

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 15 AUGUST 2017 IN QUAY HOUSE

**Present:** Cllr Robin Griffin (Chairman)  
Cllr David Baisie  
Cllr Anne Balkwill  
Cllr Dena Bex  
Cllr Martina Edmonds  
Cllr Chris Povey  
Cllr Graham Price  
Cllr Jim Romanos

**In Attendance:** District Cllr Rufus Gilbert  
Ann Gomm (Secretary)

*Cllr Romanos was co-opted on to the Planning Committee for the duration of the meeting.*

#### **17/31 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mike Jennings.

#### **Public Open Forum**

#### **17/32 DECLARATIONS OF INTEREST**

Cllrs Balkwill and Edmonds declared pecuniary interests in agenda item 35.6.

#### **17/33 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

#### **DECISIONS**

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

**33.1 1757/17/ADV**  
Case Officer: Sarah Carroll  
**Decision: Conditional Approval**  
Decision date: 26 July 2017  
Site: Regal Island, Church Street, Kingsbridge, TQ7 1DD  
Proposal: Advertisement consent for 3no. wall mounted LCD digital displays  
**KTC: Recommended Approval subject to illumination levels being within accepted levels**

**33.2**                                **2223/17/COM**  
Case Officer:                    Clare Stewart  
**Decision:**                        **Planning Permission Required**  
Decision date:                 28 July 2017  
Site:                                Widegates, 56 Embankment Road, Kingsbridge TQ7 1LA  
Proposal:                         Notification under electronic communications for proposed installation of 1 no. wooden telegraph pole approx. 6.32m in height and associated overhead wires to replace 5.4m pole  
**KTC:**                                **Not Consulted**

## **CORRESPONDENCE**

The following correspondence was received:

**33.3** From a local resident: a copy of a letter sent to SHDC which objected to planning application **2574/16/OPA** at Dennings, Wallingford Road, Kingsbridge, TQ7 1NF (KTC Recommended Refusal due to insufficient detail).

**33.4** SHDC's submission on 31 July 2017 of the Plymouth & South West Devon Joint Local Plan to the Planning Inspectorate for examination.

**33.5** From SHDC a listing of outstanding enforcement cases dated 8 August 2017 (the information was confidential and not for dissemination to the public or outside bodies).

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

## **17/34                                TREE WORKS, APPLICATIONS, DECISIONS AND CORRESPONDENCE**

### **DECISIONS**

**34.1**                                **Tree Preservation Order: Grant of Conditional Consent**  
**Application No:**                **1448/17/TPO**  
Proposal:                         T18: Oak – Crown lift to approx. 8 metres from ground level to stop overhanging neighbouring property; T21: Oak – Crown lift to approx. 10 metres from ground level to allow more light; T25: Oak – Crown lift to approx. 8 metres from ground level to stop branches overhanging neighbouring property and allow more light to conservatory; T22 Sycamore – Fell due to deformities and canker.

**Location:**                        58 Northville Park, Kingsbridge, TQ7 1AR

**KTC:**                                **Recommend Approval**

### **TREE WORKS AND APPLICATIONS**

**34.2** None to be considered.

It was **RESOLVED** to note the above tree works' decision.

**17/35**

**PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**35.1**                      **1991/17/LBC**  
Proposal:                Listed Building Consent for repair works to façade and coverings of building  
Location:                42 Fore Street, Kingsbridge, TQ7 1NY  
Applicant:                St Luke's Hospice  
Case Officer:            Michelle Bennett  
**KTC:**                    **Recommend Approval**

**35.2**                      **2425/17/LBC**  
Proposal:                Listed Building Consent for repairs and reinstatement of deteriorated ground floor joists and floorboards including addition of new damp proof courses, other works include clearing existing rainwater goods, minor crack repairs to rear elevation and check and overhaul flashings to party walls to ensure the building is watertight  
Location:                9 Fore Street, Kingsbridge, TQ7 1PG  
Applicant:                Mr M Hall  
Case Officer:            Michelle Bennett  
**KTC:**                    **Recommend Approval**

**35.3**                      **2361/17/HHO**  
Proposal:                Householder application for new cladding to existing property and rear extension to utility room  
Location:                7 Highfield Drive, Kingsbridge, TQ7 1JW  
Applicant:                Mr S Tibbles  
Case Officer:            Sarah Carroll  
**KTC:**                    **Recommend Approval**

**35.4**                      **2430/17/FUL**  
Proposal:                Householder application for new accommodation for use as part ancillary, part holiday let  
Location:                7 Highfield Drive, Kingsbridge, TQ7 1JW  
Applicant:                Mr S Tibbles  
Case Officer:            Michelle Bennett  
**KTC:**                    **Recommend Approval**

**35.5**                      **2515/17/HHO**  
Proposal:                Householder application for ground floor extension to existing dwelling  
Location:                The Laurels, 6 Derby Road, Kingsbridge, TQ7 1JJ  
Applicant:                Mr & Mrs George  
Case Officer:            Sarah Carroll  
**KTC:**                    **Recommend Approval**

**35.6**                                **1381/17/FUL**  
Proposal:                            Re-advertisement (revised plans) application for proposed new bungalow to rear  
Location:                            Top Acre, 12 Higher Warren Road, Kingsbridge, TQ7 1LG  
Applicant:                           Mr & Mrs M Heath  
Case officer:                        Rachel Head  
*Members noted 2 representations on SHDC's planning portal*  
**KTC:**                                **Recommend Approval**

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

## **17/36**                                **ANY FURTHER CURRENT PLANNING MATTERS**

**36.1 Proposed Quayside development – next steps?** District Cllr Rufus Gilbert reported he had met recently with District Cllr John Tucker, Leader, and SHDC Assets officers to discuss the Quayside development and recent public consultation. They were very much aware of public concern which was circa 70–30 against the proposals; although not all those against the proposals were against the entire concept of development. SHDC will try to address public concerns. Respondents were mainly happy about the Town Square, confused about the road layout at the bottom of Fore Street, had concerns with the loss of parking spaces in Quay Car Park and the scale of development was wrong. Therefore, SHDC may consider utilising the grassed bank area in front of Squares Quay for extra parking. The consultation had gone well although if events had been held in the evening then there may have been more engagement with the younger generation. Consultation results would be published soon and District Cllr Gilbert would advise when.

A full report would be received by SHDC's Executive Committee on 14 September with options:

1. Do nothing,
2. Do everything, or
3. A variation of the original plans.

After discussion, it was **RESOLVED** to write to SHDC requesting consideration of Quayside development proposals at the Executive meeting 14 September be Deferred until KTC Members had had the opportunity to carefully consider the Assets report and all public consultation responses submitted, alongside any revised proposals, to enable an informed response to be provided to SHDC on an extraordinary pivotal matter for the Kingsbridge community (noting a very tight current timetable of the agenda being issued on 6 September with questions to be submitted by 11 September).

It was further **RESOLVED** to write to Dr Sarah Wollaston MP voicing KTC's concerns regarding the Quayside development proposals.

**36.2 Selworthy Court development concept.** Andrew Lethbridge Associates would host a public exhibition for a proposed mixed tenure housing development at Selworthy Court from 2.00 p.m. to 8.00 p.m. on Thursday 31 August in the Rest Centre. KTC had been invited to attend (an email to this effect had already been distributed to all Members).

**36.3 Late receipt of planning representations.** Members noted that SHDC was accepting representations on planning applications after the official public consultation deadline had ended.

**17/37**

**DATE OF NEXT MEETING**

Wednesday 6 September 2017 at 6.00 p.m. (new date: re-scheduled from 5 September).

*The meeting closed at 7.35 p.m.*