

## **Kingsbridge Town Council**

### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 20 MARCH 2018 IN QUAY HOUSE**

**Present:** Cllr Robin Griffin (Chairman)  
Cllr David Baisie  
Cllr Anne Balkwill  
Cllr Philip Cole  
Cllr John Gall  
Cllr Mike Jennings  
Cllr Chris Povey  
Cllr Graham Price

**In Attendance:** One Member of Public  
Martin Johnson (Secretary)

#### **17/108 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Dena Bex and Martina Edmonds.

#### **Public Open Forum**

Mr Graham Smith stated he was the applicant for planning application 0553/18/HHO (agenda item 112.3). He had submitted a previous application for a new dwelling in the grounds of Sunny Patch which had been approved. However, it was no longer intended to go ahead with the development due to complications but the application could not be withdrawn. Instead, he was now seeking permission for a single storey side extension to his home and a detached store. If approved, the local planning authority would then stipulate that only one of the developments could go ahead.

Members asked questions and Mr Smith responded:

- It was intended to bring all building materials to site via the Western Backway.
- While a detached garage was identified in the application it was not intended to bring vehicles on to the site from Fore Street and the building would be used as a store.
- Stone rubble walls would need to be broken through in order to accommodate the extension however, the stone would be re-used to bound the same.

#### **17/109 DECLARATIONS OF INTEREST**

Cllr Cole declared a non-pecuniary interest in agenda items 112.1 and 112.2.  
Cllr Price declared a non-pecuniary interest in agenda item 110.1.

17/110

## PLANNING DECISIONS, CORRESPONDENCE & REPORTS

### DECISIONS

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

**110.1**

**3964/17/HHO**

Case Officer: Chris Mitchell

**Decision: Conditional Approval**

Decision date: 14 February 2018

Site: 10 Linhey Close, Kingsbridge, TQ7 1LL

Proposal: Householder application for extensions, new patio and new garage to dwelling

**KTC: Recommend Refusal for the following reasons:**

- the new vehicular access to/from the public highway will be opposite a T junction thereby creating potential highways safety issues;
- the new garage due to its height and location in the front garden of the property will be totally out of keeping with other properties in the road, have a negative visual impact and may set an unsatisfactory precedent;
- and the new sun lounge may create a loss of privacy for neighbours

**110.2**

**4229/17/HHO**

Case Officer: Chris Mitchell

**Decision: Conditional Approval**

Decision date: 22 February 2018

Site: 7 Trevanna Road, Kingsbridge, TQ7 1ET

Proposal: Householder application for a proposed extension to dwelling

**KTC: Recommended Approval**

**110.3**

**0207/18/FUL**

Case Officer: Rachel Head

**Decision: Conditional Approval**

Decision date: 20 February 2018

Site: Development site at Sx 7418 4302 Warren Road, Kingsbridge

Proposal: Erection of two detached houses and garages

**KTC: Recommended Approval**

### CORRESPONDENCE & REPORTS

The following correspondence was received:



**112.3****0553/18/HH0**

Proposal: Householder application for single storey side extension and detached garage

Location: Sunny Patch, Western Backway, Kingsbridge, TQ7 1QB

Applicant: Mr & Mrs Smith

Case Officer: Matthew Barks

*Members were mindful of the Public Open Forum, the Heritage report for approved planning application 1875/17/FUL, KTC's objection to suggested vehicular access arrangements for the same, and that a detached garage had been identified on the new plans.*

**KTC:**

**Recommend APPROVAL subject to the following conditions:**

- **delivery of building materials for the development site should be via the Western Backway,**
- **no vehicular access should be allowed to Sunny Patch from Fore Street, and**
- **historic stone rubble walls taken down to accommodate the extension should be re-used to bound the same/match existing.**

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

**17/113****ANY FURTHER CURRENT PLANNING MATTERS**

**113.1** Cllr Griffin had attended the Kingsbridge Neighbourhood Plan Steering Group held on 19 March which had been well attended.

**113.2** Letters had been sent to both the applicant and agent for proposed developments at the Kings Arms and The Quay requesting feedback on planning conditions, anticipated commencement of works and intentions to manage immediate maintenance matters.

**113.3** Cllr Povey suggested that either a new development or new road could be named in remembrance of Peter Betteridge. Members agreed for the proposal to be discussed by the full council.

**113.4** Cllr Griffin and the Town Clerk would attend the Joint Local Plan Hearing on 21 March to lobby for changes to Policy TTV13 - The Quayside and Policy DEV8 – Meeting local housing need in the Thriving Towns and Village Policy Area.

**113.5** Information had been requested from SHDC regarding an alleged enforcement case but no feedback had been received to date. Members agreed to hasten via SHDC's Executive Director.

**113.6** Members noted that a shop in Fore Street had received planning permission for repair works to its façade in 2017 and agreed to request from the agent the anticipated commencement of works.

**113.7** Members noted an advertising sign positioned on a wall in Cookworthy Road and agreed that the business owner should be requested to remove it.

**17/114                      DATE OF NEXT MEETING**

Tuesday 3 April 2018 at 6.30 p.m.

*The meeting closed at 7.08 p.m.*