

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 7 SEPTEMBER 2021

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

In Attendance: District Cllr Denise O'Callaghan
Martin Johnson (Town Clerk)

21/37 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Graham Price and Peter Ralph.

Public Open Forum

There were no members of public present.

21/38 DECLARATIONS OF INTERESTS

Cllr Jennings declared pecuniary interests in agenda items 39.18 and 41.4.

21/39 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

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| 39.1 | 1453/21/HHO |
| Decision: | Conditional Approval |
| Decision date: | 16 July 2021 |
| Case Officer: | Bryony Hanlon |
| Applicant: | Mr & Mrs Coulson |
| Proposal: | Householder application for East & West side extensions to dwelling and enclosure to open porch |
| Site: | 5 Badgers Green, Kingsbridge, TQ7 1UE |
| KTC: | Recommended Approval |
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| 39.2 | 1095/21/ARC |
| Decision: | Discharge of condition Approval |
| Decision date: | 20 July 2021 |
| Case Officer: | Rita Clarke |
| Applicant: | Mr T Sly |

Proposal: Application for approval of details reserved by condition 4 and 8 of Planning Permission 0787/19/ARM
Site: Development site Atsx739449, Belle Hill, Kingsbridge
KTC: **No comments**

39.3 1083/21/FUL

Decision: Refusal

Decision date: 26 July 2021

Case Officer: Elizabeth Arnold

Applicant: Miranda Gardiner

Proposal: Retrospective change of use to holiday accommodation.

Site: Bowcombe Boathouse, Embankment Road, Kingsbridge, TQ7 1LA

KTC: Recommended 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**

39.4 1398/21/HHO

Decision: Conditional Approval

Decision date: 27 July 2021

Case Officer: Charlotte Howrihane

Applicant: Mr & Mrs G Wright

Proposal: Conditional Approval

Site: 14 Lower Warren Road, Kingsbridge, TQ7 1LF

KTC: Recommended Approval

39.5 1722/21/HHO

Decision: Conditional Approval:

Decision date: 29 July 2021

Case Officer: Claire Boobier

Applicant: Mr P McGinn

Proposal: Householder application for proposed raising of wall plate line to rear elevation

Site: 5 Embankment Road, Kingsbridge, TQ7 1JZ

KTC: Recommended Approval

39.6 1850/21/ARC

Decision: Discharge of Conditions Refused

Decision date: 30 July 2021

Case Officer: Richard Nicholson

Applicant: Mr J Freeman – Blakesley Estates

Proposal: Application for approval of details reserved by condition 6 (Tree Protection scheme), 9 (Parking details), 10 (Access road and highway) & 11 (Access road through site) of planning permission 28/1560/15/O

Site: Land to the south side of Derby Road, Kingsbridge
KTC: **Recommended 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".

39.7 **1851/21/ARC**
Decision: **Discharge of conditions Refused**
Decision date: 30 July 2021
Case Officer: Richard Nicholson
Applicant: Mr J Freeman – Blakesley Estates
Proposal: Application for approval of details reserved by condition 13 (Construction management plan) of planning permission 28/1560/15/0.

Site: Land to the south side of Derby Road, Kingsbridge
KTC: **Recommended 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.

39.8

Decision: Conditional Approval

Decision date: 29 July 2021

Case Officer: Chris Mitchel

Applicant: Mr & Mrs Lilburn

Proposal: Householder application to install replacement windows and doors

Site: 5 Cookworthy Court, Kingsbridge, TQ7 1QN

KTC: Recommended Approval

39.9

Decision: Conditional Approval

Decision date: 13 August 2021

Case Officer: Claire Boobier

Applicant: Mr Peter Trembath

Proposal: Change of use of yard to Builders Merchant yard for storage with new perimeter fencing and gates

Site: Oak Place, Higher Union Road, Kingsbridge, TQ7 1EQ

KTC: Recommended Approval conditional to an undertaking that HGV deliveries will be managed off the highway

