

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 JANUARY 2017 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Robin Griffin (Chairman)
Cllr David Baisie
Cllr Anne Balkwill
Cllr Tom Coulthard
Cllr Martina Edmonds
Cllr Mike Jennings
Cllr Kate Lynn
Cllr Chris Povey
Cllr Graham Price

In Attendance: Cllr Irene Jeeninga
Martin Johnson (Secretary)

16/86 APOLOGIES FOR ABSENCE

There were no apologies for absence.

Public Open Forum

There were no members of public present.

16/87 DECLARATIONS OF INTEREST

There were no declarations of interest.

16/88 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

88.1 2739/16/FUL
Decision: Conditional Approval
Case Officer: Richard Gage
Decision date: 25 November 2016
Site: 29 Fore Street, Kingsbridge, TQ7 1AA
Proposal: Application for permission for proposed installation of 2 air conditioning units

KTC: Recommended Approval

88.2 3115/16/LBC
Decision: Listed Building Consent Conditional Approval
Case Officer: Richard Gage
Decision date: 25 November 2016
Site: 29 Fore Street, Kingsbridge, TQ7 1AA

Proposal: Listed building consent for permission for proposed installation of 2 air conditioning units

KTC: Recommended Approval

88.3

2188/16/FUL

Decision: Conditional Approval

Case Officer: Gemma Bristow

Decision date: 30 November 2016

Site: Ilbert Road Filling Station, Kingsbridge, TQ7 1EB

Proposal: New fuel pumps and underground tanks, canopy, retaining wall, external storage area, refrigeration plant units, fencing and reconfiguration of the forecourt area

KTC: Recommended Approval subject to the following conditions:

- **Enhanced surface water drainage on the eastern boundary of the site to prevent the current overflow,**
- **no vehicular access from the western end of the site i.e. all vehicles to enter the filling station from the east and exit from the west,**
- **installation of a footway on Ropewalk adjacent to the western boundary of the site to join up with the pavement in situ, and**
- **the production of a construction management plan to include the hours of work**

Members were disappointed that suggestions for enhanced drainage, alteration to access and the installation of a footway had not been approved.

88.4

3112/16/HHO

Decision: Conditional Approval

Case Officer: Sarah Carroll

Decision date: 1 December 2016

Site: 23 Lower Warren Road, Kingsbridge, TQ7 1LF

Proposal: Householder application for proposed garage.

KTC: Recommended Approval subject to a condition that obscure glass is used in the window which overlooks the neighbouring property/garden 25 Lower Warren Road

88.5

2919/15/FUL

Decision: Conditional Approval

Case Officer: Tom French

Decision date: 8 December 2016

Site: Coombe Works, Derby Road, Kingsbridge, TQ7 1JL

Proposal: Erection of single dwelling and erection of an office/light industrial unit (Use Class B1) and creation of extending parking for cars

KTC: Recommended Approval

88.6

3182/16/HH0

Decision: Conditional Approval

Case Officer: Sarah Carroll

Decision date: 6 December 2016
Site: 3 Lower Warren Road, Kingsbridge, TQ7 1LF
Proposal: Householder application for proposed extension and alterations to an existing domestic dwelling to provide enlarged useable space within the property

KTC: Recommended Approval

88.7 3209/16/LBC
Decision: Conditional Approval

Case Officer: Graham Lawrence
Decision date: 6 December 2016
Site: 32-34 Fore Street, Kingsbridge, TQ7 1PB
Proposal: Listed Building Consent for the like for like replacement of external signage from HSBC to HSBC UK

KTC: Recommended Approval

88.8 3328/16/FUL

Decision: Refusal

Case Officer: Clare Stewart
Decision date: 5 December 2016
Site: 14 Allotment Gardens, Kingsbridge, TQ7 1NT
Proposal: Retrospective planning application for glasshouse and chicken coop

KTC: No Comments

88.9 3386/16/LBC
Decision: Conditional Approval

Case Officer: Richard Gage
Decision date: 14 December 2016
Site: Quay House, Ilbert Road, Kingsbridge, TQ7 1DZ
Proposal: Listed Building Consent (Grade 11) for proposed replacement of the existing gentlemen's toilet with an accessible WC and to provide another unisex WC for members of the public which will ensure that sufficient facilities are available

KTC: No Comments

88.10 2767/16/FUL
Decision: Conditional Approval

Case Officer: Sarah de Barros
Decision date: 15 December 2016
Site: The Crabshell Inn, Embankment Road, Kingsbridge, TQ7 1JZ
Proposal: New first floor balcony and access stairs to second floor

KTC: Recommended Approval

CORRESPONDENCE AND REPORTS

The following correspondence was received from SHDC:

88.11 **3789/16/POD**
Proposal: Notification for prior approval for a proposed change of use from office use to 3 dwellings
Location: Unit 3 & 5 Centurion Works, Lower Union Road, Kingsbridge, TQ7 1EF
Applicant: Mr David Jensen
Members noted that there was a history of planning applications in and around the site to gain permission for a residential development.

