required above and below HGVs for this type of movement to control other road traffic plus additional banksmen to guide lorries down Derby Road itself i.e. a minimum of 4 persons. The CMP identifies a single Banksman only.**
- **It is not evidenced that Devon County Council has agreed to the 'before and after' Highway Condition Surveys. Such surveys should also consider the small bridge in the highway adjacent to the site.**
- **The construction traffic and workforce hours should be limited to 1300 completion on Saturdays without exception.**
- **Environmental control, given the close proximity of residential homes, should also consider vibration and air quality matters. Moreover, nil radios should be allowed on the open site and water misting of actual construction materials should be actioned.**
- **Contact details of the on-site manager should be provided by way of email and mobile phone.**

27.3**1398/21/HHO**

Case Officer:

Charlotte Howrihane

Applicant:

Mr & Mrs G Wright

Proposal:

Householder application for new first floor extension to south east along with internal alterations and garden works

Site:

14 Lower Warren Road, Kingsbridge, TQ7 1LF

KTC:**Recommend Approval**

27.4 **1722/21/HHO**
Case Officer: Claire Boobier
Applicant: Mr P McGinn
Proposal: Householder application for proposed raising of wall plate line
 on rear elevation
Site: 5 Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Recommend Approval**

27.5 **1946/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mr & Mrs Lilburn
Proposal: Householder application to install replacement windows and
 doors
Site: 5 Cookworthy Court, Kingsbridge, TQ7 1QN
KTC: **Recommend Approval**

It was **RESOLVED** to delegate consultation feedback to SHDC for the above proposals at 27.1 and 27.2 to Cllr Edmonds and the Town Clerk and to forward the findings of the above planning consultation at 27.3, 27.4 and 27.5 to SHDC Development Management.

21/28 ANY FURTHER CURRENT PLANNING MATTERS

28.1 It was reported that 2 illuminated signs had been installed on the external elevations of a business premises; the Town Clerk would report to SHDC as a potential enforcement case.

28.2 The final Question and Answer session for the draft Neighbourhood Plan Regulation 14 public consultation would take place the following day. Next stages were: for the draft to be informed by public feedback, liaison with SHDC, further consultation, independent examination and ultimately a referendum. The Plan contained 32 policies which the Planning Committee would need to totally conversant with.

21/29 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 20 July 2021.

The meeting closed at 8.00 p.m.