

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.00 P.M. ON TUESDAY 17 DECEMBER 2019 IN QUAY HOUSE

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Philip Cole  
Cllr Mike Jennings  
Cllr Graham Price

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

#### 19/79 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill, Dena Bex, Chris Povey and Peter Ralph.

#### Public Open Forum

There were no members of public present.

#### 19/80 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 83.4.

#### 19/81 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

##### DECISIONS

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

##### 81.1 2944/19/CLE

**Decision:** Refusal

Decision date: 18 November 2019

Applicant: Mr & Mrs Kemsley

Proposal: Lawful development certificate for existing residential use in breach of condition (b) of planning consent 9/28/1088/76

Site: Lukes Barn, Addlehole, Kingsbridge, TQ7 2DX

KTC: No comments

##### CORRESPONDENCE & REPORTS

The following correspondence was received:

##### 81.2 3926/19/COM

Applicant: J Calladine Openreach

Proposal: Notice of intention to install fixed line broadband electronic communications apparatus in ground of new house including 1no. 6m wooden pole (4.2m above ground)

Site: 12B Buckwell Rad, Kingsbridge, TQ7 1NQ

KTC: For information only – there is no statutory consultation requirement.

It was **RESOLVED** to note the above planning decision and correspondence.

## **19/82 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

### **DECISIONS & CORRESPONDENCE**

None.

### **APPLICATIONS**

The following planning applications were received from SHDC for consideration:

#### **82.1 3781/19/TPO**

Applicant: Mr B Howson

Proposal: T1: Rowan – Crown raise to 3m from ground level. Low branches are encroaching onto garden.

T2: Cherry – Remove two lowest small epicormic growths up to 2m from ground level on south side to prevent growth into garden.

T3: Oak – crown raise to 4m from ground level, lateral reduction by approx. 1m on south, west & east sides to reduce overhanging onto parking area and shed and reduce risk of failure.

Site: 24 Lime Grove, Kingsbridge, TQ7 1TP

Case Officer: Lee Marshall

*KTC's Tree Warden had made a site visit and provided a report to Members*

**KTC: Recommend Refusal on the grounds that the proposals appear to be excessive and the 3 in number trees identified only require judicious pruning**

It was **RESOLVED** to note the above tree works' decisions.

## **19/83 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

#### **83.1 2471/19/FUL**

Case Officer: Richard Gage

Location: St Edmunds Church, 70 Fore Street, Kingsbridge, TQ7 1PP

Applicant: Mr C McDonald

Proposal: Removal of vestry chimney on Grade 1 Listed Building

**KTC: Recommend Approval**

#### **83.2 3669/19/ADV**

Case Officer: Graham Lawrence

Location: Woody's Restaurant, The Warehouse, Prince of Wales Road, Kingsbridge, TQ7 1DX

Applicant: Mr & Mrs Brazier

Proposal: Advertisement consent for installation of 2 restaurant signs

**KTC: Recommend Approval**

**83.3**                                **3661/19/LBC**  
Case Officer:                    Graham Lawrence  
Location:                         Woody's Restaurant, The Warehouse, Prince of Wales Road,  
   Kingsbridge, TQ7 1DX  
Applicant:                        Mr & Mrs Brazier  
Proposal:                         Listed Building Consent for installation of 2 restaurant signs  
**KTC:**                                **Recommend Approval**

**83.4**                                **3630/19/HHO**  
Case Officer:                    Bryony Hanlon  
Location:                         5 Green Close, Kingsbridge, TQ7 1NH  
Applicant:                        Mr M Vallance & Miss C Gall  
Proposal:                         Householder application for proposed new extensions to the side and  
   rear including alterations  
**KTC:**                                **Recommend Approval**

**83.5**                                **3090/19/HHO**  
Case Officer:                    Carlo Josi  
Location:                         16 Becketts Road, Kingsbridge, TQ7 1RH  
Applicant:                        Mr P Davis  
Proposal:                         Householder application for single storey rear extension and patio, first  
   floor side extension, off street parking and new boundary wall

*Members were mindful of:*

- *The proposal for parking spaces on site for 1 to 2 vehicles.*
- *Devon County Council's South Hams HATOC meeting 29 November 2019 which had agreed the introduction of 'no waiting at any time' in parts of Saffron Park and Becketts Road which would limit the availability of on-street parking in the locale.*
- *The draft Supplementary Planning Document 2019 paragraph 8.2.4 reported indicative parking provision for 4 bedroom dwellings at 3 spaces per dwelling including residential conversions.*

**KTC:**                                **Recommend Approval subject to the provision of 2 on-site parking spaces**

**83.6**                                **3764/19/HHO**  
Case Officer:                    Bryony Hanlon  
Location:                         26 Lower Warren Road, Kingsbridge, TQ7 1LF  
Applicant:                        Mr & Mrs A Head  
Proposal:                         Householder application for proposed extension to dwelling  
**KTC:**                                **Recommend Approval**

**83.7**                                **3809/19/HHO**  
Case Officer:                    Bryony Hanlon  
Location:                         5 The Precinct, Kingsbridge, TQ7 1AP  
Applicant:                        Joanne Heywood  
Proposal:                         Householder application for two storey side extension (single storey extension approved under application 2765/19/HHO)  
**KTC:**                                **Recommend Approval**

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

## **19/84**                                **ANY FURTHER CURRENT PLANNING MATTERS**

**84.1** Members received a letter from the occupiers of The Barn, New Parks Farm, Belle Hill dated 14 December 2019. A pre-planning application for a dwelling on an adjacent parcel of land had not been supported by SHDC as it was in the open countryside. Members noted that the land area was outside the Kingsbridge settlement boundary as identified in a Joint Local Plan 2014-34 topic paper dated 2017 and JLP policy TTV26 referred to development in the countryside. It was **RESOLVED** to feedback that KTC could not counter Joint Local Plan policies and to suggest that development proposals would need to be worked up which satisfied the same.

**84.2** Members reviewed the draft Supplementary Planning Document (SPD) relating to the Kingsbridge primary shopping area and primary frontages. It was noted that the primary shopping area did not include several parts of town which supplied shops and services to local residents and which were directly adjacent to the boundary on the draft map including:

- Tesco retail store and car park
- Morrisons retail store and car park
- Shops/services in Lower Union Road area
- Shops/services in Mill Street
- Shops/services in Station Yard area
- Co-op in Ilbert Road

Conversely, an area of Ebrington Street without any shops or services had been included. It was **RESOLVED** to feedback to the current SPD consultation to suggest the inclusion, and exclusion, of further areas of shops and services in the Kingsbridge primary shopping area.

**84.3** Members had an exploratory discussion about the revised plans for development site K5 (2434/18/ARM) which would be considered at the next Planning Committee with a Recommendation to be received at the subsequent full council meeting on 14 January 2020. It was agreed that all Members should be alerted to paper copies of the plans received from SHDC.

**84.4** Members noted new promotional signage on a commercial property.

## **19/85**                                **DATE OF NEXT MEETING**

Tuesday 7 January 2020 at 7.00 p.m.  
*The meeting closed at 8.15 p.m.*