

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 6.30 P.M. ON TUESDAY 21 MAY 2019 IN QUAY HOUSE

Present: Cllr Chris Povey (Chairman)
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Martina Edmonds
Cllr John Gall
Cllr Peter Ralph

In Attendance: Martin Johnson (Secretary)

19/01 ELECTION OF CHAIRMAN

Cllr Povey was elected as the Chairman of the Planning Committee for mayoral year 2019/20. He thanked his fellow Members and praised the sterling work of former councillor Robin Griffin who had chaired the Planning Committee for several years.

19/02 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Philip Cole, Mike Jennings and Graham Price

Public Open Forum

19/03 DECLARATIONS OF INTEREST

Cllr Bex declared a non-pecuniary interest in agenda item 19/06.5.

19/04 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

04.1	0454/19/HHO
Case Officer:	Chris Mitchell
Decision:	Refusal
Decision date:	8 April 2019
Proposal:	Householder application for proposed single storey extension.
Site:	Higher Centry, Belle Hill, Kingsbridge, TQ7 2HF
KTC:	Recommended Approval

04.2 **3547/18/FUL**
Case Officer: Bryony Hanlon
Decision: Conditional Approval
Decision date: 4 April 2019
Proposal: Widening of existing entrance porch to allow for sliding door and creation of new disabled access ramp.
Site: The Moorings – A Block, Embankment Road, Kingsbridge, TQ7 1LP
KTC: Recommended Approval

04.3 **0181/19/HHO**
Case Officer: Bryony Hanlon
Decision: Conditional Approval
Decision date: 3 April 2019
Proposal: Householder application for extension, alterations to dwelling including loft conversion and new balcony.
Site: Birchenhayes, Springfield Drive, Kingsbridge, TQ7 1HG
KTC: Recommended Approval

04.4 **0737/19/FUL**
Case Officer: Richard Gage
Decision: Conditional Approval
Decision date: 15 April 2019
Proposal: Addition of Hairdressing (A1 use) to existing spa business (D1 use)
Site: The Haven Spa, Homelands, Kingsbridge, TQ7 1EQ
KTC: Recommended Approval

04.5 **0731/19/LBC**
Case Officer: Richard Gage
Decision: Conditional Approval
Decision date: 15 April 2019
Proposal: Listed building consent for addition of Hairdressing (A1 use) to existing spa business (D1 use)
Site: The Haven Spa, Homelands, Kingsbridge, TQ7 1EQ
KTC: Recommended Approval

04.6 **0429/19/CLE**
Case Officer: David Bate
Decision: Certificate of Lawfulness Approved
Decision date: 5 April 2019
Proposal: Certificate of lawfulness for occupation of dwelling without complying with condition (e) of planning approval 9/28/1161/80/1 (agricultural occupancy condition)
Site: Tungfield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL
KTC: No comments

04.7	0697/19/FUL
Case Officer:	Jacqueline Houslander
Decision:	Conditional Approval
Decision date:	29 April 2019
Proposal:	Change of use from office to living accommodation.
Site:	136 Fore Street, Kingsbridge, TQ7 1AW
KTC:	Recommended Approval
04.8	0698/19/LBC
Case Officer:	Richard Gage
Decision:	Listed building consent Conditional Approval
Decision date:	26 April 2019
Proposal:	Change of use from office to living accommodation.
Site:	136 Fore Street, Kingsbridge, TQ7 1AW
KTC:	Recommended Approval
04.9	0299/19/ARC
Case Officer:	Artur Gugula
Decision:	Discharge of condition Approved
Decision date:	29 April 2019
Proposal:	Application for approval of details reserved by conditions 3,6,7 and 9 of planning consent 1355/18/VAR
Site:	Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ
KTC:	Recommended Approval
04.10	0209/19/FUL
Case Officer:	Jacqueline Houslander
Decision:	Conditional Approval
Decision date:	23 April 2019
Proposal:	Change of use from store room to living accommodation (retrospective)
Site:	Store, Khartoum Place, Fore Street, Kingsbridge, TQ7 1QE
KTC:	Recommended Approval
04.11	0139/19/ARC
Case Officer:	Artur Gugula
Decision:	Discharge of condition Approved
Decision date:	26 April 2019
Proposal:	Approval of conditions reserved by conditions 3 & 4 of planning consent 3563/18/FUL
Site:	Elliott House, 73 Church Street, Kingsbridge, TQ7 1BY
KTC:	Not consulted

CORRESPONDENCE & REPORTS

04.12 From South Hams District Council a listing of outstanding planning enforcement cases in Kingsbridge dated 7 May 2019. The information was confidential and was not for the public or outside bodies.