39.10

Decision: Withdrawn

Decision date: 11 August 2021

Case Officer: Richard Gage

Applicant: Mr Andrew Reid

Proposal: Application for variation of condition 2 (approved plans) of planning consent 3949/18/FUL

Site: 89 Fore Street, Kingsbridge, TQ7 1AB

KTC: Recommended Approval

39.11	1489/21/VAR
Decision:	Withdrawn
Decision date:	11 August 2021
Case Officer:	Richard Gage
Applicant:	Mr Andrew Reid
Proposal:	Application for variation of condition 2 (approved plans) of planning consent 3950/18/LBC
Site:	89 Fore Street, Kingsbridge, TQ7 1AB
KTC:	Recommended Approval
39.12	1612/21/HHO
Decision:	Conditional Approval
Decision date:	18 August 2021
Case Officer:	Bryony Hanlon
Applicant:	Mr M Bailey
Proposal:	Householder application for new porch extension to dwelling
Site:	4 Henacre Road, Kingsbridge, TQ7 1DN
KTC:	Recommended Approval
39.13	2407/21/HHO
Decision:	Conditional Approval
Decision date:	19 August 2021
Case Officer:	Chris Mitchell
Applicant:	Mrs L Palmer
Proposal:	Householder application for a monopitch porch on front elevation and rear single storey extension full width of the house
Site:	11 Rack Park Road, Kingsbridge, TQ7 1DQ
KTC:	Recommended Approval
39.14	0439/21/HHO
Decision:	Conditional Approval
Decision date:	18 August 2021
Case Officer:	Chris Mitchell
Applicant:	Mrs L Hughes
Proposal:	Householder application for removal of hedge and erection of concrete wall with gate
Site:	4 Barnfield Walk, Kingsbridge, TQ7 1QS
KTC:	Recommended Approval
39.15	1483/21/HHO
Decision:	Conditional Approval
Decision date:	1 August 2021
Case Officer:	Bryony Hanlon
Applicant:	Mr C Dyer
Proposal:	Householder application for single storey rear extension
Site:	Moo View, 14 Ilton Way, Kingsbridge, TQ7 1DT
KTC:	Recommended Approval

2623/21/HHO

Withdrawn

19 August 2021

Chris Mitchell

Mr & Mrs Smith

Householder application for replacement single storey entrance hall extension to ground floor, partial reconstruction of first floor and addition of new second floor.

The Boathouse, Embankment Road, Kingsbridge, TQ7 1LA

KTC: Recommend Refusal on the following grounds:

- the proposed first floor balcony is too large and extends too far forwards to the estuary creating a dominant feature which will have a negative impact on the visual appearance of this key waterfront area, result in a loss of visual amenity from the estuary itself and create a dark shadow underneath on Public Footpath No.15

The following correspondence and reports were received:

2076/21/HHO

Rachel Head

M King

Householder application for two storey side extension with slate/flat roof, 2No rooflights and additional fenestration.

9 Buckwell Road, Kingsbridge, TQ7 1NQ

Recommend Approval

Consideration of the above planning application was delegated to Cllr Edmonds and the Town Clerk at the Planning Committee held on 20 July 2021 and, after consultation with other Members, the above feedback was forwarded to SHDC Development Management on 17 August 2021.

2811/21/CLP

Bryony Hanlon

Mr & Mrs Golding

Certificate of Lawfulness for proposed extension, alterations, rear dormer, porch canopy and erection of garage.

Addlehole House, Belle Cross Road, Kingsbridge, TQ7 2DY

SHDC reports there is no statutory consultation requirement for the above planning consultation i.e. the application has been forwarded for information only.

39.19 At the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Steering Group meeting held on 19 August 2021 it was reported that the Farmers Market and Zoom meeting had been successful in encouraging feedback for the Regulation 14 draft plan public consultation. Responses had been received from

statutory consultees Devon Wildlife Trust, Historic England and Natural England. SHDC feedback had been received that day, circulated to the Steering Group and it was likely that a meeting would be called to discuss it. Once the draft plan had been revised it needed to be approved by all 3 councils and then submitted to SHDC by KTC on behalf of all said councils.

