



Kingswear Parish Council

Minutes of the Planning Meeting of the Council held at the Sarah Roope Trust Rooms on 23rd October 2018 at 7.00pm

Present: Councillor H Newcombe (Chairman)

Councillors: E Jones, L Payne, L Maurer, M Trevorrow, J Henshall

Apologies: Councillors: R Searle, B Longland

In Attendance: Sue Balsdon (Assistant Clerk to the Council)

P/23.10.18/1 - The Chairman welcomed everyone to the meeting.

P/23.10.18/2 - Declaration of Interest.

Councillor Henshall declared an interest in planning application 1735/18/FULL.

P/23.10.18/3 – The Committee made comment to The Planning Authority with regard to Planning Applications as follows:

- **Reference: 3063/18/HHO Proposal:** Householder application for lean-to conservatory to East side elevation
Location: 40 Hillhead Park, Hillhead, TQ5 0HG

Support

- **Reference: 3204/18/TPO Proposal:** Works as per document – Woodland Management Plan **Location:** Reservoir House, Upper Wood Lane, Kingswear, Devon, TQ6 0DF

Support

- **Reference: 2680/18/FUL Proposal:** READVERTISEMENT(Revised Plans Received) Proposed alterations flatted dwelling **Location:** Upper Riverdene, Higher Street, Kingswear, TQ6 0AG

Support

- **Reference: 1735/18/FUL Proposal:** Construction of 9 open dwellings & 4 Affordable apartments **Location:** Waterhead Brake, Kingswear, Devon

Councillor Henshall said that she has wanted affordable housing in Kingswear since 1991, that Waterhead Brake is a brown field site and although it is outside the development boundary it can still come forward as an exception site. Councillor Henshall asked the developers if they would be happy for the Parish Council to confirm that they would prefer the houses in the development to be 'affordable to rent' houses – The developers confirmed that they would be.

Councillor Parkes on behalf of the Kingswear Neighbourhood Planning committee stated:

The Neighbourhood Planning committee were tasked to produce a neighbourhood plan that reflected the wishes of the community with regard to planning and development of the National Planning Policy Framework. Following the consultation throughout the Parish, the community expressed their clear preference to

- 1) Protect the AONB, with over 63% objecting to settlements outside of the development boundary even in exceptional circumstances.
- 2) To protect the landscape vistas 96% and to protect woods and mature trees 94%.
- 3) There was also an increasing concern among residents for the rise of second homes in the village.

With regards to this planning application, the site is outside the development boundary, is in the AONB and the Heritage Coast which has been given the highest level of protection by the government in the National Planning Policy Framework, and buildings should only be considered here to meet an exceptional immediate local need. Waterhead Brake is not being brought forward under this scheme, it is being brought forward as an open market site on the grounds that it is a brown field site and should therefore qualify for automatic right to develop. The neighbourhood planning committee question this designation. The definition in the National Planning Policy Framework is that a brown field site is "previously developed land", land that is or was occupied by permanent

structure. There has been no permanent structures on Waterhead Brake, it has always been an open green field site, even though it did get permission in 1952 for a land tip. The Neighbourhood Planning Committee do not think the application should be brought forward on that basis, they think it should be brought forward under the policies of the Neighbourhood Plan and the Plymouth & West Devon Joint Local Plan which is under development at the moment, which controls and stipulates the sizes of sites and the amount of affordable housing. We think it is contrary to our emerging neighbourhood plan. Originally Kingswear were given a number of thirty houses to be developed, this was then reduced to ten, when they realised our situation that it is quite constricted regarding Development and then after July 2018 when the National Planning Policy Framework came out, the government inspector of the Joint Local Plan put forward a modification to the Plan that villages within the ANOB could not have an automatic number of houses stipulated without regard to the ANOB. As of yesterday, when the main modifications to the Plan came out, Kingswear has lost its designation as a sustainable village and it has also had its target of houses removed. So we are under no pressure to provide open-market houses, the only pressure we have, and we support as a plan is if there is a local need then affordable houses can be considered and we believe these should be brought forward either under the village housing initiative or under the guidelines that are coming forward in the new Local Plan.

Councillor Parkes also stated that the affordable housing offered by the development is social rented. If you look at the survey which was done in 2011, there was only one family who wanted a two bedroom social rented property, the rest had different requirements. There are different types of affordable housing, and the developers have made no suggestions as to how they are fulfilling a local need.

