

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.00 P.M. ON TUESDAY 5 DECEMBER 2017 IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr David Baisie
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Graham Price

In Attendance: Martin Johnson (Secretary)

17/80 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mike Jennings and Chris Povey.

Public Open Forum

There were no members of public present.

17/81 DECLARATIONS OF INTEREST

There were no declarations of interest.

17/82 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following decision was received from South Hams District Council (SHDC):

82.1 3091/17/HHO
Case Officer: Charlotte Howrihane
Decision: Conditional Approval
Decision date: 8 November 2017
Site: 15 Lower Warren Road, Kingsbridge, TQ7 1LF
Proposal: Householder application for extension to dwelling, construction of replacement garage and alterations to drive, non-compliance with condition 2 of approval 0773/17/HHO
KTC: Recommended Approval

CORRESPONDENCE & REPORTS

82.2 There were no correspondence and reports.

17/83

TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

DECISIONS

83.1 There were no decisions and correspondence.

APPLICATIONS

83.2

3899/17/TPO

Work to Tree Preservation Order Trees

Proposal:

T1: Quercus robur – fell and remove

T2: Quercus ilex – deadwood removal (exempt), crown reduce overall by 3 metres to leave tree with height of 13 metres

Location:

Bowcombe Boathouse, Embankment Road, Kingsbridge, TQ7 1LA

KTC:

Recommend Approval

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

17/84

PLANNING APPLICATIONS

The following planning application were received from SHDC for consideration:

84.1

0256/17/FUL

Proposal:

Re-advertisement (revised plans received) construction of 5 no. apartments

Location:

Development site Tumbly Hill, Kingsbridge

Applicant:

GI Devon Ltd

Case Officer:

Michelle Bennett

Members acknowledged Devon County Council's highway consultation reply (uploaded to SHDC's planning portal 27 Nov 17) that Public Footpath No. 1 Kingsbridge exists, had been confirmed, but had yet to come into effect.

Independent of the above application, Members supported the route to be made available as soon as possible.

KTC:

Recommend Refusal on the grounds that:

- the proposed development is too tall and overbearing in the locale,
- it would have a negative visual impact within the AONB and provide no improvements for public amenity.

84.2 **3761/17/HHO**

Proposal: Householder application for extensions to rear of dwelling with patio over lower ground extension and balcony extended over ground floor extension.

Location: 7 Lower Warren Road, Kingsbridge TQ7 1LF

Applicant: Mr R Harris

Case Officer: Charlotte Howrihane

Members noted planning history at the location from 2005, current representations from local residents on SHDC's planning portal and that planning permission for a time lapsed application 28/0318/10/F for a different extension at the property had provided a condition for obscure glass in the south east elevation.

KTC: **Recommend Approval subject to due consideration of any overlooking of neighbouring properties and for appropriate conditions to be implemented in order to protect such residents' amenity and privacy.**

84.3 **3823/17/FUL**

Proposal: Proposed conversion and alteration of outbuildings to rear of 81 Fore Street to single dwelling.

Location: Site rear of 81 Fore Street, Kingsbridge TQ7 1AB

Applicant: Mr & Mrs S Kerr

Case Officer: Rachel Head

KTC: **Recommend Approval**

84.4 **3847/17/FUL**

Proposal: New dwelling and off road parking and extension to existing dwelling and new off road parking.

Location: 55 Henacre Road, Kingsbridge TQ7 1DP

Applicant: Mr D Lilburn

Case Officer: Harry Heywood

KTC: **Recommend Approval**

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

17/85 **ANY FURTHER CURRENT PLANNING MATTERS**

85.1 SHDC had forwarded a listing of outstanding enforcement cases dated 5 December 2017 which was circulated to Members (the information was confidential and not for dissemination to the public or outside bodies)

85.2 Further to the report at the previous meeting regarding the Plymouth & South West Devon Joint Local Plan (JLP) examination hearings, the Town Clerk had contacted the JLP Programme Officer. Confirmation had been received that the inspectors would not be considering any proposals for development which had been omitted from the JLP. Mindful of this approach, and noting that the inspectors would pay equal regard to written statements as views put at the hearings, a report would

be drafted for the next Planning Committee for Members to consider in lieu of actual attendance.

17/86

DATE OF NEXT MEETING

Tuesday 19 December 2017 at 6.00 p.m.

The meeting closed at 6.53 p.m.