

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 2 OCTOBER 2018 IN QUAY HOUSE

Present: Cllr Graham Price (Chairman)
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr John Gall
Cllr Mike Jennings

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

18/51 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Robin Griffin.

Public Open Forum

There were no statements from members of public.

18/52 DECLARATIONS OF INTEREST

Cllrs Cole and Gall declared non-pecuniary interests in agenda item 18/55.5.

18/53 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

| | |
|------------------|--|
| 53.1 | 1709/18/LBC |
| Case Officer: | Richard Gage |
| Decision: | Conditional Approval |
| Decision date: | 4 September 2018 |
| Proposal: | Listed building consent for re-roofing works |
| Site: | 48 Church Street, Kingsbridge, TQ7 1DD |
| KTC: | Recommended Approval |

53.2 **1565/18/FUL**
Case Officer: Jacqueline Houslander
Decision: **Conditional Approval**
Decision date: 14 September 2018
Proposal: Application for the erection of a community resilience store in
the grounds of Quay House
Site: Quay House, Ilbert Road, Kingsbridge, TQ7 1DZ
KTC: **Nil Comment**

53.3 **2273/18/ARC**
Case Officer: Graham Lawrence
Decision: **Discharge of condition Approved**
Decision date: 4 September 2018
Proposal: Application for Approval of Details Reserved by Conditions 4
and 7 of Planning Consent 0774/18/LBC
Site: 16 Fore Street, Kingsbridge, TQ7 1NY
KTC: **Not consulted**

53.4 **2520/18/ARC**
Case Officer: Graham Lawrence
Decision: **Discharge of condition Approved**
Decision date: 4 September 2018
Proposal: Application for Approval of Details Reserved by Condition 7B of
Planning Consent 0774/18/LBC
Site: 16 Fore Street, Kingsbridge, TQ7 1NY
KTC: **Not consulted**

53.5 **2450/18/HHO**
Case Officer: Chris Mitchell
Decision: **Conditional Approval**
Decision date: 6 September 2018
Proposal: Householder application for alterations and 2 storey extension
Site: 10 Hurrell Road, Kingsbridge, TQ7 1ER
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

None.

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

18/54 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE

DECISIONS AND CORRESPONDENCE

The following tree works' decision was received from South Hams District Council (SHDC):

54.1

Application no.

2250/18/TP

Decision:

Refusal of Consent with Agreed Lesser Works

Targeted lateral crown reduction by 2.5m on the South East, South and Western elevations.

Proposed works: T1 - Oak - Fell, excessive growth of branches now overlapping conservatory, nearly touching house, clogging of recently replaced guttering causing damp to outside of house, roots lifting stone steps on bank, if branch breaks it will damage house, tree too close to house

Site:

20 Northville Park, Kingsbridge, TQ7 1AR

Decision date:

14 September 2018

KTC:

Recommended for a professional survey and crown reduction in lieu of felling

APPLICATIONS

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

54.2

2619/18/TCA

Proposed works:

T1, T2: Ash - Prune branches overlooking community garden by approx. 4 metres back to boundary to a height of approx. 8 metres

T3: Birch - crown height reduction by approx. 4 metres

Site:

114 Fore Street, Kingsbridge, TQ7 1AW

KTC:

Recommend APPROVAL

54.3

3045/18/TCA

Proposed works:

G1: x7 Holly – crown raise lower hanging branches to allow ground clearance of approx. 4.5 metres, final cuts on main stems no greater than 10 cm diameter, where possible lower branches to be reduced to approximately sized growth points rather than completely removed, low hanging branches encroaching onto headstones and area under tree in perpetual shade.

Site:

St. Thomas A Becket Church, Church Street, Kingsbridge

KTC:

Recommend APPROVAL

It was **RESOLVED** to note the above decision and to forward the above tree works' consultation findings to SHDC Development Management.

18/55

PLANNING APPLICATIONS

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

55.1

2815/18/FUL

Proposal: Erection of dwelling and associated works.
Location: Land Adj. to Sunny Patch, Western Backway, Kingsbridge, TQ7 1QB
Applicant: Mr & Mrs Smith
Case Officer: Lucy Hall

The application had been deferred from the previous meeting as Members wished to know how many parking spaces would be needed in Fore Street to provide access. Devon County Council had confirmed that one space would be required. Moreover, a Traffic Regulation Order would be required to amend the current parking restrictions and such changes would be subject to a separate approval process.

KTC

Recommend APPROVAL subject to determination of a Traffic Regulation Order to change parking restrictions for access to the site off Fore Street

55.2

2818/18/FUL

Proposal: Erection of new garage for private car and boat store
Location: 6 Station Yard Industrial Estate, Kingsbridge, TQ7 1ES
Applicant: Mr A Herring
Case Officer: Rachel Head

KTC:

Recommend REFUSAL on the grounds that the area should be retained as commercial/employment land and it is unacceptable to be used for private purposes

55.3

2896/18/FUL

Proposal: Replacement of Storage Building with Garage Building
Location: Croft Lane Piggery, Wallingford Road, Kingsbridge, TQ7 1NF
Applicant: Mr C Rogers
Case Officer: Jacqueline Houslander

KTC:

Recommend APPROVAL

55.4

2949/18/HHO

Proposal: Householder application for single storey rear extension to replace existing conservatory.
Location: 2 Kingsley Road, Kingsbridge, TQ7 1EY
Applicant: Mr S Edwards
Case Officer: Chris Mitchell

KTC:

Recommend APPROVAL

55.5 **3031/18/HHO**
Proposal: Householder application for alterations to access of basement accommodation.
Location: 126 Fore Street, Kingsbridge, TQ7 1AW
Applicant: Mrs Hurst
Case Officer: Chris Mitchell
KTC: **Recommend APPROVAL**

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

18/56 **ANY FURTHER CURRENT PLANNING MATTERS**

56.1 It was reported that Fore Street Car Park was usually completely full by 9.00 a.m. as local workers with Residents Parking Permits 3.00 p.m. to 10.00 a.m. were taking advantage of the £1.00 charges for 3 hours and then re-paying via Ringo for a stay up to 5 hours duration at £2.00 total. It was **RECOMMENDED** that there should be no return within 2 hours at Fore Street Car Park.

56.2 Cllrs Balkwill, Cole and Gall had made a site visit to Hospital Field before the meeting, and other Members had made independent visits, in readiness for consideration of planning application 2749/18/OPA at the next meeting. The agent and landowner were likely to attend.

56.3 Cllrs Griffin and Jennings had attended a West Alvington Parish Council meeting on 25 September 2018 which had discussed Neighbourhood Plan working arrangements.

18/57 **DATE OF NEXT MEETING**

Tuesday 16 October 2018 at 6.30 p.m.

The meeting closed at 7.30 p.m.