

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE AT 7.00 P.M. ON TUESDAY 21 JULY 2020

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill (via remote video conferencing)
Cllr Philip Cole
Cllr Mike Jennings
Cllr Graham Price (via remote video conferencing)

In Attendance: Graham Hutton, Baker Estates Limited
Martin Johnson (Secretary)

20/31 APOLOGIES FOR ABSENCE

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

Public Open Forum

Mr Hutton stated that South Hams District Council's (SHDC) Development Management Committee had Deferred a decision, for a second time, on planning application 2434/18/ARM for a housing development at the K5 site off West Alvington Hill. Therefore, the proposals had been revised and it was intended to submit new plans for the next DM Committee to be held on 9 September. The Town Council (KTC) would receive said revisions in due course but he wished to appraise Members of the changes ahead of the public consultation:

- The block of flats in the south east corner of the site would be moved 2.5m to be positioned 6m away from the hedge adjacent to the footway.
- An affordable apartment would be removed from the block of flats to provide a hipped end roof construction thereby diluting its mass and the number of dwellings would be reduced to 52 overall.
- A 2 bed semi-detached unit in the western/upper part of the site would become affordable to counter the above revision.
- An access ramp would be provided to other units in the eastern/lower part of the site taking up as little public open space as possible.
- Finally, bird and bat boxes would be introduced throughout the site to meet requirements in SHDC's new Supplementary Planning Document.

He assured Members that the revised proposals would make a better housing development and he hoped that KTC could support them.

Cllr Edmonds thanked Mr Hutton for his statement.

20/32 DECLARATIONS OF INTERESTS

None.

20/33

PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

33.1 **0110/20/ARC**
Decision: **Discharge of condition Approved**
Decision date: 26 June 2020
Case Officer: Rob Head
Applicant: Devonshire Homes Ltd and Westco Properties Ltd
Proposal: Application for approval of details reserved by conditions 8,14,18,19,20,21 and 22 of planning consent 0692/19/VAR

Site: Land off (West of) Belle Hill, Kingsbridge
KTC: **Not Consulted for information only**

33.2 **1411/20/ARC**
Decision: **Discharge of condition Approved**
Decision date: 22 June 2020
Case Officer: Cameron Whymer
Applicant: Mr Burgess
Proposal: Application for approval of details reserved by Conditions (discharge) (274181, 43028)

Site: Proposed Development Site at Sx 7418 430 Warren Road, Kingsbridge
KTC: **Not Consulted for information only**

CORRESPONDENCE

None.

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

20/34

TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decision was received from SHDC:

34.1 **1532/20/TCA**
Decision: **Trees in a Conservation Area: No Objections Raised**
Decision date: 2 July 2020
Applicant; Mr J Gall
Site: 120 Fore Street, Kingsbridge TQ7 1AW
Proposal: T1: Chestnut – crown lift to 6 metres from ground level on all sides, crown thin of 20% removing only branches up to 75mm

in diameter: T2 Ash – Fell – tree is heavily infected by canker, showing signs of dieback and growing at an angle over shed. T3: Sycamore – Crown raise on all sides to 4 m from ground due to low hanging limbs. G1: Beech hedge – crown height reduction by 3m to allow more light to vegetable patch. G2: Prunus x 3 – Fell – trees are partially fallen and storm damaged.

KTC: Nil comments

APPLICATIONS

The following tree works' applications were received from SHDC:

34.2 2025/20/TPO

Case Officer: Lee Marshall

Applicant: Mr T Cook

Proposal: T9: Oak – Removal of broken limb which failed during recent storms

Address: 2 The Gatehouse, Embankment Road, Kingsbridge, TQ7 1RD

KTC: Recommend Approval and for the canopy on the opposite side of the tree to be re-balanced

34.3 2083/20/TPO

Case Officer: Lee Marshall

Applicant: Mr P James

Proposal: T1: Robina Pseudoacacia – Fell

Address: 10 Wallingford Road, Kingsbridge, TQ7 1NA

KTC: Recommend Refusal on the following grounds:

- The tree is imposing and of significant amenity value which effectively shields properties in Scholars Walk.
- The tree appears to be healthy and professional crown reduction is recommended rather than felling.

