

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 18 APRIL 2017 AT 6.00 P.M. IN QUAY HOUSE

**Present:** Cllr Robin Griffin (Chairman)  
Cllr David Baisie  
Cllr Anne Balkwill  
Cllr Tom Coulthard  
Cllr Martina Edmonds  
Cllr Mike Jennings  
Cllr Jim Romanos

**In Attendance:** Martin Johnson (Secretary)

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

#### **16/127 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Chris Povey and Graham Price.

#### **Public Open Forum**

There were no members of public present.

#### **16/128 DECLARATIONS OF INTEREST**

Cllr Romanos declared a non-pecuniary interest in agenda item 131.4.

#### **16/129 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

#### **DECISIONS**

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

##### **129.1 0162/17/FUL**

Case Officer: Lucy Hall  
**Decision: Conditional Approval**  
Decision date: 30 March 2017  
Site: 6 Station Yard Industrial Estate, Kingsbridge, TQ7 1ES  
Proposal: Erection of new garage  
**KTC: Recommended Approval**

##### **129.2 0171/17/HHO**

Case Officer: Sarah Carroll  
**Decision: Conditional Approval**  
Decision date: 20 March 2017  
Site: 120 Fore Street, Kingsbridge, TQ7 1AW  
Proposal: Householder application for single storey extension set at rear and side of townhouse beside existing tenement  
**KTC: Recommended Approval**

**129.3**                                **3940/16/FUL**  
Case Officer: Sarah Carroll  
**Decision:**                                **Conditional Approval**  
Decision date: 6 April 2017  
Site: 9 Highfield Drive, Kingsbridge, TQ7 1JW  
Proposal: Re-advertisement (Revised Plan Received) proposed extension and alterations to dwelling, replacement of existing garages with holiday/ancillary accommodation (re-submission of 28/2359/15/F)

**KTC:**                                        **Recommended Approval**

**129.4**                                **0287/17/FUL**  
Case Officer: Rachel Head  
**Decision:**                                **Conditional Approval**  
Decision date: 3 April 2017  
Site: Morrisons Supermarket, Lime Grove, Kingsbridge, TQ7 1TP  
Proposal: Infilling existing void area to front of store to create internal extension and installation of 3no. trolley bays

**KTC:**                                        **Recommended Approval**

**129.5**                                **3789/16/POD**  
Case Officer: Wendy Ormsby  
**Decision:**                                **Prior Approval Given**  
Decision date: 3 April 2017  
Site: Unit 3 & 5, Centurion Works, Lower Union Road, Kingsbridge, TQ7 1EF  
Proposal: Change of Use from office to 3 dwellings  
**KTC:**                                        **Members noted that there was a history of planning applications in and around the site to gain permission for a residential development**

**131.3**                                **4117/16/ARC**  
Case Officer: Sarah Carroll  
**Decision:**                                **Discharge of Conditions – conditions 4 & 8 not discharged**  
Decision date: 22 March 2017  
Site: Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JS  
Proposal: Application for approval of details reserved by condition nos. 3,4,5,8,10 and 12 of planning permission 28/2132/13/F  
Applicant: H2land  
**KTC:**                                        **Not consulted**

Members noted that subsequent to the above decision both Devon County Council (DCC) Highways and the Environment Agency had recommended the 2 conditions be Discharged albeit after the conditional approval timeframe of 3 years. Moreover, the applicant had submitted a recent, and similar, application 4140/16/FUL which KTC had supported conditional that steps should not be introduced on Public Footpath No.15 and any re-arrangement of said footpath should require formal administration via DCC. Members were therefore disappointed that DCC Public Rights of Way had reported that while the steps were a material change, and be a detriment to users with more limited mobility, the proposal had been accepted.

## CORRESPONDENCE & REPORTS

The following correspondence/reports were received:

### 129.6 Joint Local Plan

Members received information on the Plymouth & South West Devon Joint Local Plan (JLP) and agreed that KTC feedback required careful consideration.

### 129.7 Outstanding Enforcement Cases

SHDC had forwarded an updated Outstanding Enforcement Cases listing dated 5 April 2017. The information was confidential and not for dissemination to the public or outside bodies.

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

It was further **RESOLVED** to:

- Inform DCC Public Rights of Way that KTC was not content with a proposal for steps to be introduced to Public Footpath No.15 and to request the authority to re-consider its approval for the same (above agenda item 131.3).
- Re-convene the Planning Committee, with an invitation to all Members to attend, at 3.30 p.m. on Tuesday 25 April 2017 to consider JLP feedback for matters relating to Kingsbridge (agenda item 129.6). The Town Clerk to provide preparatory notes.

## 16/130 TREE WORKS' APPLICATIONS, DECISIONS AND CORRESPONDENCE

### APPLICATIONS

The following tree works application was received from SHDC for consideration:

<b>130.1</b>	<b>Work to Tree Preservation Order Trees</b>
<b>Reference No.</b>	<b>1040/17/TPO</b>
Proposal:	T3: Beech – Reduce damaged primary limb on north side by approx. 2.5 metres; reduce secondary limb on north side by approx. 2.5 metres in length; crown lift to approx. 2.5 metres from ground level
Location:	40 Highfield Drive, Kingsbridge, TQ7 1JR
<b>KTC:</b>	<b>Recommend APPROVAL</b>

### DECISIONS

The follow tree works decision was received from SHDC:

<b>130.2</b>	<b>Trees in a Conservation Area – Notification to undertake Works</b>
<b>Application No.</b>	<b>0207/17/TCA</b>
Proposal:	T1: Goat Willow – Fell
Location:	1 Vine Terrace, Kingsbridge, TQ7 1AJ
<b>KTC:</b>	<b>Recommended APPROVAL</b>

It was **RESOLVED** to forward the above tree works' consultation findings to SHDC Development Management and to note the above decision.

## 16/131 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

**131.1 0659/17/FUL**  
Proposal: Alterations to 3 no. existing stone barns to form 3no. holiday lets (units 1-3) and 1 no. storage barn  
Location: Court Farm, Washbrook Farm, Kingsbridge, TQ7 1RS  
Applicant: Mr & Mrs C Martin  
Case Officer: Michael Osinski  
**KTC: Recommend APPROVAL**

**131.2 0587/17/HHO**  
Proposal: Householder application for proposed internal alterations, ground floor extension and replacement first floor extension.  
Location: 25 Duncombe Street, Kingsbridge, TQ7 1LR  
Applicant: Mr & Mrs Papenfus  
Case Officer: Chris Mitchell  
**KTC: Recommend APPROVAL**

**131.4 0886/17/HHO**  
Proposal: Householder application for cladding to existing property, rear extension to utility room, and new beach hut style living accommodation.  
Location: 7 Highfield Drive, Kingsbridge, TQ7 1JW  
Applicant: Mr S Tibbles  
Case Officer: Charlotte Howrihane  
**KTC: Recommend APPROVAL**

**131.5 1038/17/FUL**  
Proposal: Residential development 6 no. dwellings  
Location: Land off Derby Road, Kingsbridge  
Applicant: Kingsbridge Feoffees  
Case Officer: Michael Osinski  
**KTC: No Comments**

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

## 16/132 ANY FURTHER CURRENT PLANNING MATTERS

There were no further planning matters.

## 16/133 DATE OF NEXT MEETING

Tuesday 2 May 2017 at 6.00 p.m.

*The meeting closed at 7.10 p.m.*