

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 SEPTEMBER 2016 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr Tom Coulthard
Cllr Mike Jennings

In Attendance: Cllr Jim Romanos
Martin Johnson (Secretary)

16/37 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Martina Edmonds, Kate Lynn and Chris Povey.

Public Open Forum

There were no members of public present.

16/38 DECLARATIONS OF INTEREST

There were no declarations of interest.

16/39 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

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| 39.1 | 1674/16//LBC |
| Decision: | Listed building consent granted |
| Case Officer: | Richard Gage |
| Decision date: | 19 July 2016 |
| Site: | 107 Fore Street, Kingsbridge, TQ7 1AB |
| Proposal: | Listed building consent for replacement of 3 existing sash windows on the front of the building |
| KTC: | Recommended Approval |
| 39.2 | 1472/16//HHO |
| Decision: | Conditional Approval |
| Case Officer: | Sara de Barros |
| Decision date: | 15 July 2016 |
| Site: | Herons Reach, 5 Lower Warren Road, Kingsbridge, TQ7 1LF |
| Proposal: | Householder application for an extension and alterations to existing dwelling |
| KTC: | Recommended Approval |

- 39.3** **0996/16//FUL**
Decision: **Refusal**
Case Officer: Michal Osinski
Decision date: 15 July 2016
Site: 14 Allotment Gardens, Kingsbridge, TQ7 1NT
Proposal: Conversion of existing mower/tractor storage barn into 2 bedroom accessible annexe for family care purposes
KTC: **Recommended Approval**
Cllr Griffin read out SHDC's reasons for Refusal from the decision notice
- 39.4** **0973/16//HHO**
Decision: **Conditional Approval**
Case Officer: Charlotte Howrihane
Decision date: 7 July 2016
Site: 10 Waverley Road. Kingsbridge, TQ7 1EZ
Proposal: Householder application for proposed rear extension in place of existing
KTC: **Recommended Approval**
- 39.5** **1523/16//LBC**
Decision: **Listed building consent granted**
Case Officer: Richard Gage
Decision date: 5 July 2016
Site: 109 Fore Street, Kingsbridge, TQ7 1AB
Proposal: Listed building consent for alterations to repair and refurbish fascia sign including the removal of existing modern canopy/blind
KTC: **Recommended Approval**
- 39.6** **1524/16//ADV**
Decision: **Conditional Approval**
Case Officer: Richard Gage
Decision date: 7 July 2016
Site: 109 Fore Street, Kingsbridge TQ7 1AB
Proposal: Application for consent to display an advertisement, fascia sign with painted dark grey background, large blue and white lettering with flush vinyl on wooden sign board
KTC: **Recommended Approval**
- 39.7** **0006/16//FUL**
Decision: **Conditional Approval**
Case Officer: Charlotte Howrihane
Decision date: 27 July 2016
Site: Flat 4, Carling Court, Ropewalk, Kingsbridge TQ7 1QJ
Proposal: Internal alterations and small rear single storey extension
KTC: **Recommended Approval**

39.8 **1878/16//HHO**
Decision: **Conditional Approval**
Case Officer: Charlotte Howrihane
Decision date: 1 August 2016
Site: 11 Saffron Park, Kingsbridge, TQ7 1RL
Proposal: Internal alterations and small rear single storey extension
KTC: **Recommended Approval**

39.9 **1592/16//LBC**
Decision: **Listed Building Consent Granted**
Case Officer: Richard Gage
Decision date: 8 August 2016
Site: 30 Fore Street, Kingsbridge, TQ7 1NY
Proposal: Listed building consent for the replacement of the structurally unsafe south elevation party wall at ground floor, the replacement of the decayed suspended timber ground floor joists with a solid concrete slab in the front retail area, the structural repair and strengthening of the entire first floor, the tying of the street facing elevation at first floor and replacement of ground floor rear window
KTC: **Recommended Approval**

39.10 **0832/16//HHO**
Decision: **Conditional Approval**
Case Officer: Sarah Carroll
Decision date: 17 August 2016
Site: 9 Kingsway Park, Kingsbridge, TQ7 1HJ
Proposal: Householder application for the demolition of side extension and construction of new rear extension
KTC **Recommended Approval**

CORRESPONDENCE

The following correspondence/reports were received:

39.11 From SHDC a listing of Outstanding Enforcement Cases which were currently under investigation dated 6 September 2016. The information was confidential and was not for dissemination to the public or outside bodies.