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

19/05 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS AND CORRESPONDENCE

The following tree works' decision was received from SHDC:

05.1 3825/18/TPO
Decision: **Refusal of Consent**
Applicant: Mrs Y Bastin
Proposal: T1 – T9: Ash – Fell and replace with 3 x Native Hawthorn, 3 x Native Hazel and 3 x Native Holly. Ash stumps to be killed and retained (cut at ground level) replacement trees to be planted between the retained stumps.

Site: 25 Northville Park, Kingsbridge TQ7 1AR
Case Officer: Lee Marshall
KTC: **Recommended Approval**

APPLICATIONS

05.2 None.

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

19/06 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

06.1 0798/19/HHO
Proposal: Householder application for extension to existing garage
Location: Bridge House, Embankment Road, Kingsbridge, TQ7 1LA
Applicant: Mr M Spencer
Case Officer: Chris Mitchell
KTC: **Recommend Approval**

- 06.2** **1126/19/HHO**
Proposal: Householder application for removal of existing car-port, installation of Marley Eternit Cedral Lap cement cladding in C10 Blue Grey colour around the kitchen window
Location: 7 Hillside Drive, Kingsbridge, TQ7 1JT
Applicant: Mr D Laity
Case Officer: Chris Mitchell
KTC: **Recommend Approval**
- 06.3** **1028/19/HHO**
Proposal: Re-advertisement revised plans received Householder application for two storey side extension, rooflights, replacement chimney, new detached garage and landscaping alterations
Location: Markham House, Ebrington Street, Kingsbridge, TQ7 1DE
Applicant: Mrs A Fearon
Case Officer: Chris Mitchell
KTC: **Recommend Approval**
- 06.4** **1241/19/HHO**
Proposal: Householder application for proposed alterations and extensions to form garage, porch, family room and bedroom/ensuite
Location: 34 Highfield Drive, Kingsbridge, TQ7 1JR
Applicant: Mr & Mrs C & J Palmer/Taylor
Case Officer: Sarah Carroll
KTC: **Recommend Approval**
- 06.5** **1287/19/FUL**
Proposal: Application for change of use from A1 retail to A5 Hot Food Takeaway
Location: 10 Duke Street, Kingsbridge, TQ7 1HU
Applicant: Mr Yunus Elmaci
Case Officer: Jacqueline Houslander
KTC: **Recommend Refusal on the grounds that:**
 - **the opening hours until 23.00 Monday-Friday & Sunday and until 00.00 Saturday (extended beyond closing time of the neighbouring fish & chip shop) could create further noise disturbance in the area;**
 - **the Takeaway's operation/evening opening hours may affect the amenity value of existing residential properties in the locale and 5 flats at the former Quay pub (planning approved); and**
 - **the proposed location for waste storage bins is vague and inadequate.**

06.6 **1360/19/LBC**
Proposal: Listed building consent for the replacement of slate roof
Location: 1 Eastern Backway, Kingsbridge TQ7 1BS
Applicant: Mr C Pask-Hughes
Case Officer: Richard Gage
KTC: **Recommend Approval**

06.7 **1473/19/HHO**
Proposal: Householder application for re-roofing of dwelling with new
 gable roof to create 2 bedrooms and a bathroom; new stainless
 steel flue for wood burner
Location: 37 Belle Cross Road, Kingsbridge TQ7 1NL
Applicant: Mrs C Trembath
Case Officer: Bryony Hanlon
KTC: **Recommend Approval**

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

19/07 **ANY FURTHER CURRENT PLANNING MATTERS**

07.1 The applicant for planning application 1443/18/VAR (decision pending for variation of approved plans for change of use to holiday accommodation at Bowcombe Boathouse) had reported that she did not require moleing underneath the Cemetery footpath to provide a new electric supply.

07.2 Aveton Gifford Parish Council was re-running a 6 week consultation on its draft Neighbourhood Plan and had invited comments by 28 June 2019. Members agreed a nil return.

07.3 Members briefly discussed whether the South Devon Area of Outstanding Natural Beauty, contained within the Kingsbridge parish boundary, was a help or hinderance for potential housing developments. It was agreed to bring up at a future Planning Committee.

19/08 **DATE OF NEXT MEETING**

Tuesday 4 June 2019 at 7.00 p.m.

The meeting closed at 8.15 p.m.