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

16/89 **TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE**

TREE WORKS

The following tree works' applications were received from SHDC for consideration:

89.1 **Works to Trees in a Conservation Area**
Reference: **4050/16/TCA**
Proposal: T1: Sycamore – Fell
Location: 3 Sunnyside, Duncombe Street, Kingsbridge, TQ7 1LU
Applicant: Mr William Rowland
KTC: **Recommend APPROVAL**

89.2 **Works to Trees in a Conservation Area**
Reference: **4014/16/TCA**
Proposal: T1: Sycamore – Crown reduction by up to approx 2 to 3 metres all round and crown thinning by approx 15%
 T2: Beech – Crown reduction by up to approx 2 to 3 metres all round and crown thinning by approx 15%
Location: 144 Church Street, Kingsbridge, TQ7 1DB
Applicant: Mr Chris Cope
KTC: **Recommend APPROVAL**

89.3 **Work to Tree Preservation Order Trees**
Reference: **3898/16/TPO**
Proposal: T1: Oak – Removal of limb approx 10 metres from ground level growing towards property
 T2: Oak – Removal of x 1 limb 5 metres from ground level and x 2 limbs 10 metres from ground level
 T3: Oak – Crown thinning approx 20% of crown, crown reduction approx 2 metres
 T4: Oak – Crown thinning approx 20% of crown, crown reduction approx 2 metres
Location: 54 Northville Park, Kingsbridge, TQ7 1AR
Applicant: Mr Peter Taylor
KTC: **Recommend APPROVAL for works to trees T3 and T4**
 Recommend REFUSAL for works to trees T1 and T2, on adjoining land, as the proposals are difficult to determine

following a site visit (a better description with photographs earmarking the proposed limbs to be cut are required) and the trees do not appear to unduly affect the amenity value of the applicant.

DECISIONS AND CORRESPONDENCE

89.4 There were no decisions or correspondence regarding tree works.

It was **RESOLVED** to forward the above tree works' consultation findings to SHDC Development Management.

16/90 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

90.1 3444/16/HHO
Proposal: Householder application for construction of front entrance porch and rear kitchen extension. Alterations to windows, including additional first floor and render to ground floor brick.
Location: 32 Wallingford Road, Kingsbridge, TQ7 1NB
Applicant: Mr D Andrews
Case Officer: Chris Mitchell
KTC: Recommend APPROVAL

90.2 3800/16/HHO
Proposal: Householder application for proposed side extension to dwelling and associated external works
Location: 17 Manor Park, Kingsbridge, TQ7 1BB
Applicant: Mr & Mrs M Piper
Case officer: Chris Mitchell
KTC: Recommend APPROVAL

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

16/91 ANY FURTHER CURRENT PLANNING MATTERS

91.1 It was reported that SHDC officers had discussed K2 (Quayside) masterplanning with Cllrs Balkwill, Griffin and Povey on 3 November and the concept had been noted. SHDC Members/officers were due to discuss the same on 19 January and a presentation to KTC had been programmed for 6.00 p.m. on Tuesday 14 February (prior to that evening's full council meeting). However, Members considered that the latter session should be brought forward and the Town Clerk would liaise with SHDC regarding a revised time/date.

91.2 Members noted that a section of the western Quayside footpath had been fenced off for some time. A situation report from SHDC Members would be requested at the full council meeting on 10 January.

91.3 Members noted DCC's proposal for circa 30 bollards to be installed at the edge of the eastern Fore Street pavement during repairs 3 January to 24 February. It was acknowledged that bollards would be required to prevent cars parking and lorries unloading on the pavement. Concerns were expressed that vehicles may continue to drive on to the pavement where it was too narrow to install bollards. It was agreed to request a location plan from DCC, to conduct a walkabout to consider the locations and to request extra enforcement immediately after the works had been completed.

91.4 SHDC's latest listing of outstanding enforcement cases dated 3 January was distributed to Members. The information was confidential and not for dissemination to the public or outside bodies.

16/92 DATE OF NEXT MEETING

Tuesday 17 January 2017 at 6.00 p.m.

The meeting closed at 6.55 p.m.