

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7 JANUARY 2014 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Matt Farrand
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Irene Jeeninga
Cllr Graham Price
Cllr Steve Sidney
Cllr Beryl Washington
Cllr Keith Wingate

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

13/87 APOLOGIES FOR ABSENCE

There were no apologies for absence.

Public Open Forum

There were no members of public present.

13/88 DECLARATIONS OF INTEREST

Cllr Wingate declared a pecuniary interest in agenda item 91.4.

13/89 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

89.1 28/2241/13/VAR
Decision: Conditional Approval
Case Officer: Kati Owen
Parish: Kingsbridge
Decision date: 4 November 2013
Site: Old Nurseries, Unit 2, Plymouth Road, Kingsbridge
 TQ7 1AT
Proposal: Variation of condition (to allow introduction of window to
 laundry room) of planning permission 28/0466/08/F

(amendments to approval 28/2466/07/F for the erection of 2 dwellings) changes to roof, window & bedroom

KTC: **Recommended Approval**

89.2

28/2410/13/F

Decision: **Conditional Approval**

Case Officer: Matthew Jones

Parish: Kingsbridge

Decision date: 11 December 2013

Site: 4 Montague Close, Kingsbridge TQ7 1AG

Proposal: Householder application for proposed alteration and extension

KTC: **Recommended Approval**

89.3

28/2511/13/F

Decision: **Prior Approval Not Required**

Case Officer: Jenny Draper

Parish: Kingsbridge

Decision date: 10 December 2013

Site: 6 Wallingford Road, Kingsbridge TQ7 1NA

Proposal: Householder prior notification for erection of conservatory (5m beyond existing rear wall, maximum height of 3m, 2.3m height of eaves of the extension)

KTC: **Not Consulted**

89.4

28/2632/13/F

Decision: **Conditional Approval**

Case Officer: Nils White

Parish: Kingsbridge

Decision date: 12 December 2013

Site: 82 Fore Street, Kingsbridge TQ7 1PP

Proposal: Householder application for proposed rear decking/terrace for living accommodation and replacement of existing flat roof

KTC: **Recommended Approval**

89.5

28/2633/13/LB

Decision: **Conditional Approval Listed Building**

Case Officer: Nils White

Parish: Kingsbridge

Decision date: 12 December 2013

Site: 82 Fore Street, Kingsbridge TQ7 1PP

Proposal: Listed Building consent for proposed rear decking/terrace for living accommodation and replacement of existing flat roof

KTC: **Recommended Approval**

CORRESPONDENCE

89.6 There was no correspondence.

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

13/90 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS AND CORRESPONDENCE

The following decision was received from SHDC:

90.1 SP/CP/TPO 899
Decision: Confirmed as Served
Case Officer: Simon Putt
Decision date: 10 December 2013
Site: 72 Church Street, Kingsbridge, TQ7 1DD
Description: T1 – Elm
T2 - Elm
Reasons: No reasons have been brought forward to justify modifying the Order during the consultation period
The trees are prominent in the landscape
Maintenance of amenity value
In response to a Conservation Area notice proposing works to the trees (to which objections were received)
KTC: Recommended felling

TREE WORKS

The following application for works to Tree Preservation Order trees was received from SHDC for consideration:

90.2 28/3066/13/TW
Register No: 2454
Site: 72 Church Street, Kingsbridge, TQ7 1DD
Proposal: Elm - Crown reduction of 5m and removal of 2 lower limbs
Recommend APPROVAL

It was **RESOLVED** to note the above decision and to forward the findings of the above tree works' consultation to SHDC Tree Officer.

13/91 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

91.1 28/2780/13/F – Householder application for demolition of single garage, construction of double garage with workshop over and creation of additional parking space.

Quay Top, Springfield Drive, Kingsbridge TQ7 1HG.

Mr K Ellis

(Case Officer: Jenny Draper)

Recommend APPROVAL

91.2 28/2838/13/F – Householder application for extensions and alterations to existing dwelling.