It was **RESOLVED** to note the above planning decisions correspondence and reports.

21/40 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS AND CORRESPONDENCE

40.1 Tree Preservation Order No.1048

Site: Adjacent nos. 9/11 Hurrell Road, Kingsbridge, SX 731444

Tree: T1 – Alder Buckthorn (Frangula Alnus)

The reasons for serving the Order were:

- in the interests of preserving the significant public visual amenity benefits of the subject tree which presently serves to preserve and enhance the sylvan character of the local area;
- the subject tree is one of few mature trees within the local visual landscape and as such its visual amenity contributions are significantly heightened, amplified by the rarity of the species locally.

There was a 28 day period in which objections or representations could be made about the Order otherwise the Order would be confirmed as served or with any modifications by 27 August 2021

40.2 2470/21/TPO

Decision: Tree Preservation Order – Grant of Conditional Consent

Applicant: Mrs Wing

Proposal: T1: Hawthorn - Fell due to low amenity value and growing on a lean out from Devon bank;

T2: Spruce - Fell as outgrown garden;

T3: Hawthorn - Fell due to low amenity value;

G1: Spruce x 3 - Crown raise to 4m from ground level on East side to create clearance from car park

Site: 13 Ebrington Street, Kingsbridge, TQ7 1DE

KTC: Recommended Approval

40.3 2698/21/TCA

Decision: Trees in a Conservation Area – Notification to Undertake Works

Applicant: Mr Peter Stanton – Diocese of Exeter

Proposal: T10: Holm Oak - Pollard to 5m from ground level due to decay fungus on base

Site: Dodbrooke Rectory, Church Street, Kingsbridge, TQ7 1NW

KTC: **Recommended Approval**

APPLICATIONS

None.

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

21/41 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

41.1 2400/21/OPA

Case Officer: Jacqueline Houslander

Applicant: Avon Centre Redevelopment SPV

Proposal: Outline application with some matters reserved to demolish existing buildings and provide 11 No. 3 bedroom dwelling houses and 4 No. 1 bedroom flats

Site: Avon Centre, Wallingford Road, Kingsbridge

Members noted that as a major application the Planning Committee did not have delegated powers to provide feedback on behalf of KTC and instead would make a recommendation to the full council meeting to be held on 14 September 2021.

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

- **Housing mix.** The proposed 15 dwelling development does not provide appropriate house sizes which conflicts with the Plymouth & South West Devon Joint Local Plan (JLP) Policy DEV8: Meeting local housing need in the Thriving Towns and Villages Policy Area and the Supplementary Planning Document (SPD) DEV8.1 & DEV8.1(i). The open market housing mix proposal is 1 bed x 4 units at 27% and 3 bed x 11 units at 73%. The JLP evidence base SHMNA Part 2 identifies a need for 1 bed at 13%, 2 beds at 36%, 3 beds at 33% and 4 beds (or more) at 18% meaning a 15 dwelling open market development should provide the following house sizes: 1 bed x 2 units, 2 bed x 5 units, 3 bed x 5 units and 4 bed x 3 units (such a development will require 31 parking spaces). The application fails to demonstrate an understanding of existing housing stock, approved and/or ongoing housing developments in Kingsbridge at Applegate, Derby Road and West Alvington Hill and does not justify the proposed open market mix.
- **Development of employment land.** The proposals do not appear to fulfil the requirements of JLP Policy DEV14 Maintaining a flexible mix of employment sites and SPD Policy DEV14.1 Change of use of existing employment sites as no evidence has been provided to justify the loss of employment land.
- **Vacant building credit/affordable housing contribution.** The proposals include the demolition of current buildings on site and an off-site financial sum in lieu of the provision of 30% affordable housing at circa 5 units. The vacant building credit applies where the building has not been abandoned and government guidance cites relevant circumstances i.e. the condition of the building, the period of non-use, whether there is an intervening use and

evidence regarding the owner's intentions. Such information has not been forwarded with the application and SHDC is requested to interrogate this essential aspect of the proposals.

