

## **Kingsbridge Town Council**

### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4 FEBRUARY 2014 AT 6.00 P.M. IN QUAY HOUSE**

**Present:** Cllr Irene Jeeninga (Chairman)  
Cllr Matt Farrand  
Cllr Wayne Grills  
Cllr Steve Sidney  
Cllr Beryl Washington

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

#### **13/101 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Robin Griffin, Graham Price, Keith Wingate Philip Yates

#### **Public Open Forum**

There were no members of public present.

#### **13/102 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **13/103 PLANNING DECISIONS AND CORRESPONDENCE**

##### **DECISIONS**

**103.1** There were no decisions regarding planning applications from South Hams District Council (SHDC).

##### **CORRESPONDENCE**

The following correspondence was received:

**103.2** From South Hams District Council (SHDC), revised plans for information regarding planning application **28/2838/13/F** (householder application for extensions and alterations to existing dwelling at 4 Highfield Drive, Kingsbridge TQ7 1JW). KTC had Recommended Approval at the Planning Committee held on 7 January 2014.

**103.3** From Devon County Council (DCC email dated 23 January 2014), notice that the Neighbourhood Highways Officer has refused BT Openreach's proposal to install a cabinet in March 2014 at Duncombe Street amenity space, adjacent to

117 Fore Street, Kingsbridge. KTC had Resolved to request a site meeting with the applicant and re-location of the proposed cabinet at the Planning Committee held on 21 January 2014.

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

## **13/104 TREE DECISIONS, CORRESPONDENCE AND WORKS**

### **DECISIONS AND CORRESPONDENCE**

The following decision was received from SHDC:

**104.1 3454 – 28/3066/13/TW**  
**Decision: Refusal of Consent with Agreed Lesser Works**  
TPO: 2013  
Site: 72 Church Street, Kingsbridge, TQ7 1DD  
Works: Elm. Crown reduction of 5m. Remove two lower limbs.  
**KTC: Recommended Approval**

SHDC had refused consent:

In light of the amenity value of the trees and the significant impact that the proposed works would have on this amenity value, the Council refused consent having given due consideration to the reasons put forward in support of the application. The Council did not consider that the reasons put forward outweighed the amenity value of the trees and the impact the proposed works would have on this amenity value.

Agreed Lesser Works:

T1 & T2 – Elm – reduce eastern edge of crown (over garages) by approximately 1.5m.

T2 – Elm – south west primary limb – remove secondary branch over garden at approx 4m above ground level (200mm in diameter) – remove second branch over garden at 5m above ground level (175mm in diameter).

T1 – Elm – crown lift to bring foliage tips in line with the pruned T1.

### **TREE WORKS**

The following application for tree works (Tree Preservation Order) was received from SHDC for consideration:

**104.2 11\_28/0205/14/TW**  
Register No: 3469  
Site: Springhill, Coombe Lane, Kingsbridge, TQ7 4AB  
Works: Fell T1 - Scots Pine  
Applicant:: Mr T May  
**Recommend APPROVAL**

It was **RESOLVED** to note the above decision and forward tree consultation findings to SHDC Tree Officer.

### **13/105 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**105.1 28/0096/14/F** – Householder application for demolition of existing residential garage and store. Erection of new garage with first floor residential apartment above.

1 Belle View Road, Kingsbridge, TQ7 1LY.

**Mrs S Wellington**

(Case officer: Matthew Jones)

**Recommend APPROVAL**

**105.2 28/0067/14/F** – Erection of single detached dwelling.

Land at SX7343 4400, Springfield Drive, Kingsbridge.

**Mr D Pollard**

Revised plans (originally received at Planning Committee held on 21 January 2014).

(Case officer: Jenny Draper)

**Recommend APPROVAL** subject to investigation that natural drainage from Springfield Drive will not be affected (representation received from member of public subsequent to above committee meeting)

**105.3 28/0172/14/CU** – Change of use of physiotherapy clinic (use class D1) to residential dwelling (use class C3).

The Old Forge, Ebrington Street, Kingsbridge TQ7 1DE.

**Mr R Elliott**

(Case officer: Donna Crabtree)

**Recommend APPROVAL**

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

### **13/106 ANY FURTHER CURRENT PLANNING MATTERS**

**106.1** District Cllr Wright reported that SHDC officers, a Cornwall Council planning officer and himself had met on 28 January to conduct a site visit and subsequent meeting in Quay House to discuss the applicant's appeal against Refusal of planning permission at Allocated Site K5 (planning application 28\_59/1232/13/O). A statement of common ground had to be agreed between SHDC and the applicant and upon acceptance by the Planning Inspectorate the Appeal would be progressed e.g. publicity and confirmation of inquiry dates.

**106.2** A suggestion for a one-way system at Westville had been raised at the previous meeting. DCC had responded that an exceptional case would need to be made for a new traffic flow system on the grounds of road safety. This would require accident data to evidence that action was required and the Community College would be required to identify that the proposal was a key desire within its School Travel Plan. Inconvenience for local residents, by itself, was very unlikely to be a good enough reason to warrant a new traffic management system.

**13/107          DATE OF NEXT MEETING**

Tuesday 18 February 2014 at 6.00 p.m.

*The meeting closed at 6.30 p.m.*