

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 18 MARCH 2014 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Irene Jeeninga (Chairman)
Cllr Matt Farrand
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Steve Sidney
Cllr Beryl Washington

In Attendance: Cllr Rufus Gilbert
Martin Johnson (Secretary)

13/115 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Graham Price and Philip Yates.

Public Open Forum

Juliet Lamble stated that she wished to develop the rear half of her shop at 109 Fore Street to become a dwelling for her daughter and herself (planning applications 28/0578/14/F & 28/0579/14/B). Options for development had been carefully drawn up which would provide her with a home next to her business.

Members asked various questions which were answered by Miss Lamble.

13/116 DECLARATIONS OF INTEREST

Cllr Farrand declared a pecuniary interest in agenda item 119.1.

13/117 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

117.1 28/2954/13/F
Decision: Conditional Approval
Case officer: Lucy Hall
Parish: Kingsbridge
Decision date: 3 February 2014
Site: 17 The Old Malthouse, Ebrington Street, Kingsbridge TQ7 1DE
Proposal: Conversion of existing commercial property into a single dwelling, to include a winter garden at the upper level
KTC: Recommended Approval

117.2 28/2999/13/MIN
Decision: Conditional Approval
Case officer: Matthew Jones
Parish: Kingsbridge

Decision date: 31 January 2014
Site: 6 Hurrell Road, Kingsbridge TQ7 1ER
Proposal: Non-material minor amendment to planning approval
28/2167/12/F (modification to windows and addition of metal
flue to rear)

KTC: Not consulted

117.3 28/3033/13/F
Decision: Conditional Approval

Case officer: Richard Gage
Parish: Kingsbridge
Decision date: 17 February 2014
Site: Jasmine Restaurant, 115 Fore Street, Kingsbridge,
TQ7 1AB

Proposal: Alterations to rear façade. Removal of rear store buildings
and asbestos sheeting (to be replaced with slate). Removal
of existing porch and reinstatement of back door with porch
over

KTC: Recommended Approval

117.4 28/3035/13/LB
Decision: Conditional Approval

Case officer: Richard Gage
Parish: Kingsbridge
Decision date: 14 February 2014
Site: Jasmine Restaurant, 115 Fore Street, Kingsbridge,
TQ7 1AB

Proposal: Listed Building Consent for alterations to rear façade.
Removal of rear store buildings and asbestos sheeting (to be
replaced with natural slate). Removal of existing porch and
reinstatement of back door with porch over.

KTC: Recommended Approval

117.5 28/3046/13/F
Decision: Conditional Approval

Case Officer: Nils White
Parish: Kingsbridge
Decision date: 12 February 2014
Site: Luscombe Maye, 62 Fore Street, Kingsbridge TQ7 1PP
Proposal: Change of use of lower ground floor accommodation to
offices and internal alterations.

KTC: Recommended Approval

117.6 28/3050/13/LB
Decision: Conditional Approval

Case Officer: Nils White
Parish: Kingsbridge
Decision date: 12 February 2014
Site: Luscombe Maye, 62 Fore Street, Kingsbridge TQ7 1PP
Proposal: Listed Building Consent for change of use of lower ground
floor accommodation to offices with new kitchen and

disabled WC. Internal alterations to other floor offices to include repositioning of kitchen and new WC/shower facilities for staff.

KTC: Recommended Approval

CORRESPONDENCE

The following correspondence was considered:

117.7 From SHDC a list of Outstanding Planning Enforcement Cases for Kingsbridge dated 10 March 2014 which were currently under investigation. The information was confidential and not for dissemination to the public or outside bodies.

117.8 From SHDC a Local Planning Validation Checklist consultation. Additional to the mandatory information that must be submitted with every planning application there is also a list of additional information. SHDC had reviewed the list to ensure it met current national policy and best practice; the authority will not request any unnecessary information that would be disproportionate to the development being proposed. Before the revised checklist was adopted SHDC is seeking views on the proposals and the consultation ran from 14 March to 9 May 2014. The Town Clerk provided examples from a summary of changes. It was **RESOLVED** that a response was not required from KTC.

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

13/118 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS AND CORRESPONDENCE

118.1 There were no decisions/correspondence to consider.

TREE WORKS

118.2 There were no tree works to consider.

13/119 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

Cllr Farrand left the Chamber for the following agenda item:

119.1 28/0513/14/F – Installation of ground mounted solar PV array with estimated output of 4 kilowatts.

Court Farm, Washabrook Lane, Kingsbridge, TQ7 1RS.

Mr C Martin

(Case officer: Donna Crabtree)

Recommend APPROVAL

119.2 28/0568/14/CU – Change of use from A1 (retail) to A2 (financial and professional services) at ground floor.
78 Fore Street, Kingsbridge TQ7 1PP.

Mr A Ruffle

(Case officer: Matthew Jones)

Recommend REFUSAL on the grounds that the proposed change of use was unacceptable due to the loss of retail space in the town centre.

119.3 28/0576/14/LB – Listed Building Consent for internal alterations and modifications to living accommodation.
Flat 1, 33 Fore Street, Kingsbridge, TQ7 1PG.

Mr & Mrs B Halliday

(Case Officer Matthew Jones)

Recommend APPROVAL

119.4 28/0578/14/F – Single storey rear extension. Demolition and reconstruction of single storey lean to. Change of use from shop office/store rooms/staff area to single dwelling.
109 Fore Street, Kingsbridge, TQ7 1AB.

Miss J Lamble

(Case officer: Nils White)

Recommend APPROVAL

119.5 28/0579/14/F – Listed Building consent for internal alterations and single storey rear extension. Demolition and reconstruction of single storey lean to. Change of use from shop office/store rooms/staff area to single dwelling.
109 Fore Street, Kingsbridge, TQ7 1AB.

Miss J Lamble

(Case officer: Nils White)

Recommend APPROVAL

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

13/120 ANY FURTHER CURRENT PLANNING MATTERS

There was no other business.

13/121 DATE OF NEXT MEETING

Tuesday 1 April 2014 at 6.00 p.m.

The meeting closed at 6.22 p.m.