- **Flood risk/surface water drainage.** Current concerns and requirement for further information regarding potential flooding as highlighted by the Environment Agency and Devon County Council.
- **Highways matters.** Current concerns and requirement for further information regarding pedestrian access/safety, off-street parking/turning facilities and communal bin storage as highlighted by Devon County Council.
- **Trees.** A review of the submitted tree survey as highlighted by SHDC.

41.2 2427/21/HHO

Case Officer: Chris Mitchell

Applicant: Mr & Mrs Dooley

Proposal: Householder application for installation of two Velux rooflights into loft void on north east elevation

Site: Seadrift, Embankment Road, Kingsbridge, TQ7 1JZ

KTC: Recommend Approval

41.3 2876/21/FUL

Case Officer: Rosalie Metcalf

Applicant: G.I. Devon

Proposal: Construction of 3 townhouses

Site: Development site, Tumbly Hill, Kingsbridge

KTC: Recommend Refusal for the following reasons:

- **Parking.** Rather than the 6 spaces proposed, 3 bed x 2 units and 4 bed x 1 unit should provide 7 car parking spaces in accordance with Supplementary Planning Document Policy DEV29.3 – Parking provision: residential.
- **Construction Management Plan.**
 1. All deliveries will need to negotiate the busy Quay Car Park within the earmarked build window of autumn 2021 to late 2022 therefore paragraph 6. does not provide enough detail to overcome potential vehicular and pedestrian safety matters. For example, parking adjacent to the development may need to be suspended when large delivery vehicles are scheduled.
 2. Daily construction hours should be limited to 0800-1700 Monday to Friday (and Saturdays 0800-1300) without exception given the close proximity of Kiln House sheltered housing.
 3. Devon County Council Public Rights of Way should be consulted regarding the temporary diversion during construction and potential permanent realignment of Public Footpath No.1.
 4. All construction should be halted for the duration of Kingsbridge Fair Week 16 to 23 July 2022.
 5. Contact details of the on-site manager should be provided i.e. email and mobile phone number.

41.4 **2878/21/HHO**
Case Officer: Rachel Head
Applicant: Mr B Mately
Proposal: Householder application for amendment to approved plans under reference 0062/21/HHO for horizontal weatherboard cladding (Retrospective)

Site: 12 Top Acre, Higher Warren Road, Kingsbridge, TQ7 1LG
KTC: **Recommend Refusal for the following reason:**
 • SHDC's decision for planning application 0062/21/HHO included Condition 3. for a render finish of the external walls of the building with the rationale that this was considered in-keeping with the appearance of the street and area. This condition is supported as sound and well justified.

41.5 **2895/21/FUL**
Case Officer: Claire Boobier
Applicant: Mrs M Roberts
Proposal: Readvertisement (Amended development description) replacement of aluminium patio doors in white finish

Site: 10 The Salt Quay Moorings, Kingsbridge, TQ7 1LN
KTC: **Recommend Approval**

41.6 **2926/21/FUL**
Case Officer: Claire Boobier
Applicant: Barclays Bank plc
Proposal: Removal of external signage and ATM and infill to match existing brickwork

Site: 1-2 The Anchor Centre, Bridge Street, Kingsbridge, TQ7 1PJ
KTC: **Recommend Approval**

41.7 **3047/21/HHO**
Case Officer: Rachel Head
Applicant: Mr P George
Proposal: Householder application for detached garage including extension to existing first floor terrace and regularisation of replacement boundary wall (resubmission of 1229/21/HHO)

Site: 38 Linhey Close, Kingsbridge, TQ7 1LL
KTC: **Recommend Approval**

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management; with the exception of 41.1 to be received at the next council meeting for consideration.

21/42

ANY FURTHER CURRENT PLANNING MATTERS

Several Members would be absent for the scheduled meeting with SHDC senior/housing officers on Thursday evening 9 September to discuss the Ropewalk brownfield site and it was agreed to cancel and re-schedule the meeting for early October.

21/43

DATE OF NEXT MEETING

7.00 p.m. on Tuesday 21 September 2021.

The meeting closed at 8.30 p.m.