

**Kingsbridge Town Council (KTC)**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD IN THE COUNCIL CHAMBER, QUAY HOUSE,  
AT 7.00 P.M. ON TUESDAY 7 MARCH 2023**

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Anne Balkwill  
Cllr Philip Cole  
Cllr Chris Povey  
Cllr Danielle Rawstron

**In Attendance:** District Cllr Denise O'Callaghan  
One member of public  
Martin Johnson (Secretary)

**22/100 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Graham Price.

**Public Open Forum**

There were no comments from members of public.

**22/101 DECLARATIONS OF INTERESTS**

None.

**22/102 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

**DECISIONS**

The following planning decision was received from SHDC:

**102.1 4755/21/HHO**  
**Decision: Refusal**  
Decision date: 15 February 2023  
Case officer: Rachel Head  
Applicant: Mr S Bearman  
Proposal: Householder application for replacement of garden 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**

## CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

## 102.2 3622/22/HHO Appeal Start Notification

**Appeal: APP/K1128/D/23/3314744**

Appeal start date: 17 February 2023

Appellant: Mr S Coetzee

Proposal: Householder application for proposed side extension

Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP

Decision: Refusal

KTC: Recommended Approval

The Appeal would proceed under the Householder Appeals Scheme and there was no opportunity for KTC to submit further comments

**KTC:** **Noted**

**102.3                      0497/23/COM**

Case Officer: Liz Payne

Applicant: Golla Vsk Raju – Openreach

Proposal: Notice of intent to install Electronic Communications Apparatus  
Comprising one pole.

Site: 4 Allotment Gardens Kingsbridge TQ7 1NT

SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only

**KTC:** **Noted**

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

**22/103 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

**103.1                      0667/23/TPO**

Case officer: Lee Marshall

Applicant: Mr T Dorich

Proposal: T3, T4, T7, T8, T11, T13 Sycamore – crown lift to 8 m from ground level to allow light to understorey  
T6 Sycamore - x 2 remove to increase light to understorey,  
T14 Sycamore – remove x 2 smaller stems, crown lift remaining stem to 8m from ground level to increase light to understorey  
T16 Ash – remove all stems due to failure.

Site: 7 The Precinct, Kingsbridge, TQ7 1AP

**KTC: Defer a Recommendation to the full council meeting to be held on 14 March 2023**

## 22/104 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

**104.1****0387/23/LBC**

Case officer: Graham Lawrence  
Applicant: Mr G Clark – St Luke's Hospice  
Proposal: Listed building consent for non-illuminated signs on south west ground floor elevation and main entrance on south ground floor elevation  
Site: 1-3 Fore Street, Kingsbridge, TQ7 1PG  
**KTC: Recommend Approval**

**104.2****1629/22/ARM**

Case Officer: Steven Stroud  
Applicant: Mr D Whittington – Dick Whittington Developments Ltd  
Proposal: READVERTISEMENT (revised plans and supporting information)  
Application for approval of reserved matters following outline approval 2574/16/OPA (Outline application with all matters reserved for 14 new dwellings) relating to access, appearance, landscaping, layout and scale and discharge of outline planning conditions  
Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF  
Members had Recommended 13 in number reasons for Refusal when the original Reserved Matters application was considered in July 2022 and it was considered that the applicant had attempted to address: floor space, garden space and Design & Access Statement concerns.

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

a. **Bedrooms.** The accommodation schedule is reported as:

- 5 bed x 1 home = 5 bedrooms (existing farmhouse to be retained)
- 3 bed x 6 homes = 18 bedrooms (units 1-4, 5 & 13)
- 2 bed x 4 homes = 8 bedrooms (units 6, 8, 10 & 12)
- 1 bed x 3 homes = 3 bedrooms (units 7, 9 & 11)
- Total 14 homes and 34 bedrooms
- Total of 13 new homes with 29 bedrooms total

However, units numbered 1, 2, 3, 4, 5, 6 and 13 all identify an office, adjacent to a bathroom, and it is considered that there is much potential for them to also be used as a bedroom. Indeed, units 1-4 are actually labelled "office/bedroom 4" on the plans which makes the proposal for them to be 3 beds as curious. KTC suggests that the new home proposals are actually: 4 bed x 6 homes, 3 bed x 1 home, 2 bed x 3 homes and 1 bed x 3 homes with 36 bedrooms total.

b. **Car parking.** The development, as per the proposals submitted, delivers sufficient car park spaces in accordance with Supplementary Planning Document guidance. However, taking stock of how the homes will most likely be utilised i.e. 4 beds instead of 3 beds (see a. above) there is insufficient parking spaces given that the guidance reports that garages are not used as such. Therefore, there is a lack of overall parking spaces provided.

