

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 FEBRUARY 2015 AT 6.00 P.M. IN QUAY HOUSE

**Present:** Cllr Philip Yates (Chairman)  
Cllr Matt Farrand  
Cllr Robin Griffin  
Cllr Wayne Grills  
Cllr Steve Sidney

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

#### **14/93 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Graham Price.

#### **Public Open Forum**

There were no members of public present.

#### **14/94 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **14/95 PLANNING DECISIONS AND CORRESPONDENCE**

#### **DECISIONS**

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

**95.1**                      **28/2759/14/F**  
**Decision:**                **Conditional Approval**  
Case officer:             Charlotte Howrihane  
Decision date:            18 December 2014  
Site:                        Flats 1 to 9, Carling Court, Kingsbridge, TQ7 1QJ  
Proposal:                  Replacement of existing windows with PVC double glazed windows  
**KTC:**                      **Recommended Approval**

**95.2**                      **28/2760/14/LB**  
**Decision:**                **Conditional Approval**  
Case officer:             Matthew Jones  
Decision date:            18 December 2014  
Site:                        Brook House, 24 Duncombe Street, Kingsbridge, TQ7 1LR  
Proposal:                  Retrospective listed building consent for external repairs to south east elevation and chimney

**KTC: Recommended Approval**

**95.3**

**28/2932/14/VAR**

**Decision: Conditional Approval**

Case officer: Matthew Jones

Decision date: 7 January 2015

Site: 31 Embankment Road, Kingsbridge, TQ7 1LA

Proposal: Variation of condition 4 of householder planning approval 28/0982/12/F (to allow holiday let and ancillary use)

**KTC:** Members received Devon County Council's (Development Management) letter SH/2932/2014 dated 4 December 2014 which Recommended Refusal due to a likely increase in the volume of traffic entering and leaving a Class A County Road through an access which did not provide adequate visibility from and of emerging vehicles contrary to National Planning Policy Framework paragraph 32. **Recommend REFUSAL** in concurrence with Devon County Council's findings above. Subsequently, the Highways Officer withdrew the objection and concluded the proposals would in fact be likely to reduce the level of traffic onto the highway.

**95.4**

**28/2897/14/AD**

**Decision: Conditional Approval**

Case officer: Charlotte Howrihane

Decision date: 5 January 2015

Site: Quay Auto Centre, Higher Union Road, Kingsbridge, TQ7 1EQ

Proposal: Advertisement consent for 5m pole mounted Ford Service illuminated sign

**KTC: Recommended Approval**

**95.5**

**28/2998/14/F**

**Decision: Conditional Approval**

Case officer: Jenny Draper

Decision date: 12 January 2015

Site: 9 Saffron Park, Kingsbridge, TQ7 1RL

Proposal: Householder application for alterations to dwelling to create living accommodation at first floor level and installation of dormer.

**KTC: Recommended Approval**

**95.6**

**28/2997/14/F**

**Decision: Conditional Approval**

Case officer: Matthew Jones

Decision date: 13 January 2015

Site: Birchenhayes, Springfield Drive, Kingsbridge, TQ7 1HG

Proposal: Householder application for alterations to dwelling to include new first floor balcony, roof lights and flue

**KTC: Recommended Approval**

## **CORRESPONDENCE**

The following correspondence was received:

**95.7** From Mr David Cohen, Myrana, Drake Road, Salcombe (letter dated 20 January 2015) requesting support for a pilot campaign to seek alteration to planning legislation and allow for meaningful localism.

**95.8** From John Chalmers, Chairman, South Hams Society (letter dated 23 January 2015) to SHDC (copied to KTC) urging refusal of planning application 28/0037/15/F (*to be received at agenda item 14/97.1*).

**95.9** From SHDC Enforcement Team confirmation that outstanding alleged planning enforcement cases will be reviewed.

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

## **14/96 TREE DECISIONS, CORRESPONDENCE AND WORKS**

### **DECISIONS**

**96.1** There were no decisions to consider.

### **CORRESPONDENCE**

The following correspondence was received:

**96.2** From Alex Whish, SHDC Landscape Officer, (email dated 16 January 2015) to Mrs Hunt, 21 Lime Grove, Kingsbridge regarding the condition of trees in Lime Grove and particularly at 23 Lime Grove (further to correspondence received at the previous meeting). It advised that she may seek professional advice to substantiate her view that a tree close to her property was in a dangerous condition and the matter was a civil issue which should be resolved between neighbours.

### **WORKS**

The following application for tree works was received from SHDC for consideration:

#### **96.3 Works to Trees in a Conservation Area**

Application Number: 28/0083/15/TCA  
Proposal: Fell Magnolia  
Location: The Old Haven, 131, Fore Street, Kingsbridge TQ7 1AL  
Applicant: Mr Hugh Bodger

#### **Recommend APPROVAL**

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

## **14/97 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

### **97.1 28/0037/15/F**

Householder application for replacement wooden sash windows and patio door with PVCu windows

Flat 6, The Exchange, 111 Fore Street, Kingsbridge TQ7 1AB

**Mrs S Wren**

(Case officer: Charlotte Howrihane)

**Recommend APPROVAL**

### **97.2 28/0047/15/LB**

Listed building consent for 2no. shops converted to 1no. shop, replace existing front door, remove portion of internal stud wall, re-instate window overlooking passageway

Ground Floor, 89 Fore Street, Kingsbridge TQ7 1AB

**Treyone Woodcraft Ltd**

(Case Officer: Charlotte Howrihane)

**Recommend APPROVAL**

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

## **14/98 ANY FURTHER CURRENT PLANNING MATTERS**

**98.1** It was **RESOLVED** to appoint Cllr Coulthard as a member of the Planning Committee.

**98.2** District Cllr Wright reported that 2 local authorities in Berkshire had applied for a judicial review to challenge central government's recent decision to exempt small developments from Section 106 contributions. The decision affected South Hams market towns and SHDC was seeking advice regarding the way forward.

**98.3** District Cllr Wright reported that SHDC's approval of planning application 46/2401/14/F for the development and extension of the Hope Cove Hotel had been called-in by the Secretary of State.

**98.4** Members noted that there appeared to be no upkeep/maintenance at the Kings Arms Hotel and an enquiry by KTC regarding the condition of the building had not been answered (it was understood that the Chamber of Commerce and South Hams Society had also written to the owners). It was **RESOLVED** to hasten Criterion Asset Management for a reply to KTC's letter dated 23 July 2014.

## **14/99 DATE OF NEXT MEETING**

Tuesday 17 February 2015 at 6.00 p.m.

*The meeting closed at 6.55 p.m.*