

## **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 15 FEBRUARY 2022**

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Anne Balkwill  
Cllr Philip Cole  
Cllr Chris Povey  
Cllr Adam Sherring

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

#### **21/107 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Graham Price and Danielle Rawstron.

#### **Public Open Forum**

There were no statements from local residents.

#### **21/108 DECLARATIONS OF INTERESTS**

There were no declarations of interest.

#### **21/109 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

**109.1 0008/22/COM**  
**Decision:** Permitted development  
Decision date: 18 January 2022  
Case Officer: Oliver Mathers  
Applicant: Mr R Storey – Openreach  
Proposal: Notice of intention to install fixed line broadband electronic apparatus comprising 1 new 8 metre light pole  
Site: Land at Century Farm, SX 7452 4597, Kingsbridge  
**KTC:** Noted

**109.2 2400/21/OPA**  
**Decision:** Refusal  
Decision date: 19 January 2022  
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

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.

**109.3**

**4232/21/HHO**

**Decision: Conditional Approval**

Decision date: 20 January 2022

Case Officer: Richard Gage

Applicant: Mr & Mrs Zheng

Proposal: Replacement rear single storey extension including external staircase to first floor accommodation.

Site: 28 Fore Street, Kingsbridge, TQ7 1NY

KTC: **Recommended Approval**

<b>109.4</b>	<b>4233/21/LBC</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	20 January 2022
Case Officer:	Richard Gage
Applicant:	Mr & Mrs Zheng
Proposal:	Listed building consent for replacement rear single storey extension including external staircase to first floor accommodation.
Site:	28 Fore Street, Kingsbridge, TQ7 1NY
<b>KTC:</b>	<b>Recommended Approval</b>

## **CORRESPONDENCE & REPORTS**

None.

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

## **21/110                      TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

## **21/111                      PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

<b>111.1</b>	<b>4572/21/VAR</b>
Case Officer:	Amy Sanders
Applicant:	Mr C Rogers & Mr R Rogers
Proposal:	Application for approval of details reserved by condition 9 (carbon reduction measures) of planning consent 1646/20/VAR
Site:	Field off Stentiford Hill, Kingsbridge, TQ7 1BD
<b>KTC:</b>	<b>Noted</b>

<b>111.2</b>	<b>4587/21/HHO</b>
Case Officer:	Rachel Head
Applicant:	Mr R Timms
Proposal:	Householder application for proposed alterations consisting of remodelling of loft conversion by removing flat roof and replacing with pitched slate roof and rear extension (Resubmission of 0271/21/HHO)
Site:	90 Church Street, Kingsbridge, TQ7 1DD
<b>KTC:</b>	<b>Recommend Approval</b>

<b>111.3</b>	<b>4755/21/HHO</b>
Case Officer:	Rachel Head
Applicant:	Mr S Bearman
Proposal:	Householder application for replacement of garden wall retaining wall and associated garden works

Site: Mossley, Westville Hill, Kingsbridge, TQ7 1HE  
KTC: **Recommend Refusal on the grounds that the proposed 1.5m high Western Red Cedar horizontal slatted fence is too high and is not in accordance with Supplementary Planning Document advice for boundary walls and fences and in particular paragraph 13.63.**

**111.4 4750/21/HHO**  
Case Officer: Rachel Head  
Applicant: Mr R Bragg  
Proposal: Householder application for proposed rear two storey extension and internal refiguration  
Site: 30 Kingsway Park, Kingsbridge, TQ7 1HU  
KTC: **Recommended Approval**

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

## **21/112 ANY FURTHER CURRENT PLANNING MATTERS**

**112.1** Members received proposals for street naming in the new housing development off West Alvington Hill and noted a swift deadline for responses. It was agreed for KTC to respond with its own suggestions and to request SHDC feedback on the same.

**112.2** Members received a map which highlighted all the highways signage planned for the Church Street road closure scheduled for 21 February to 18 March.

**112.3** Members received a report that SHDC would provide an update on the Ropewalk brownfield development site and potential Kingsbridge Community Land Trust.

**112.4** Members received information on the Joint Local Plan Partnership Board annual general meeting to be held at 11.00 a.m. on Monday 21 February, to include a monitoring report, which would be live streamed.

**112.5** Members noted that a revised viability report had been submitted for planning application 3122/21/VAR (variation for revised dwelling design and layout at the K4 development site off Derby Road) however, it did not appear to alter KTC's recommendation for Refusal adopted at the Planning Committee held on 4 January 2022.

## **21/113 DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 1 March 2022.

*The meeting closed at 8.15 p.m.*