

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 15 MAY 2018 IN QUAY HOUSE

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

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

#### **18/01 ELECTION OF CHAIRMAN**

It was **RESOLVED** to elect Cllr Griffin as Chairman of the Planning Committee for mayoral year 2018/19.

#### **18/02 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Dena Bex, Philip Cole and Martina Edmonds.

#### **Public Open Forum**

Josh Gardner stated that he was the applicant for planning applications 0639/18/FUL and 0840/18/LBC which proposed a change of use from a shop to financial and professional services plus a flat to offices at 6 & 6A Fore Street.

#### **18/03 DECLARATIONS OF INTEREST**

None.

#### **18/04 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

**04.1 1101/18/NMM**  
Case Officer: Chris Mitchell  
**Decision: Conditional Approval**  
Decision date: 24 April 2018  
Proposal: Non-material minor amendment to approval 28/3158/11/F for relocation of boundary wall.  
Site: 1 Knowle Terrace, Kingsbridge, TQ7 1AU  
Applicant: Mr & Mrs Patterson  
**KTC: Not consulted**

**04.2**                                **0791/18/ARC**  
Case Officer:                    Richard Gage  
**Decision:**                        **Conditional Approval**  
Decision date:                 25 April 2018  
Proposal:                         Application for approval of details reserved by condition 3 following grant of listed building consent 4084/17/LBC  
Site:                                4 Devon Square, Kingsbridge, TQ7 1EE  
Applicant:                        Mr M Barnet  
**KTC:**                               **Not consulted**

**04.3**                                **0488/18/LBC**  
Case Officer:                    Richard Gage  
**Decision:**                        **Conditional Approval**  
Decision date:                 5 April 2018  
Proposal:                         Listed building consent for alterations and adaptations to improve the nursery service provision and maintenance and refurbishment works  
Site:                                112 Fore Street, Kingsbridge TQ7 1AW  
Applicant:                        Mrs Colamarino  
**KTC:**                               **Recommended Approval**

## **CORRESPONDENCE & REPORTS**

The following correspondence and reports were received:

**04.4** A consultation on Greater Horseshoe Bats Supplementary Planning Document at: <https://new.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance/south-hams-sac-spd-consultation>. Members noted 2 consultation replies to date on Devon County Council's (DCC) website. It was **RESOLVED** to make no comment on the current Greater Horseshoe Bats' consultation.

**04.5** Cllr Griffin had attended a 'Permission in Principle' training event on 25 April 2018 at SHDC which introduced a new way of granting planning permission. Central government's aim was that applications to consider the principle of development should be determined quickly.

**04.6**                                **0602/18/FUL & 0603/18/LBC both applications Withdrawn**  
Proposal:                         Change of use of first floor, and listing building consent, to create an additional apartment  
Location:                         14 Fore Street, Kingsbridge, TQ7 1NY  
Applicant:                        Mr & Mrs Price  
Case Officer:                    Rachel Head  
**KTC:**                               **Recommended Approval**

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

**18/05 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE**

None.

**18/06 PLANNING APPLICATIONS**

The following planning applications were received from South Hams District Council (SHDC) for consideration:

**06.1 0639/18/FUL**

Proposal: Change of use of ground floor from A1 to A2 (Financial and professional services). Change of use of flat to B1 (offices).

Location: 6 and 6a Fore Street, Kingsbridge, TQ7 1NY

Applicant: Mr D Hassall

Case Officer: Graham Lawrence

**KTC: Recommend APPROVAL**

**06.2 0840/18/LBC**

Proposal: Listed building consent for change of use of ground floor from A1 (shop) to A2 (Financial and professional services). Change of use of flat to B1 (offices).

Location: 6 and 6a Fore Street, Kingsbridge, TQ7 1NY

Applicant: Mr D Hassall

Case Officer: Graham Lawrence

**KTC: Recommend APPROVAL**

**06.3 1122/18/HHO**

Proposal: Erection of a single storey extension and driveway.

Location: 19 Redford Way, Kingsbridge, TQ7 1EJ

Applicant: Mr T Crookshank

Case Officer: Matthew Barks

**KTC: Recommend APPROVAL**

**06.4 1267/18/HHO**

Proposal: Proposed alteration and extension to dwelling.

