

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 20 MAY 2014 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Robin Griffin
Cllr Graham Price
Cllr Steve Sidney
Cllr Jax Williams

In Attendance: District Cllr Simon Wright
Martin Johnson (Secretary)

14/01 ELECTION OF CHAIRMAN

Cllr Yates was elected as Chairman of the Planning Committee for mayoral year 2014/15.

14/02 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Farrand, Grills and Washington.

Public Open Forum

There were no members of public present.

14/03 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/04 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

04.1 28/0822/14/MIN
Decision: Non Material Amendment Granted
Case Officer: Donna Crabtree
Parish: Kingsbridge
Decision date: 17 April 2014
Site: Kingsbridge Community College, Balkwill Road, Kingsbridge, TQ7 1PL
Proposal: Non material minor amendment (to reduce length of building) of planning approval 28/0016/14/F
KTC: **Not Consulted**

04.2 **28/0513/14/F**
Decision: Conditional Approval
Case Officer: Donna Crabtree
Parish: Kingsbridge
Decision date: 16 April 2014
Site: Court Farm, Washabrook Lane, Kingsbridge, TQ7 1RS
Proposal: Installation of ground mounted solar PV array with estimated output of 4 kilo watts
KTC: **Recommended Approval**

04.3 **28/0578/14/F**
Decision: Conditional Approval
Case Officer: Nils White
Parish: Kingsbridge
Decision date: 25 April 2014
Site: 109 Fore Street, Kingsbridge, TQ7 1AB
Proposal: 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.
KTC: **Recommended Approval**

04.4 **28/0067/14/F**
Decision: Conditional Approval
Case Officer: Jenny Draper
Parish: Kingsbridge
Decision date: 9 April 2014
Site: Land at SX7343 4400, Springfield Drive, Kingsbridge
Proposal: Erection of single detached dwelling.
KTC: **Recommended Approval**

04.5 **28/0542/14/CLP**
Decision: Certificate of Lawfulness
Case Officer: Matthew Jones
Parish: Kingsbridge
Decision date: 23 April 2014
Site: 12 Waverley Road, Kingsbridge, TQ7 1EZ
Proposal: Removal of chimney stacks and installation of solar panels on roof slope
KTC: **Not Consulted**

04.6 **28/0579/14/LB**
Decision: Listed Building Consent Granted
Case Officer: Nils White
Parish: Kingsbridge
Decision date: 25 April 2014
Site: 109 Fore Street, Kingsbridge, TQ7 1AB
Proposal: 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.

KTC: Recommended Approval

04.7 28/0576/14/LB

Decision: Listed Building Consent

Case Officer: Matthew Jones

Parish: Kingsbridge

Decision date: 28 April 2014

Site: Flat 1, 33 Fore Street, Kingsbridge, TQ7 1PG

Proposal: Listed Building Consent for internal alterations and modifications to living accommodation

KTC: Recommended Approval

04.8 28/0468/14/F

Decision: Conditional Approval

Case Officer: Donna Crabtree

Parish: Kingsbridge

Decision date: 15 April 2014

Site: Appleford, Bowcombe Creek, Kingsbridge, TQ7 2DJ

Proposal: Householder application for glazed extension.

KTC: Recommended Approval

CORRESPONDENCE

The following correspondence was considered:

04.9 From SHDC (letter 28_59/1232/13/O dated 13 May 2014) advising that the appeal via Public Inquiry regarding the authority's Refusal of the proposed development (82 dwellings, 0.7 hectares of employment land, 2 vehicular accesses, open spaces, play provision and drainage) at Allocated Site K5, West Alvington Hill, Kingsbridge will commence at 10.00 a.m. on Tuesday 17 June 2014 at Follaton House, Totnes with a time estimate of 3 days.

Cllr Wright reported that SHDC's solicitor, landscape officer, Cornwall Council's appeals officer, a barrister, and himself had worked up the authority's proof of evidence which had been submitted to the Planning Inspectorate that day. It would be published on the inspectorate's website alongside the appellant's submission.

04.10 From SHDC, the Development Management Committee's Public Participation Scheme had been amended to enable the opportunity for a nominated town or parish councillor to speak on a planning application within their local authority area. This would be for a 12 month trial period. Any such request to speak must abide by the same rules as which already apply to objectors and supporters and meet current notification deadlines. District Cllr Wright reported that the Committee meeting held on 14 May 2014 had received input from 2 parish councils which had proved most beneficial.

04.11 From SHDC a listing of outstanding planning enforcement cases for Kingsbridge which are currently under investigation dated 9 May 2014. The information was confidential and not for dissemination to the public or outside bodies.

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

14/05 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS AND CORRESPONDENCE

05.01 There were no decisions regarding tree works.

TREE WORKS

05.02 The following application for work to Tree Preservation Order Trees was received from SHDC for consideration:

28/1072/14/tw

Register Number of Notice: 3508
Site: 1 Lime Grove, Kingsbridge, TQ7 1TP
Proposal: Reduce 3 Alder and 1 Ash
Applicant: Mr Burrell

Recommend APPROVAL

It was **RESOLVED** to forward the findings of the above tree works consultation to SHDC Natural Environment & Recreation.

14/06 PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

06.1 28/1027/14/F – Householder application for replacement of 2 no. uPVC windows with sliding doors.

2 Clipper Quay, Embankment Road, Kingsbridge, TQ7 1SJ.

Mr N & Mrs G White

(Case officer: Lucy Hall)

Recommend APPROVAL

06.2 28/1139/14/F – Householder application for proposed porch.

18 Lower Warren Road, Kingsbridge, TQ7 1LF.

Mr & Mrs R Heath

(Case Officer: Lucy Hall)

Recommend APPROVAL

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

14/07 ANY FURTHER CURRENT PLANNING MATTERS

Members thanked District Cllr Wright for following up on the poor condition of the Tumbly Hill development site. The applicant had earmarked a clean up by week ending Friday 23 May.

14/08 DATE OF NEXT MEETING

Tuesday 3 June 2014 at 6.00 p.m.

The meeting closed at 6.32 p.m.