

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 7 JULY 2020

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

In Attendance: Martin Johnson (Secretary)

20/24 APOLOGIES FOR ABSENCE

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

Public Open Forum

There were no members of public present.

20/25 DECLARATIONS OF INTERESTS

None.

20/26 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

26.1 0387/20/FUL
Decision: Conditional Approval
Decision date: 11 June 2020
Case Officer: Lucy Hall
Applicant: Marvel Fitness (SW) Ltd
Proposal: Change of use from B1 (Workshop & Offices) to D2 (Gymnasium)
Site: 7 The Loft, Station Yard Industrial Estate, Kingsbridge, TQ7 1ES
KTC: Recommended Approval

26.2 1021/20/VAR
Decision: Variation or Removal of Condition Granted
Decision date: 10 June 2020
Case Officer: Patrick Whymer
Applicant: Mr & Mrs Lawman
Proposal: Variation of condition 2 (approved plans) of householder consent 2487/19/HHO

Site: Puffin, Manor Park, Kingsbridge, TQ7 1BB
KTC: Recommended Approval

26.3 **1595/20/ARC**
Case Officer: Cameron Whymer
Applicant: Mr M Betteridge
Site: 60 Fore Street, Kingsbridge, TQ7 1NY
Proposal: Application for approval of Details Reserved by Condition 3 of planning consent 1402/18/FUL
KTC: Not consulted

CORRESPONDENCE

The following correspondence was received from SHDC:

26.4 Application for a variation to a premises Licence from Mr Paul Wright, The Loft, The Shambles, Fore Street, Kingsbridge TQ7 1PU.
The application is to add the supply of alcohol for consumption off the premises:

- Monday to Thursday 10.00 a.m. to 11.00 p.m.
- Friday and Saturday 10.00 a.m. to midnight
- Sunday 6.00 p.m. to 10.00 p.m.

Members noted other current premises licences in the locale at Kings Cinema and McColls, an email report from Sgt Timmis, the Business & Planning Bill progressing through parliament, a recent SHDC Licensing decision for a similar application in town and the licensing objectives which included potential for public nuisance to be assessed.

KTC: Recommend Refusal on the following grounds:

- Off-sales until midnight on Fridays and Saturdays, after patrons had already consumed alcohol on the premises, was likely to encourage drinking alcohol in Fore Street and beyond leading to rowdiness and litter.
- The Business & Planning Bill, if approved, would provide off-sales for a limited period of time whereas the current application would provide permanent off-sales.

26.5 **1748/20/PAH**
Case Officer: Claire Boobier
Site: 12 Mill Street, Kingsbridge, TQ7 1ED
Applicant: Mr E Mutlu
Proposal: Application to determine if prior approval is required for proposed change of use from Shop (Class A1) to Restaurant (Class A3) and Takeaway (Class A5) and installation of extractor flue pipe

Note: There is no statutory consultation requirement on the above application and the information has been sent for information only

Members noted 2 pubs and 5 current takeaways in the locale and the application was effectively permitted development for the planning authority to assess the impacts and risk of the proposal.

KTC: **Recommend Refusal** on the following grounds:

- No opening times had been supplied.
- No details for waste management had been supplied.
- There were known current commercial and private parking issues in the locale which were likely to be exacerbated by the proposals.

It was further **Recommended** to liaise with Devon County Council regarding parking matters in the locale and to review current parking bays and restrictions.

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

20/27 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decisions were received from SHDC:

27.1 0533/20/TPO
Decision: Grant of Conditional Consent
Decision date: 1 June 2020
Applicant: Mr J Robinson
Proposal: T1: Turkey Oak – crown height reduction by 8-10m and lateral reduction by 3-4m to adequate retrenchment pruning points (or coronet cuts) on North, West and South sides due to honey fungus and proximity to lane and leisure fishing pond.
Site: Coombe Farm, Coombe Lane, Kingsbridge, TQ7 4AB
KTC: Nil comments

APPLICATIONS

The following tree works' application was received from SHDC:

27.2 1532/20/TCA
Applicant: Mr J Gall
Site: 120 Fore Street, Kingsbridge TQ7 1AW
Proposal: T1: Chestnut – Crown reduction by 1.5m on all sides to allow more light into garden
T2: Ash – Fell – tree is heavily infected by canker, showing signs of dieback and growing at an angle over the shed
T3: Sycamore – Crown raise on all sides to 4m from ground due to low hanging limbs
G1 Beech hedge – crown height reduction by 3m to allow more light to vegetable patch3

G2: Prunus x3 – Fell – trees are partially fallen and storm damaged.

KTC: **Nil comments**

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

20/28 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

28.1 1327/20/HHO

Case Officer: Sarah Carroll

Site: 1 Oaklea Close, Kingsbridge, TQ7 1HW

Applicant: Mr B Trapp

Proposal: Householder application for new front porch to existing property

KTC: **Recommend Approval**

28.2 1534/20/HHO

Case Officer: Charlotte Howrihane

Site: 9 Derby Road, Kingsbridge, TQ7 1JJ

Applicant: Mr & Mrs East

Proposal: Householder application for alterations to dwelling including porch, raised rear patio with new patio doors, Juliet balcony to rear first floor and woodburner flue

KTC: **Recommend Approval**

28.3 1646/20/VAR

Case Officer: Gemma Bristow

Site: Field off Stentiford Hill, Kingsbridge, TQ7 1BD

Applicant: Mr c & R Rogers

Proposal: Variation of condition 2 (approved plans) of planning consent 0679/19/FUL (Erection of two dwellings with associated access and landscaping works)

KTC: **Recommend Approval**

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

20/29 ANY FURTHER CURRENT PLANNING MATTERS

Members noted receipt of a revised listing of current Enforcement cases dated 7 July 2020; the information was confidential and not for dissemination to the public or outside bodies.

20/30 DATE OF NEXT MEETING

Tuesday 21 July 2020 at 7.00 p.m.

The meeting closed at 7.54 p.m.