Location: 2 Southville Gardens, Kingsbridge, TQ7 1LE

Applicant: Mr & Mrs Williams

Case Officer: Charlotte Howrihane

*Members noted a representation on SHDC's planning portal and other current building works in the locale*

**KTC: Recommend APPROVAL subject to the production of a construction management plan which considered the amenity of neighbouring properties**

**06.5**                                 **1263/18/HHO**  
Proposal:                             Removal of conservatory and shed, erection of extension to side and rear to create extra living and storage space.  
Location:                            1 Oaklea Close, Kingsbridge, TQ7 1HW  
Applicant:                           Mr & Mrs S Bessant  
Case Officer:                       Chris Mitchell  
**KTC:**                                 **Recommend APPROVAL**

**06.6**                                 **0888/18/FUL**  
Proposal:                             Application for replacement of 2 uPVC double glazed fixed central windows and 2 narrower flanking casement windows with a central pair of uPVC double glazed sliding doors flanked by 2 full height uPVC double glazed fixed windows; replacement of uPVC patio door with uPVC double glazed sliding door and fixed window; external steps between floor and ground level  
Location:                            2 Clipper Quay, Embankment Road, Kingsbridge, TQ7 1SJ  
Applicant:                            Mr & Mrs N White  
Case Officer:                        Matthew Barks  
**KTC:**                                 **Recommend APPROVAL**

**06.7**                                 **1355/18/VAR**  
Proposal:                             Application for variation of condition 2 following grant of planning permission 28/2132/14/F  
Location:                            Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ  
Applicant:                            h2land  
Case Officer:                        Michal Osinski  
**KTC:**                                 **Recommend APPROVAL**

**06.8**                                 **1402/18/FUL**  
Proposal:                             Conversion of upper floors of existing retail unit to 3 no. apartments  
Location:                            60 Fore Street, Kingsbridge, TQ7 1NY  
Applicant:                            Mr J Carter  
Case Officer:                        Michal Osinski  
**KTC:**                                 **Recommend APPROVAL**

**06.9**                                 **1403/18/LBC**  
Proposal:                             Listed building consent for conversion of upper floors of existing retail unit to 3 no. apartments  
Location:                            60 Fore Street, Kingsbridge, TQ7 1NY  
Applicant:                            Mr J Carter  
Case Officer:                        Michal Osinski  
**KTC:**                                 **Recommend APPROVAL**

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

**18/07**

**ANY FURTHER CURRENT PLANNING MATTERS**

**07.1** SHDC had forwarded a listing of outstanding enforcement cases dated 9 May 2018 which was reported to Members. The information was confidential and not for dissemination to the public or outside bodies. It was noted that a retrospective planning application could be anticipated, a request for an enforcement investigation had been acknowledged (but not included on the listing to date) and a further case had been hastened on 3 occasions by KTC.

**07.2** Following the Joint Local Plan Hearings, KTC had proposed to SHDC for an amended objective for TTV13 Quayside regarding car parking. At present the objective read:

3. Retention of appropriate levels of public car parking which is sensitively incorporated into the design of new development ensuring that car parking does not dominate the street scene.

KTC (agreed at a previous Planning Committee) had proposed the above be amended in order that: levels of car parking are not reduced from current capacity indeed, car parking should be increased.

Subsequently, SHDC had replied with its own proposal which had been forwarded to the Inspectors:

3. Retention of public car parking **to a level sufficient to support the town's shopping and tourism roles, and which is appropriately located to those roles** and sensitively incorporated into the design of new development, ensuring that car parking does not dominate the street scene.

Members noted SHDC's proposal and it was then **RESOLVED** to feedback to SHDC that KTC remained committed to its own proposal for an amendment to JLP policy TTV13.

**07.3** Cllrs Baisie & Griffin had attended a Kingsbridge Neighbourhood Plan Steering Group meeting held on 14 May 2018. Discussion had included a proposed initial questionnaire and press release to introduce the plan to local residents.

**07.4** Some local residents had contacted KTC with their concerns regarding planning application 2574/16/OPA for a residential development at Dennings off Wallingford Road. It was agreed to invite the residents to make a statement at the next Planning Committee.

**07.5** Members noted KTC's recent lobbying of landowners/agents for proposed re-developments at the Kings Arms Hotel/Quay public house and replies to the same. It was considered that flyposting on both buildings was tatty and should be removed. Moreover, vinyl could be attached to windows to brighten up their facades. The Kings Arms was listed at Allsops Auction on 31 May and the Town Clerk would hasten proposed maintenance at the Quay.

**07.6** Members noted that McColls had been requested to remove tall advertising signs which had been placed over bollards outside their premises in upper Fore Street.

**07.7** Members noted an increase in illegal A board advertising signs in the town centre. The Town Clerk would contact DCC's neighbourhood officer and request a site visit.

**18/08            DATE OF NEXT MEETING**

Tuesday 5 June 2018 at 6.30 p.m.

*The meeting closed at 7.30 p.m.*