39.12 From SHDC an Action Plan which responded to recommendations made at the recent Planning Peer Challenge.

39.13 Cllrs Griffin and Romanos had attended a presentation from Westcountry Land held on 30 August 2016 at Harbour House regarding the proposed development at Land (West of) Belle Hill. A public consultation event followed on which had been attended by other Councilors. The following information was reported:

- vehicular access to the site from Stentiford Hill would be investigated,
- 2 bedroom dwellings would be incorporated into the development,

- Westcountry Land had held discussions with South Hams Eco Developments (the latter had drawn up concept plans to develop the neighbouring land area between the above site and Wallingford Road),
- Members had requested for as much detail as possible to be included into an outline planning application thereby reducing the number of Reserved Matters to be considered, and
- Westcountry Land had a history of working with Devon & Cornwall Housing (DCH).

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

16/40 TREE DECISIONS, CORRESPONDENCE AND WORKS

40.1 The following decision regarding tree works was received from SHDC:

Trees in a Conservation Area – Notification to Undertake Works

Application No: 2045/16/tca
 Proposal: Bay (T1) fell and Yew (T2) fell
 Location: 'Sunny Patch', Western Backway, Kingsbridge
KTC: Recommended Approval

40.2 There was no correspondence or works to be considered.

It was **RESOLVED** to note the above tree works' decision.

16/41 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

41.1 2151/16/LBC
 Proposal: Listed building consent to strip slate roof and re-slate
 Location: King of Prussia, Church Street, Kingsbridge, TQ7 1JB
 Applicant: Punch Taverns Ltd
 Case officer: Michelle Bennett
Recommend APPROVAL

41.2 2166/16/HHO
 Proposal: Householder application for entrance lobby extension, roof works and alterations to existing house and garage
 Location: 19 Embankment Road Kingsbridge, TQ7 1LA
 Applicant: Ms M Spencer
 Case Officer: Sara de Barros
Recommend APPROVAL

41.3**2087/16/HHO**

Proposal: Householder application for new studio on top of existing garage, cladding to front elevation and repositioning of front door within porch

Location: 38 Lower Warren Road, Kingsbridge, TQ7 1LF

Applicant: Mr S Tibbles

Case Officer: Sara de Barros

The Chairman had been informed of concerns from the neighbouring property at no.36 notwithstanding that there had been no formal representation made to SHDC. Members had made site visits, were familiar with the locale, style of properties, orientation of nos. 36 and 38 facing north, and noted 3 ground floor windows and one first floor window at no.36 facing the current garage/proposed 1st floor extension at no.38.

Recommend REFUSAL on the grounds of overshadowing and loss of sunlight to the detriment of the residential amenity for the neighbouring property.

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

16/42**ANY FURTHER CURRENT PLANNING MATTERS**

42.1 SHDC had reported (email dated 22 August 2016) that it was investigating advertising signage positioned either side of the entrance door to the Quay public house in Fore Street. It was likely that the freeholder would be requested to remove the signage.

42.2 SHDC had reported (letter dated 1 September 2016) that a parcel of land sold by the authority to the owners of 2 Kingsway Park had to retain a Wildlife Corridor however, Devon Badger Group had confirmed that a badger sett on the land had been empty for a considerable time.

42.3 At the full council meeting on 2 August 2016 Members had agreed to review a proposed letter to the Prime Minister regarding affordable housing matters; Members now received a second draft for consideration which retained the tenor of the original.

42.4 It was reported that a development under construction along Embankment Road (approved planning application 28/0416/15/F) had a barrier which extended into the highway. The Town Clerk would make Devon County Council's local highways officer aware as they were due to meet shortly.

16/43**DATE OF NEXT MEETING**

Tuesday 20 September 2016 at 6.00 p.m.

The meeting closed at 6.47 p.m.