

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 19 FEBRUARY 2019 IN QUAY HOUSE

**Present:** Cllr Graham Price (Chairman)  
Cllr Anne Balkwill  
Cllr Dena Bex  
Cllr Philip Cole  
Cllr John Gall  
Cllr Mike Jennings  
Cllr Peter Ralph

**In Attendance:** Ann Gomm (Secretary)

#### **18/112 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Martina Edmonds and Robin Griffin.

#### **Public Open Forum**

There were no members of public present.

#### **18/113 DECLARATIONS OF INTEREST**

Cllr Balkwill declared a pecuniary interest in agenda item 114.9.

Cllrs Cole and Gall declared pecuniary interests in agenda item 116.2

#### **18/114 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

<b>114.1</b>	<b>0089/19/ARC</b>
Case Officer:	Artur Gugula
<b>Decision:</b>	<b>Discharge of condition Approved</b>
Decision date:	21 January 2019
Proposal:	Application for approval of details reserved by condition 3 of planning consent 3420/18/HH0
Site:	13 Belle Cross Road, Kingsbridge, TQ7 1NL
<b>KTC:</b>	<b>Not consulted</b>

**114.2** **3897/18/LBC**  
Case Officer: Richard Gage  
**Decision:** **Listed building consent conditional approval**  
Decision date: 22 January 2019  
Proposal: Listed building consent for replacement of existing chimney  
Site: 20 Duncombe Street, Kingsbridge, TQ7 1LR  
**KTC:** **Recommended Approval**

**114.3** **3949/18/FUL**  
Case Officer: Richard Gage  
**Decision:** **Conditional Approval**  
Decision date: 25 January 2019  
Proposal: Resubmission of approved full planning consent 2747/15/FUL for alterations and works to facilitate change of use from offices (A2) to 2 residential dwellings (C3)  
Site: 89 Fore Street, Kingsbridge, TQ7 1AB  
**KTC:** **Recommended Approval**

**114.4** **3950/18/LBC**  
Case Officer: Richard Gage  
**Decision:** **Listed Building Consent**  
Decision date: 25 January 2019  
Proposal: Resubmission of approved full planning consent 2746/15/LBC for alterations and works to facilitate change of use from offices (A2) to 2 residential dwellings (C3)  
Site: 89 Fore Street, Kingsbridge, TQ7 1AB  
**KTC:** **Recommended Approval**

**114.5** **0091/19/NMM**  
Case Officer: Chris Mitchell  
**Decision:** **Withdrawn**  
Decision date: 24 January 2019  
Proposal: Non material amendment following grant of planning permission 3031/18/HHO (access steps adjusted, proposed access door relocated and new window included)  
Site: 126 Fore Street, Kingsbridge, TQ7 1AW  
**KTC:** **Not consulted**

**114.6** **3652/18/HHO**  
Case Officer: Bryony Hanlon  
**Decision:** **Conditional Approval**  
Decision date: 28 January 2019  
Proposal: Householder application for proposed off street parking  
Site: 24 Embankment Road, Kingsbridge, TQ7 1LA  
**KTC:** **Recommended Approval**

**114.7**                      **4023/18/FUL**  
Case Officer:              Richard Gage  
**Decision:**                 **Conditional Approval**  
Decision date:             1 February 2019  
Proposal:                     Internal alterations to create an additional first floor apartment (resubmission of 0602/18/FUL)  
Site:                           14 Fore Street, Kingsbridge TQ7 1NY  
**KTC:**                        **Recommended Approval**

**114.8**                      **4024/18/LBC**  
Case Officer:              Richard Gage  
**Decision:**                 **Listed Building Consent**  
Decision date:             1 February 2019  
Proposal:                     Listed building consent for internal alterations to create an additional first floor apartment (resubmission of 0602/18/FUL)  
Site:                           14 Fore Street, Kingsbridge, TQ7 1NY  
**KTC:**                        **Recommended Approval**

## **CORRESPONDENCE & REPORTS**

The following Appeal Start Notifications were received:

**114.9**                      **4257/17/OPA - Appeal Start Notification**  
**Appeal Ref:**              **APP/K1128/W/18/3218669**  
Proposal:                     Outline application with some matters reserved for the demolition of existing buildings and the erection of 18 dwelling units (8 affordable) with associated highway access, parking and landscaping  
Site:                           Selworthy Court, Warren Road, Kingsbridge, TQ7 1LB  
Appellants name:         Mr & Mrs R Balkwill  
**KTC:**                        **Kingsbridge Town Council to re-state its support for the development to the Planning Inspectorate and to forward its letter dated 28 June 2018 addressed to the Chairman of SHDC's Development Management Committee which reported its recommendations**

**114.10**                     **2443/18/VAR – Appeal Start Notification**  
**Appeal Ref:**              **APP/K1128/W/18/3218717**  
Proposal:                     Removal of condition 3 of planning consent 2430/17/FUL to allow change of use from ancillary to independent dwelling  
Site:                           7 Highfield Drive, Kingsbridge, TQ7 1JW  
Appellants name:         Mr S Tibbles  
**KTC:**                        **Kingsbridge Town Council to feedback to the Planning Inspectorate that its recommendation for Refusal has not changed**

It was **RESOLVED** to note the above decisions and provide comments to the Planning Inspectorate as identified above.

**18/115 TREE WORK APPLICATIONS, DECISIONS AND CORRESPONDENCE**

None.

**18/116 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**116.1 0240/19/HHO**  
Proposal: Householder application for enlarged porch to front of property  
Location: 27 Embankment Road, Kingsbridge TQ7 1LA  
Applicant: Mrs D Hanna  
Case Officer: Bryony Hanlon  
**KTC: Recommend APPROVAL**

**116.2 0241/19/HHO**  
Proposal: Householder application for alterations to lower ground floor (Revision to approved application 3031/18/HHO)  
Location: 126 Fore Street, Kingsbridge, TQ7 1AW  
Applicant: Mr & Mrs Hurst  
Case Officer: Chris Mitchell  
**KTC: Recommend APPROVAL**

**116.3 0288/19/HHO**  
Proposal: Retrospective householder application for construction of driveway and timber decking to dwelling.  
Location: 17 Belle Cross Road, Kingsbridge, TQ7 1NL  
Applicant: GBL Investments Ltd  
Case Officer: Sarah Carroll  
**KTC: Nil Comments**

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

**18/117 ANY FURTHER CURRENT PLANNING MATTERS**

**117.1** Further to the previous meeting, Derry Owen Architects agents for the Kings Arms' development (approved planning applications 1515/17/FUL and 1516/17/LBC) had provided an update:

- The project was currently out for tender.
- A date for the commencement of works had yet to be agreed but would be supplied when known.
- The applicant was in the process of finalising a construction management plan and drainage design.

**117.2** Members had noted the recent installation of a large promotional sign on a listed building in Fore Street; the Town Clerk to contact to investigate.

**18/118                      DATE OF NEXT MEETING**

Tuesday 5 March 2019 at 6.30 p.m.

*The meeting closed at 7.12 p.m.*