

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 19 MAY 2015 AT 6.00 P.M. IN QUAY HOUSE

**Present:** Cllr Wayne Grills (Chairman)  
Cllr Barrie Fishman  
Cllr Robin Griffin  
Cllr Irene Jeeninga  
Cllr Steve Sidney

**In Attendance:** Martin Johnson (Secretary)

*At the outset it was agreed that a Chairman for the Planning Committee would be determined at the meeting to be held on 16 June 2015 after membership of committees had been reviewed.*

#### **15/01 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **Public Open Forum**

There were no members of public present.

#### **15/02 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **15/03 PLANNING DECISIONS AND CORRESPONDENCE**

##### **DECISIONS**

The following decision regarding planning applications was received from South Hams District Council (SHDC):

**03.1 28/0645/15/F**  
**Decision: Conditional Approval**  
Case officer: Unknown  
Decision date: 28 April 2015  
Site: Lower Barnfield, Old Plymouth Road, Kingsbridge, TQ7 1FF  
Proposal: Householder application for erection of double garage and new parking area  
**KTC: Recommended Approval**

##### **CORRESPONDENCE**

**03.2** There was no correspondence to consider

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

## **15/04 TREE DECISIONS, CORRESPONDENCE AND WORKS**

There were no tree decisions, correspondence or works to be considered.

## **15/05 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

### **05.1 28/0916/15F**

Householder application for first floor extension to side/rear of house

The Laurels, 6 Derby Road, Kingsbridge, TQ7 1JJ

Ms H Cundy

(Case Officer: Ben Gilpin)

**Recommend APPROVAL**

### **05.2 28/0928/15/F**

Householder application for first floor extension, new porch and sun lounge to replace existing conservatory

Navicella, Veales Road, Kingsbridge, TQ7 1EX

Mr & Mrs Dodwell

(Case Officer: Charlie Bladon)

**Recommend APPROVAL**

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

## **15/06 ANY FURTHER CURRENT PLANNING MATTERS**

**06.1** It was reported that 2 new alleged enforcement cases had been received from SHDC dated 18 May 2015. The information was confidential and was not for dissemination to the public or outside bodies.

**06.2** At the previous meeting planning application 28/0716/15/F (change of use from shop (A1) to office (A2) at 3 The Anchor Centre, Bridge Street, Kingsbridge, TQ7 1SB) had been Recommend for Refusal on the grounds of incompatible/unacceptable use as all the ground floor units in the Anchor Centre were retail shops plus a café i.e. classes A1 and A3. It was considered that such usage should be retained and the locale should not be used for office use A2. However, SHDC had reported that while the application was in the system Permitted Development Rights had changed nationwide and now included such changes of use. The applicant (Blue River Cottages) had been informed accordingly and suggested to withdraw the application.

**06.3** It was reported that Planning Appeal APP/K1128/W/14/3000896 had been dismissed for planning application 28/1585/14/F (conversion of outbuilding to create residential dwelling and vehicular access at land to rear of 124 Fore Street, Kingsbridge, TQ7 1AW). KTC has Recommended Approval however, SHDC had Refused the application. The proposals had a long history going back several years and this had been the latest in a series of applications. The planning inspector had concluded that the proposals conflicted with the quality of the historic environment,

local distinctiveness and character of the site and its setting and enhancement of said local character.

**06.4** It was reported that a flurry of internal SHDC reports had been posted on the authority's website regarding outline planning application 28/0508/15/O (dwellings and employment land development at Allocated Site K5 off West Alvington Hill, Kingsbridge).

**06.5** Cllr Grills had been contacted by Bartons Solicitors regarding their intention to take over 20 Fore Street/make a planning application for change of use from shop (A1) to office (A2) to accommodate their growing business and invited a visit by KTC to 'show and tell'. Members noted new Permitted Development Rights reported at agenda item 06.2 above. Cllr Grills and Jeeninga agreed to visit Bartons Solicitors.

**15/07**                      **DATE OF NEXT MEETING**

Tuesday 2 June 2015 at 6.00 p.m.

*The meeting closed at 6.20 p.m.*