- c. **Overlooking, loss of privacy and light pollution.** Units 1-4 are tall/3 storey and will tower above the adjacent landscape and homes on the opposite side of the road. The majority of the units have full glass balconies alongside top floor living space which will inevitably lead to overlooking/loss of privacy and with large glass windows will cause light pollution.
- d. **Traffic generation and loss of outlook.** Houses opposite the development have windows facing due east at the proposals. For example, Brookland House and Brookland Cottage windows will directly overlook a car park of 13 parking spaces with vehicles coming and going all day generated by units 5-12. The narrow road to the new homes will be a constant issue given the increased traffic generation.
- e. **Overshadowing.** The sun rises in the east and will cast shadow until midday onwards on to the highway and houses opposite.
- f. **OSSR contribution.** A previous scheme for 6 units on the same site (dismissed by the Planning Inspectorate in March 2022) agreed a circa £25k contribution. The proposals are for 13 new homes with suggested OSSR contributions also at circa £25k reported in the Design & Access Statement at paragraphs 15.2 and 15.3. However, the figure has been calculated on the said 6 home development only. It is strongly suggested that S.106 contributions for Open Space, Sport and Recreation be interrogated and applied.
- g. **Footways.** There is no footway proposed from units 1-4 in front of the current Dennings farmhouse to join up with a new footway for units 5-13 and subsequently there is no footway leading south until pedestrians meet the junction of Wallingford Road/Allotment Gardens on the west side of the highway.
- h. **Visual appearance.** The units are proposed to have wood cladding, metal roofs and large areas of glass either side of the present Dennings farmhouse opposite older style houses and a converted barn in a rural backwater of town which will be strongly out-of-keeping within the locale.
- i. **Drainage.** The Planning Inspectorate's dismissal of the Appeal on the same site for 3830/20/FUL for 6 homes was largely based on drainage matters. The new proposals are for a much larger development. It is strongly suggested that Devon County Council's Flood & Coastal Risk Management Team interrogate the drainage proposals submitted.
- j. **Affordable housing.** Units 7, 9 and 11 (1 bed homes) have been designated as the 3 affordable homes which were agreed in the S106 at outline approval for this development. This represents 23% of the overall number of dwellings or 10% of overall bedrooms. It is strongly suggested that the affordable element should be a mix of 1 x 3 bed, 1x 2 bed and 1 x 1 bed homes.
- k. **Re-advertisement.** There are 5 key matters highlighted in the revised plans: new drainage proposals, inclusion of the farmhouse in the overall development, amendment of the housing mix, re-location of the homes and reduction in height of dwellings to the east of the farmhouse. These represent substantial changes and KTC strongly suggests that such proposals must be viewed as a new planning

application per se. However, the outline approval 2574/16/OPA in May 2019 was extant for 3 years until May 2022 for the submission of revised matters. Therefore, this revised matters' application is time lapsed and should not be determined.

It was **RESOLVED** to forward the findings of the above planning consultation 104.1 to SHDC Development Management and for the recommendation at 104.2 above to be received at the full council meeting on 14 March 2023 given it was a major application.

## **22/105**

### **ANY FURTHER CURRENT PLANNING MATTERS**

**105.1** SHDC had received Expressions of Interest for affordable-led developments in Ropewalk. The next steps were to invite parties to enter a detailed consideration phase with due diligence and proposals would be invited for a formal submission process.

**105.2** Planning application 3985/22/FUL to site 2 containers for a paddle boarding school in Quay Car Park would be considered at SHDC's Development Management Committee on 15 March. KTC's comments agreed at the Planning Committee on 17 January would be received at the meeting.

**105.3** SHDC's listing of outstanding planning enforcement cases dated 6 March 2023 was distributed to Members. The information was confidential and could not be dissemination to the public or outside bodies.

## **22/106**

### **DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 21 March 2023.

*The meeting closed at 8.25 p.m.*