Councillor Trevorrow briefly gave a history of the development - A planning application was put in 5 to 6 years ago and it was objected on the grounds of that the building facing the cemetery was over dominant for the approach of the village and also there was not sufficient access for emergency vehicles. A further plan was submitted 3 years ago which were supported by the Council subject to their being clear parking allowed on the road by the side of the development. South Hams rejected these plans on the basis that there was no footpath, but this has been addressed in the most recent plans.

Councillor Parkes said that she would now wish to offer her view as a Councillor and not as a representative of the Neighbourhood Plan. Councillor Parkes said that if you look at the actual affordable housing which is being offered in this development, they are quite small with two bedrooms (one bedroom and a single bedroom) which would not be suitable for a family with more than one child. It may be better to offer two affordable homes which could actually house families or even use the 106 money from the Noss Development to purchase a three bedroomed house which is on sale at £179,000 in the village and this would give a family an affordable home now.

Councillor Henshall advised that she had spoken to Hilary Bastone and the housing officers about the grant funding for village housing initiatives and had asked what would be the possibility of the Council applying for some of the grant funding from South Hams to buy a site and then using the 106 funding from Noss to build the houses.

Councillor Trevorrow advised that we may need further particulars in order to make a decision on this application. He said that if there was any chance of 106 funding being available, we would need to know how much, and also whether there was a possibility the Council could purchase one of the houses to divide into two larger flats suitable for families and then have the four smaller flats for individuals or couples. It was noted that the 106 funding had been signed but not yet awarded. Councillor Parkes asked if the Council could obtain further details about the 106 money from Alex Rehaag (Affordable Housing).

Councillor Parkes advised that there were at least 3 different sorts of affordable housing depending on what is needed in the village. In the survey carried out by the Neighbourhood Plan, there was a need for sheltered housing expressed, and that the apartments in the development would not be able to fulfil that need because not many people in the village would qualify for social rented if they were at retirement age. Sheltered housing or something of an affordable rent would be better for the older people if they wished to downsize.

Councillor Jones stated that the council had so far concentrated on only five percent of the footprint of the development and the effect of the rest of the development to the village should be discussed. Councillor Jones noted that a comment had been made on the application that a further arboriculturalist survey be carried out – The developers said that they would adhere to any condition raised by the planning department in this respect. Councillor Parkes said that the bat survey had stated that a close-boarded fence had to be erected down the entire eastern boundary of the development and that this may have an overbearing visual impact.

The Council have requested that clarification is sought from the Planning department as to what is considered a brown field site and how this applies to the development at Waterhead brake.

Councillor Payne voiced her concerns with regards to the impact of the development on the parking in Kingswear. There are two parking spaces for each house in the development, but if any of the houses had visitors this could increase pressure on parking in Brixham Road. Councillor Payne said that ideally there should be parking for visitors inside the site.

Councillor Jones stated that there were differing opinions between the Councillors. He also noted that Highways had not yet responded to the application and the Tree Preservation officer had yet to comment. The Council agreed to postpone comment and review at the next full council meeting on 13.11.18.

Councillor Parkes said that the Neighbourhood Plan would be submitting their own comments to the South Hams planning department.

P/23.10.18/4 – Planning Correspondence

Paperless Plans – Councillor Henshall advised that she had spoken to Hilary Bastone who confirmed that South Hams will be going paper-free. Hillary Bastone (District Council) also said that they would be willing to contribute to the installation of Wi-fi in the Sarah Roope Trust room to enable the Council to view planning applications. The quote for the work would need to be submitted before the end of the year. Councillor Henshall has spoken to Rozanthe Hine-Haycock who will be contacting the trustee’s for their approval. Councillor Payne offered an alternative suggestion of using the Village Hall for planning meetings as they have a screen, projector and wi-fi already available.

Creekside – Councillor Newcombe stated that concerns from residents had been received with regards to the recently approved application at Creekside, Lower Contour Road. The applicant’s initial proposals to develop accommodation for commercial use and letting were refused. Approval was later given for a garage/ home office/ general storage, however the applicant subsequently flouted this permission and developed as per his original application. In September 18 an application for change of use to holiday accommodation was approved by the South Hams Planning department which directly contradicts their previous decision.

Concerns were also raised with regards to the parking available for the holiday accommodation. One of the reasons the application was previously refused was because ‘parking necessitates reversal out onto the main highway’. South Hams have said that in the revised application the garage is now sideways and the cars can park side by side. It was noted however, that there are sometimes three cars parked at the property – The owners have driven into the car park area meaning that they will then have to reverse out onto a busy main road.

The Council agreed to write a letter to South Hams District Council detailing their concerns.

The Chairman thanked everyone for attending and closed the Meeting at 8.10pm.

Minutes approved

Signed: Chairman of the Council