

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 20 OCTOBER 2020

Present: Cllr Chris Povey (Chairman)
Cllr Anne Balkwill
Cllr Dena Bex
Cllr Philip Cole
Cllr Martina Edmonds
Cllr Graham Price
Cllr Peter Ralph
Cllr Mel Rollinson

In Attendance: Three Members of Public
Martin Johnson (Secretary)

20/59 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mike Jennings.

Public Open Forum

There were no statements from members of public.

20/60 DECLARATIONS OF INTERESTS

Cllr Price declared non-pecuniary interest in agenda item 63.2.

20/61 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

None.

CORRESPONDENCE & REPORTS

The following correspondence was received:

61.1 Members noted receipt of South Hams District Council's (SHDC) revised listing of current Enforcement cases dated 7 October 2020; the information was confidential and not for dissemination to the public or outside bodies.

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

DECISIONS

62.1

2486/20/TCA

Decision:

No Objection Raised

Decision date:

5 October 2020

Case Officer:

Lee Marshall

Applicant:

Mr J Gall

Site:

120 Fore Street, Kingsbridge, TQ7 1AW

Proposal:

T1: Sycamore – Fell. Tree is impinging on neighbouring trees.
T2: Elm – Fell. Tree growth has been affected by neighbouring oak tree.

T3: Claradendron – Fell. Tree growing too close to silver birch.

T4: Ash – Removal of trunk on north side to ground level to allow neighbouring horse chestnut room to grow.

T5: Yew – Removal of branch at 3m from ground level on south side to balance shape of tree.

T6: Mulberry – Crown height reduction by 2m/lateral reduction by 1m on all sides to improve shape of tree.

KTC:

Recommended Approval

62.2

2429/20/TCA

Decision:

No Objection Raised

Decision date:

7 October 2020

Case Officer:

Lee Marshall

Applicant:

Ms George

Site:

1 Kings Arms Cottages, Fore Street, Kingsbridge, TQ7 1AB

Proposal:

T1: Sweet Gum – Remove. Tree has outgrown garden and is growing through BT cable

KTC:

Recommend Refusal on the following grounds:

- the tree is a good healthy specimen,
- while located outside Duncombe Park it provides a 'green' backdrop to the children's play area providing amenity value, and
- such trees do not lend themselves to hard pruning but it would be reasonable to remove any top branches that are close or touching the telegraph cables and other specific branches by one third in order to allow garden access (rather than removal per se).

Members were disappointed with the above decision. The tree would not be replanted meaning a net loss of trees in the locale and it was agreed to inform SHDC.

APPLICATIONS

None.

It was **RESOLVED** to note the above tree works' decisions and to inform SHDC of Members' consideration of the decision at 62.2.

20/63 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

63.1 **2946/20/LBC**
Case Officer: Richard Gage
Applicant: The Kingsbridge Evangelical Trust
Site: Kingsbridge Evangelical Church, Fore Street, Kingsbridge, TQ7
 1PG
Proposal: Listed building consent for works to chapel (Approval
 2726/19/LBC)
KTC: **Recommend Approval**

63.2 **2895/20/HHO**
Case Officer: Bryony Hanlon
Applicant: Mr & Mrs Klintworth
Site: Tacket Wood House, Tacketwood, Kingsbridge, TQ7 3AY
Proposal: Householder application for proposed ground floor extension
 and conversion of existing lean to garage area to new
 accommodation, orangery extension, replacement greenhouse,
 new first floor hipped roof extension over existing flat roof and
 new swimming pool in garden
KTC: **Recommend Approval subject to the following conditions
relating to the proposal for a new swimming pool:**

- **care should be taken when excavating the swimming pool to protect surrounding tree roots**
- **the swimming pool should be sympathetic in design to Tacket Wood House itself**
- **current trees and shrubbery alongside the estuary perimeter should be retained to provide screening of the swimming pool**
- **a blanket Tree Preservation Order should be placed on the entire site area to protect both the current naturalistic environment and enable future screening of the swimming pool to aid potential visibility and noise issues**

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

64.1 At the full council meeting on 13 October 2020, Members had Recommended Refusal for planning application 4158/19/FUL (revised plans for 15 modular build dwellings between Ropewalk and Kingsway Park) with the actual wording to be delegated to Cllr Edmonds and the Town Clerk. Members now received the draft Recommendation, and Agreed it, but supported evidence to be provided of the dilution of the original proposals for a community housing scheme and for Cllr Bex, Cllr Edmonds and the Town Clerk to produce a final Recommendation to be forwarded to SHDC Development Management.

64.2 Cllr Edmonds, Cllr Ralph and the Town Clerk had met with the landowner and developer for the Avon Site off Wallingford Road on 15 October 2020; plans were progressing to realise a planning application for a housing development. The building was currently occupied by Kingsbridge Food Bank.

64.3 Members received SHDC's proposal to increase parking charges by 4% across all the authority's car parks however, it operated a community-led tariff setting policy and had requested the Town Council (KTC) for its recommendation to achieve £13-14k additional revenue. After discussion it was **RESOLVED** to recommend the following changes at Quay Car Park only:

- increasing the 3 hour tariff from £3.00 to £4.00, and
- increasing the 24 hour tariff from £8.00 to £10.00.

The above would raise over £13k to meet SHDC's requirements. The rationale behind Members' proposal was:

- it retained the simplicity of using one pound coins only and negated having to search for smaller coins if paying by cash,
- it retained current tariffs for the Cattlemarket, Lower Union Road and Fore Street (and Duncombe Park) which were car parks effectively earmarked for commuters and local shoppers/residents,
- it wholly placed the increase in tariffs on the main visitor car park and Members considered it would not deter said visitors from parking up, and
- while some local residents also used the Quay they probably stayed for less time than day trippers.

64.4 It was reported that at the full council meeting on 13 October 2020, Members had supported exploration of increasing the size of 2 current public information boards at the Bus Station's main shelter. Moreover, for any new design of additional information to conform with related waymarking monoliths being progressed by a working group. The costs of provision and installation of 2 larger information boards would be circa £500 in total and Members considered that it may be prudent to retain the current clear/perpex framework of Stand C which allowed views in/out.

Therefore, it was Agreed that no action should be taken until the recommendations of the Working Group were received. However, it was also acknowledged that the Bus Station had been greatly improved over the last 2 years and bus information/use could be assimilated into the proposed waymarking monoliths.

64.5 Cllr Jennings, Chairman, had received information from a local resident regarding an ongoing enforcement case with an invitation for Members to view the property. It was Agreed that Members should not attend and for KTC to respond that it supported SHDC's position. The information related to a confidential matter and was not for dissemination to the public or outside bodies.

20/65 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 3 November 2020 at 7.00 p.m.

The meeting closed at 7.42 p.m.