

59/0618/13/PREMAJ, Pre-application enquiry for development site at Home Field, West Alvington (10-30 houses), Land at Home Field, East of West Alvington, Kingsbridge, TQ7 3PN

Initial scoping meeting on site – Wednesday 22nd January.

Commenced about 2.30pm.

Attendees:

Cllr Simon Wright (SW) – Ward Member SHDC & Chairman of the Parish Council;
Dave Kenyon (DK) – SHDC Major Projects Manager;
Alex Whish (AW) – SHDC Natural Environment & Recreation Team;
Debbie Holloway(DHol) – SHDC Housing Officer;
Lucy Hall (LH) – SHDC Planning Officer;
Richard Jackson (RJ) – DCC Highways;
Andrew Lethbridge (AL) & Dan Lethbridge (DL) – Architects/Agents;
Mark Harding (MH) – Westco;
Andrew Biggs (AB) – Marchand Petit;
David Horton (DHor) & Carol Horton (CH) – Landowners;
Robin Ladkin (RL) – Working Party;
Andrew Clarke (AC) – Working Party
Tony Head (TH) – Working Party

Sketches

- DK stressed at the outset that the sketches were initial concept drawings prepared by the architect to suggest how the site could be delivered, addressing previous concerns and invite discussion
- DK suggested that the main purpose of the meeting should be to explore the range of material planning considerations with a subsequent meeting (with all parties) at Quay House
- AL stressed that at this stage he would prefer the sketches remained out of the public arena. DK suggested that they could be included within a 'Statement of Community Involvement' showing how the scheme has evolved, as part any subsequent planning application

Proposed Site

- AL clarified the extent of the land proposed for the development as a whole (including the new housing, roads, paths, parking and turning areas and access road thereto from the main road), bounded to the west by the existing public footpath and to the north by the curtilages of existing buildings. Strategic landscaping is to be carried out immediately to the east of the site.
- DK stressed that as part of any planning application the applicants would need to demonstrate the justification for extension into the neighbouring agricultural field. AL indicated it was for viability reasons. DK also suggested that the applicants explore the possibility of extending the site to the south as they will effectively be left with a small parcel of redundant agricultural land.
- Questions were raised about a replacement track if the existing track was absorbed into the site.

Affordable Housing

- AL confirmed that the proposal was seeking to deliver 16 units with 50% affordable units
- Discussion centred on the Housing Needs Survey which was undertaken by the Rural Housing Enabler and West Alvington Parish Council in July 2011. DHoll confirmed the survey identified a local Parish housing need for 8 affordable homes over the next 5 years. DK stressed that members of the Parish Council should be made aware of this.

Neighbour Relationship

- RL raised concern about the relationship between the proposal and Swallow Lodge. DK advised further cross sections to understand the relationship between all the existing and proposed buildings, in terms of existing and proposed floor levels and existing and proposed eaves and/or ridge heights. In addition, elevations of proposed dwellings needed to be produced in order that the extent of any overlooking of/loss of privacy to existing nearby properties could be gauged.

Landscaping

- DHor indicated that there would be no objection in principle to new planting in the neighbouring field to mitigate for the development.

Street Lighting

- No objection in principle as West Alvington is 'not a dark' village.

Highways

- Whilst acknowledging there would be some impact, AW and DK reminded the meeting of the importance of retaining key public viewpoints from the footpath. AL explained that the proposed road layout would enable the retention of key views to Kingsbridge.
- Led by RJ, there was a lot of discussion regarding safe pedestrian access into the village. RJ raised concerns about increased footfall on the existing public footpath running along the western boundary because the existing footpaths along the southern side of A381 (particularly to the west) are inadequate due to their limited width. Discussion then focused on what improvements could be made to allow safe crossing of the main road to the east - although acknowledged in reality people are likely to be reluctant to make a longer trip especially if using the school to the west.
- As an alternative, it was suggested that the applicants/agents explore the possibility of opening up a new access (immediately opposite the proposed vehicular entrance into the site) within the existing footpath which runs parallel with the A381 offering pedestrian access between Kingsbridge and West Alvington. AL questioned the financial cost of this, suggesting that it could have an impact on the delivery of Affordable Housing. RJ and AL will do some initial calculations on an approximate cost.

Meeting concluded about 4.45pm.