

0Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 17 MAY 2016 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr Anne Balkwill
Cllr Martina Edmonds
Cllr Wayne Grills
Cllr Chris Povey
Cllr Graham Price

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

16/01 ELECTION OF CHAIRMAN

Cllr Griffin was elected as Chairman of the Planning Committee for mayoral year 2016/2017.

16/02 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Tom Coulthard and Kate Lynn.

Public Open Forum

There were no members of public present.

16/03 DECLARATIONS OF INTEREST

Cllr Grills declared a non-pecuniary interest in agenda item 16/06.1.

16/04 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

04.1 0311/16/FUL
Decision: Conditional Approval
Decision date: 28 April 2016
Site: Bowcombe Boathouse site adjacent to Melleray, Kingsbridge,
TQ7 1LA
Proposal: Planning application for change of use to holiday
accommodation from boathouse/garage/workshop
KTC: Recommend Approval

CORRESPONDENCE

The following correspondence was received:

04.2 From Mr & Mrs East, 57 Embankment Road, Kingsbridge (letter dated 30 April 2016) reporting their concerns with planning application **28/1630/15/F**:

- the positioning and angle of the annex was different to the plan,
- the east wall of the annex had been built higher than was shown on the original plan
- a curved turret had been built on the east corner, and
- the turret was to be extended into a high parapet along the whole of the east wall.

The above changes were made before the amendments were discussed by either SHDC Planning or the Town Council (KTC).

KTC had Recommended Refusal on the grounds that there was insufficient detail in the plans for the layout, design, visual appearance, finishing materials and particularly a lack of elevation to identify views from the estuary. SHDC had subsequently granted Conditional Approval.

District Cllr Gilbert reported that he had consulted with Mr & Mrs East and was aware of their representations which were shared by other residents in the locale.

04.3 From Mr Anderson, 16 Retreat Close, Kingsbridge (email dated 9 May 2016) reporting his concerns with planning application 28/1185/16/VAR (change of delivery times at Morrisons from 0700-2200 to 0600-2300) due to noise issues.

It was **RESOLVED** to note the above planning decision and correspondence.

16/05 TREE DECISIONS, CORRESPONDENCE AND WORKS

05.1 There were no tree decisions, correspondence or works to consider.

05.2 Cllr Griffin had received a letter from a householder in Duncombe Street regarding a neighbour's tree which was blocking light to their property. It was reported that KTC had no authority to intervene but could act as mediator between said neighbours.

16/06 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

06.1	1301/16/HHO
Proposal:	Householder application for planning permission to demolish existing domestic garage and construction of larger replacement
Location:	St Johns Yard, Fore Street, Kingsbridge, TQ7 1AX
Applicant:	Mrs C Horton
Case Officer:	Michelle Bennett
KTC:	Recommend APPROVAL

06.2 **1185/16/VAR**

Proposal: Variation of condition no.7 planning consent 28/1153/00F to allow for the extension of delivery hours

Location: Morrisons Supermarket, Lime Grove, Kingsbridge, TQ7 1TP

Applicant: Morrisons Supermarkets PLC

Case Officer: Jeremy Guise

Members noted correspondence received at 16/04.3 and a further 4 objections downloaded from SHDC's website.

KTC: **Recommend REFUSAL on the grounds of noise and disturbance; given that there was less ambient noise 0600-0700 and 2200-2300 and therefore the proposals would have a negative impact on the amenity of neighbouring residential properties**

06.3 **1210/16/HHO**

Proposal: Householder application for conversion of existing garage to living space with planting area converted to parking

Location: 7 Museum Court, Fore Street, Kingsbridge, TQ7 1QQ

Applicant: Mrs M Tudor

Case Officer: Sarah Carroll

KTC: **Recommend APPROVAL**

06.4 **1179/16/HHO**

Proposal: Householder application for single storey rear extension and alterations to two storey front element including alterations to fenestration and installation of gable end roof

Location: 4 Trevanna Road, Kingsbridge, TQ7 1ET

Applicant: Mr M Lennon

Case Officer: Sarah Carroll

KTC: **Recommend APPROVAL**

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

16/07 **ANY FURTHER CURRENT PLANNING MATTERS**

07.1 Cllr Grills reported that he was impressed with recent changes to SHDC's planning portal e.g. labelling of documentation and faster speed. Members agreed to forward thanks to SHDC.

07.2 Cllr Balkwill, supported by her fellow Members, was concerned that outline planning permissions for major housing developments meant that planning conditions were met outside the public domain via communications solely between applicants and planning officers. Therefore KTC and the community were unaware of said proposals. Members agreed to request SHDC for KTC to be consulted on all conditions relating to outline planning permissions for major housing developments.

07.3 A listing of SHDC outstanding planning enforcement cases for Kingsbridge dated 11 May 2016 was distributed to Members. The information was confidential and was not for dissemination to the public or outside bodies.

16/08 **DATE OF NEXT MEETING**

Tuesday 7 June 2016 at 6.00 p.m.

The meeting closed at 6.37 p.m.