

## **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 NOVEMBER 2022**

**Present:** Cllr Philip Cole (Chairman)  
Cllr Anne Balkwill  
Cllr Chris Povey  
Cllr Danny Rawstron

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

#### **22/58 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Martina Edmonds and Graham Price.

#### **Public Open Forum**

There were no statements from members of public.

#### **22/59 DECLARATIONS OF INTERESTS**

None.

#### **22/60 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

##### **60.1 2673/22/HHO**

**Decision: Conditional Approval:**

Decision date: 11 October 2022

Case Officer: Liz Payne

Applicant: Mr S Coetzee

Proposal: Householder Application for side extension, greenhouse & associated landscaping works (Resubmission of 1186/22/HHO)

Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP

**KTC: Recommended Approval**

##### **60.2 3170/22/ADV**

**Decision: Advertisement Control Consent Granted**

Decision date: 3 November 2022

Case Officer: Richard Gage

Applicant: HSBC Holdings

Proposal: Advertisement consent for 1 no non-illuminated button sign.

Site: 32-34 Fore Street, Kingsbridge, TQ7 1PB

**KTC: Recommended Approval**

## CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

### 60.3

#### 3236/22/HHO

Case Officer: Rachel Head  
Applicant: Mr & Mrs T Vaughan  
Proposal: Householder application for proposed two storey extension to create additional living accommodation & WFH office (Resubmission of 0702/22/HHO)  
Site: 56 Henacre Road, Kingsbridge, TQ7 1DP  
The Planning Committee on 1 November 2022 had been cancelled when the above application was due to be received however, the Town Council (KTC) had already Recommended Approval of 0702/22/HHO and the resubmission identified minor amendments only  
**KTC: Noted**

### 60.4

#### 3741/22/ARC

Case Officer: Adelle Barry  
Applicant: Matt Velarde  
Proposal: Application for approval of details reserved by condition 13 (stonework sample) of planning consent 4344/21/FUL  
Site: 86 Fore Street, Kingsbridge, TQ7 1PP  
SHDC reported that there was no statutory consultation requirement for the above Application and the information had been forwarded for information only

### 60.5 What is the status of Supplementary Planning Documents?

Members had queried the status of SHDC's SPD for the determination of planning applications and were alerted to information on the gov.uk. website and extracts from the SPD itself.

In summary, SPDs should build upon and provide more detailed advice or guidance on policies in the Joint Local Plan. As SPDs do not form part of said development plan they cannot introduce new planning policies. They are however, a material consideration in decision making but should not add unnecessarily to the financial burdens on development.

### 60.6 Kingsbridge, West Alvington & Churchstow Neighbourhood Plan

**Referendum on Thursday 24 November 2022.** Publicity to encourage residents in the Plan area to vote had commenced via cross-street and highways banners, posters, leaflets, noticeboards, website, Facebook and Instagram. The Town and Parish Councils could not actually influence residents on how they should vote.

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

### 22/61

#### TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

**22/62**

## **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**Reference:** 3622/22/HHO  
**Case Officer:** Liz Payne  
**Applicant:** Mr S Coetzee  
**Proposal:** Householder application for proposed side extension  
**Site:** 4 Leigham Terrace, Kingsbridge, TQ7 1BP  
**KTC:** **Recommend Approval**

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

**22/63**

## **ANY FURTHER CURRENT PLANNING MATTERS**

**63.1** Members received from SHDC a draft Expressions of Interest (EOI) paper for the opportunity to deliver affordable led housing at its 2 in number land assets in Ropewalk. Appendix 1 to the paper was a poll of KTC opinions for the use of the sites which had been taken verbatim from a previous meeting and was effectively purely a Members' 'thought shower' which was contradictory in places and long winded. Therefore, the comments were reviewed by Members and it was agreed to forward the following revision to SHDC to go forward with the EOI:

### **Appendix 1 – Poll of Kingsbridge Town Councillors' opinions for use of Ropewalk sites**

Town Councillors were asked to submit their favoured vision for the Ropewalk development sites and are unanimous in their support for the greater provision of truly affordable housing in Kingsbridge primarily for local people, which is underlined in the emerging Kingsbridge, West Alvington & Churchstow Neighbourhood Plan (Theme 2 – Housing & Homes).

Below is a bullet point collection of the attributes they wish to see achieved:

- Ropewalk developments to be targeted for 1 and 2 bedroom housing.
- Covenants for said housing to be occupied by people with a local connection to Kingsbridge and neighbouring parishes only.
- Outstanding architectural merit, adventurous and eco 'net zero' design.
- A minimum of 60% social housing.
- The 2 sites to be considered holistically i.e. there should not be an open market site to effectively pay for an affordable site.
- Routes to home purchase of affordable housing to be subject to a legal restriction to ensure the housing remains affordable and a discount is sustained.

**63.2** Members were alerted to SHDC's planning portal for recent information submitted for current planning applications at K4/Lock's Hill (2727/22/CLE) and Dennings, Wallingford Road (1386/22/HHO).

**22/64**

**DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 6 December 2022.

*The meeting closed at 7.42 p.m.*