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

20/35 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

35.1 1679/20/VAR

Case Officer: Cheryl Stanbury

Site: Development site at SX739449 Belle Hill Kingsbridge

Applicant: Devonshire Homes Ltd and Westco Properties Ltd

Proposal: Application for variation of conditions 4 and 9 of planning permission 0787/19/ARM

KTC: Recommend Refusal on the following grounds:

- **Devon County Council's observations dated 2 July 2020 regarding public safety are fully supported as the proposal is contrary to NPPF and JLP policies.**

35.2

1725/20/FUL

Case Officer:

Claire Boobier

Site:

Land at rear of Salt Quay Moorings, Embankment Road, Kingsbridge

Applicant:

Mr N Stoddart

Proposal:

Proposed new single storey garage and boat store building

KTC:

Recommend Refusal on the following grounds:

- **The arboricultural method statement reports that tree growth will be cut back and pruned as required to facilitate construction. However, SHDC interactive mapping appears to suggest that there are TPO trees within the site and therefore permissions may be required.**
- **The proposals represent over development of the site given there is no link to a dwelling.**
- **Access to the site is steep and it will be difficult to manoeuvre a boat.**

Cllr Jennings left the Chamber

35.3

1729/20/FUL

Case Officer:

Claire Boobier

Site:

Tungfield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL

Applicant:

Mr Low

Proposal:

Demolition of existing dilapidated stables and erection of new machine Shed and store

KTC:

Recommend Approval

35.4

1991/20/HHO

Case Officer:

Claire Boobier

Site:

Tungfield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL

Applicant:

Mr G Low

Proposal:

Householder application for extension linking house and garage

KTC:

Recommend Approval

35.5 **1709/20/FUL**
Case Officer: Graham Lawrence
Site: Bay View Apartment, 78 Fore Street, Kingsbridge, TQ7 1PP
Applicant: Miss B Fuller
Proposal: Retrospective application for alterations in accordance with approval 28/2131/08/F for window changed to door, upstairs kitchen and downstairs bathroom
KTC: Recommend Approval

35.6 **1710/20/LBC**
Case Officer: Graham Lawrence
Site: Bay View Apartment, 78 Fore Street, Kingsbridge, TQ7 1PP
Applicant: Miss B Fuller
Proposal: Retrospective listed building consent for alterations in accordance with approval 28/2131/08/F for window changed to door, upstairs kitchen and downstairs bathroom
KTC: Recommend Approval

35.7 **2050/20/LBC**
Case Officer: Richard Gage
Site: 2 Eastern Backway, Kingsbridge, TQ7 1BS
Applicant: Mrs J Tucker
Proposal: Listed Building Consent for replacement roof
KTC: Recommend Approval

35.8 **2051/20/LBC**
Case Officer: Richard Gage
Site: 3 Eastern Backway, Kingsbridge, TQ7 1BS
Applicant: Mrs J Tucker
Proposal: Listed Building Consent for replacement roof
KTC: Recommend Approval

35.9 **2075/20/CLE**
Case Officer: David Bate
Site: 10 Mill Street, Kingsbridge, TQ7 1ED
Applicant: Mrs B Tsang
Proposal: Lawful development certificate for existing use as Restaurant (Class A3) with hot food takeaway
KTC: Recommend Approval

35.10 **1939/20/ARC**
Case Officer: Charly DeAbreu
Site: Applegate Park, Land off Belle Hill, Kingsbridge
Applicant: Mr Tristan Sly, Devonshire Homes
Proposal: Application for approval of details reserved by conditions 3, 6, 7, 8,10, 11, 12 and 13 of planning consent 0787/19/ARM

KTC: **Recommend Approval subject to investigation and clarification of an alleged legal matter at the southern boundary of the development site**

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

20/36 ANY FURTHER CURRENT PLANNING MATTERS

Members noted Baker Estates statement during the Public Open Forum regarding revised proposals for the K5 development site. The next scheduled Planning Committee was 1 September with the following full council meeting on 8 September which would allow feedback to SHDC's Development Management Committee on 9 September.

20/37 DATE OF NEXT MEETING

If required during the summer recess in August otherwise Tuesday 1 September 2020 at 7.00 p.m.

The meeting closed at 7.55 p.m.