

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7 APRIL 2015 AT 6.00 P.M. IN QUAY HOUSE

Present: Cllr Philip Yates (Chairman)
Cllr Robin Griffin
Cllr Wayne Grills
Cllr Graham Price
Cllr Steve Sidney
Cllr Jax Williams

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

14/126 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Matt Farrand.

Public Open Forum

There were no members of public present.

14/127 DECLARATIONS OF INTEREST

There were no declarations of interest.

14/128 PLANNING DECISIONS AND CORRESPONDENCE

DECISIONS

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

128.1 28/0170/15/F
Decision: Conditional Approval
Case Officer: Matthew Jones
Decision date: 14 March 2015
Site: 8 Southville Gardens, Kingsbridge, TQ7 1LE
Proposal: Householder application for proposed rear extension
KTC: Recommended Approval

128.2 28/0152/15/F
Decision: Conditional Approval
Case Officer: Matthew Jones
Decision date: 10 March 2015
Site: 15, Barton Close, Kingsbridge, TQ7 1JU
Proposal: Householder application for proposed alteration to existing dwelling

KTC: Recommended Approval

128.3 28/0174/15/LB

Decision: Listed building consent granted

Case Officer: Jenny Draper

Decision date: 10 March 2015

Site: 87A, Fore Street, Kingsbridge, TQ7 1AB

Proposal: Listed building consent for installation of satellite dish to rear of property

KTC: Recommended Approval

128.4 28/0248/15/LB

Decision: Conditional Approval

Case Officer: Matthew Jones

Decision date: 14 March 2015

Site: Hamilton Court, 95 Fore Street, Kingsbridge, TQ7 1AB

Proposal: Listed building consent for refurbishment and repairs to existing building

KTC: Recommended Approval

CORRESPONDENCE

The following correspondence has been received:

128.5 From Mr & Mrs R Mitchelmore of 15b Church Street, Kingsbridge, a copy of a letter sent to SHDC Development Control regarding planning application **28/0673/15/F** change of use from A1 (shop) to A3 (restaurant) and minor alterations at 15 Church Street, Kingsbridge TQ7 1BT. Concerns had been raised relating to noise, privacy, extraction, fire prevention, waste, drainage and further planning.

128.6 From SHDC, a listing of new enforcement case dated 30 March 2015 for Kingsbridge which were currently under investigation. The information was confidential and not for dissemination to the public or outside bodies.

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

14/129 TREE DECISIONS, CORRESPONDENCE AND WORKS

DECISIONS & CORRESPONDENCE

The following decision regarding works to Tree Preservation Order Trees was received from South Hams District Council (SHDC):

129.1 28/0321/15/tw (TPO 448)

Decision: Refusal of Consent and Grant of Conditional Consent for Lesser Works

Refusal: T1 T2. Ash. Coppice to stump approximately 30cm

Consent: T1 T2. Ash. Reduce lowest lateral limb growing to the west by 2m and thin whole crown structure by 30%.

T4. Ash. Reduce lowest lateral limb growing to the west by 2m and thin whole crown structure by 10%.
T5. Beech. Prune western edge of the canopy only by reducing lateral spread between 2 to 3m.
T3. Ash. Not subject to TPO; no restrictions.

Case officer: Alex Whish
Decision date: 25 March 2015
Site: Land surrounding 15 to 18 Skelmersdale Close, Kingsbridge, TQ7 1QP
Applicant: DCH
KTC: **Recommended**

- support proposals for T4
- object to proposals for T1, T2, T3 and T5 as the trees added much landscape and amenity value within the locale, and

WORKS

129.2 There were no works to consider.

14/130 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

130.1 28/0526/15/F

Householder application for first floor extension.
19 Ebrington Street, Kingsbridge, TQ7 1DE

Mr C Thomas

(Case Officer: Jenny Draper)

Members received and noted one objection to date on SHDC's website

Recommend APPROVAL

130.2 28/0561/15/F

Retrospective application for alteration to garden area to create additional parking.
Construction of raised wall similar to existing and extension of gravelled area.
Café Asia, 10 Mill Street, Kingsbridge, TQ7 1ED

Ms B Tsang

(Case Officer: Kati Owen)

Members received and noted one objection to date on SHDC's website

Recommend APPROVAL

130.3 28/0645/15/F

Householder application for erection of double garage and new parking area.
Lower Barnfield, Old Plymouth Road, Kingsbridge, TQ7 1FF

Mr C G Lee

(Case Officer: Matthew Jones)

Recommend APPROVAL

130.4 28/0651/15/F

Householder application for new conservatory to rear of property.
12 Hawthorn Close, Kingsbridge, TQ7 1TB

Mrs S Jones

(Case Officer: Matthew Jones)

No comments to make to date; it is requested that a more detailed plan be provided to identify the proposal in relation to neighbouring property at 14 Hawthorn Close

130.5 28/0673/15/F

Change of use from A1 (shop) to A3 (restaurant) and minor alterations
15 Church Street, Kingsbridge, TQ7 1BT

Mrs M Da'nyine

(Case Officer: Matthew Jones)

Members noted 2 objections received by KTC

Recommend REFUSAL on the following grounds:

- **loss of outlook for neighbouring residential properties at 15A & 15B Church Street**
- **noise and disturbance given proposed 7 days per week opening hours**
- **smells and fumes in a confined geographical space close to residential property and Eastern Backway pedestrian footway**

14/131

ANY FURTHER CURRENT PLANNING MATTERS

There were no further planning matters.

14/132

DATE OF NEXT MEETING

Tuesday 21 April 2015 at 6.00 p.m.

The meeting closed at 7.05 p.m.