4 Highfield Drive, Kingsbridge TQ7 1JW.

Mr & Mrs D Atkinson

(Case Officer: Ian Lloyd)

Recommend APPROVAL

91.3 28/2934/13/VAR – Variation of condition 2 of planning approval 28/0609/12/F to allow changes to design of building.

Doctors Garden, Higher Union Road, Kingsbridge.

Wellington & Son (Transport Ltd)

(Case Officer: Kati Owen)

Recommend APPROVAL

Cllr Wingate left the Chamber for the following agenda item:

91.4 28/2945/13/LB – Retrospective application for Listed Building Consent for internal alterations to existing ground floor office accommodation.

82 Fore Street, Kingsbridge TQ7 1PP.

Mr S Cartwright

(Case Officer: Matthew Jones)

Recommend APPROVAL

91.5 28/2950/13/F – Conversion of redundant shop storage into single three bedroom flat at first floor level.

Strand House, The Promenade, Kingsbridge TQ7 1JA.

Messrs C & P Thomas

(Case Officer: Debbie Crowther)

Recommend APPROVAL

91.6 28/2954/13/F – Conversion of existing commercial property into a single dwelling, to include a winter garden at the upper level.

17 The Old Malt House, Ebrington Street, Kingsbridge TQ7 1DE.

Mr M Smith

(Case Officer: Lucy Hall)

Recommend APPROVAL

91.7 28/3035/13/LB – Listed Building Consent for alterations to rear façade. Removal of rear storage buildings and asbestos sheeting (to be replaced with natural slate). Removal of existing porch and reinstatement of back door with porch over.

Jasmine Restaurant, 115 Fore Street, Kingsbridge TQ7 1AB.

South Hams Support Services Ltd

(Case Officer: Richard Gage)

Recommend APPROVAL

91.8 28/3033/13/F – 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.

Jasmine Restaurant, 115 Fore Street, Kingsbridge TQ7 1AB.

South Hams Support Services Ltd

(Case Officer: Richard Gage)

Recommend APPROVAL

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

13/92 ANY FURTHER CURRENT PLANNING MATTERS

92.1 Further to discussion at the previous meeting Cllrs Griffin and Price had surveyed trees at Lime Grove which included ash, hazel, birch and larch. A number of trees had been felled and it had been queried if Tree Preservation Orders protected them. Simon Putt, SHDC Tree Officer, had agreed to meet Cllr Griffin and the Clerk on site at 1100 on 16th January.

92.2 Cllrs Griffin and Yates had attended SHDC's Town & Parish Planning Workshop held on 11th December at Follaton House, Totnes. The session had been very well attended and case studies were presented of planning appeals. There appeared to be pressure for the development of new housing.

92.3 At the previous meeting, members had considered SHDC's proposed works to a section of Fore Street Car Park linking the main part of the car park with Fore Street itself. Subsequently, full council had provided support for the exit to be closed onto Fore Street and to suggest a virtual footpath for pedestrians be provided on the south side of the car park. SHDC had responded providing 2 options for a pedestrian route:

- Option 1 (south side) resulting in a reduction of disabled bays from 7 to 6, possible public seating adjacent to Fore Street entrance, and a narrow section for vehicles near the public toilets, and
- Option 2 (north side) resulting in the virtual footpath continuing along the cross-hatching at the rear of the disabled bays.

It was **RECOMMENDED** to support the adoption of Option 1:

- there were safety implications for pedestrians walking at the very rear of parked disabled vehicles (Option 2),
- the majority of pedestrians were likely to turn right to walk down Fore Street on leaving the car park and therefore would not have to cross vehicles entering the car park (Option 1),
- a pinch point midway down the access route would have the effect of slowing down vehicles (Option 1).

Moreover, the proposal to stop the exit onto Fore Street would halt a 'rat run' from Cookworthy Road.

92.4 SHDC had supplied an updated listing of Outstanding Enforcement Cases dated 24th December which was reviewed by members. The listing was confidential and referred to alleged breaches of planning permissions currently under investigation.

13/93 DATE OF NEXT MEETING

Tuesday 21 January 2014 at 6.00 p.m.

The meeting closed at 6.40 p.m.