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 6 OCTOBER 2020

Present: Cllr Chris Povey (Chairman)

Cllr Anne Balkwill Cllr Dena Bex Cllr Philip Cole Cllr Graham Price Cllr Peter Ralph

In Attendance: Martin Johnson (Secretary)

20/52 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Martin Edmonds and Mike Jennings.

Public Open Forum

There were no members of public present.

20/53 DECLARATIONS OF INTERESTS

Cllr Balkwill declared non-pecuniary interest in agenda item 54.10. Cllr Cole declared a non-pecuniary interest in agenda item 55.1.

20/54 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

54.1 1679/20/VAR Decision: Withdrawn

Decision date: 3 September 2020 Case Officer: Cheryl Stansbury

Proposal: Application for variation of conditions 4 and 9 of planning

permission 0787/19/ARM

Site: Development site at SX739449 Belle Hill, Kingsbridge 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

54.2 2201/20/CLP Decision: Withdrawn

Decision date: 4 September 2020 Case Officer: Matthew Barks

Proposal: Lawful Development Certificate for proposed extension and

alterations to dwelling.

Site: 5 Badgers Green, Kingsbridge, TQ7 1UE

KTC: Nil statutory consultation

54.3 1646/20/VAR

Decision: Conditional Approval Decision date: 3 September 2020

Applicant: Mr C Rogers and R Rogers

Case Officer: Gemma Bristow

Proposal: Variation of condition 2 (approved plans) of planning consent

0679/19/FUL (Erection of two dwellings with associated access

and landscaping works)

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

KTC: Recommended Approval

54.4 2075/20/CLE

Decision: Certificate of Lawfulness (Existing) Certified

Decision date: 3 September 2020

Applicant: Mrs B Tsang
Case Officer: David Bate

Proposal: Lawful development certificate for existing use as restaurant

(Class A3) with hot food takeaway entrance and ordering station

(Class A5)

Site: 10 Mill Street, Kingsbridge, TQ7 1BD

KTC: Recommended Approval

54.5 1493/20/ARC

Decision: Discharge of condition Approved

Decision date: 10 September 2020 Applicant: Mr & Mrs Scales Case Officer: Cameron Whymer

Proposal: Application for approval of details reserved by conditions 9,10 &

11 of planning consent 4039/19/VAR

Site: Proposed development site at SX7184302 Warren Road,

Kingsbridge, TQ7 1 LB

KTC: Nil statutory consultation

54.6 2110/20/HHO

Decision: Conditional Approval
Decision date: 11 September 2020
Case Officer: Bryony Hanlon

Proposal: Householder application for new garage with lawn terrace over.

Site: 1 Belle Cross Road, Kingsbridge, TQ7 1NL

KTC: Recommended Approval

54.7 2291/20/HHO

Decision: Conditional Approval
Decision date: 8 September 2020
Case Officer: Matthew Barks

Proposal: Householder application for single storey side extension (revised

design following planning consent 3636/19/HHO)

Site: 15 Kingsley Road, Kingsbridge, TQ7 1EY

KTC: Recommended Approval

54.8 2273/20/HHO Decision: Withdrawn

Decision date: 14 September 2020 Case Officer: Bryony Hanlon

Proposal: Householder application for proposed alterations and extension

to dwelling to include modifications to existing garage.

Site: Addlehole House, Belle Cross Road, Kingsbridge, TQ7 2DY

KTC: Recommend Refusal on the grounds of over development

54.9 2424/18/ARM

Decision: Reserved Matters Application Granted

Decision date: 17 September 2020

Case Officer: Bryn Kitching

Proposal: Re-advertisement (Revised Plans Received and Amended

Description) Application for approval of reserved matters

(appearance, landscaping, layout and scale) for 52 no. dwellings

and associated garages, infrastructure and landscaping following outline approval of 28/0508/15/0 for up to 60 no. dwellings, 0.5 hectares of employment land, 2 no. vehicular

accesses, open space, play provision and drainage

Site: Allocated Site K5, Land at SX 729 440, West Alvington Hill,

Kingsbridge

KTC: Recommend Refusal on the grounds that the development

does not provide appropriate house sizes which conflicts with the Plymouth & South West Devon Joint Local Plan (March 2019) policy DEV8: Meeting local housing need in the Thriving Towns and Villages Policy Areas and the Supplementary Planning Document (July 2020) policies DEV8.1: Overall housing mix, DEV8.1(i) Redressing

imbalance and DEV8.1(iii) Younger people, working families & older people

CORRESPONDENCE & REPORTS

The following correspondence was received:

54.10 From a local resident information regarding an alleged enforcement case. The information related to a confidential matter and was not for dissemination to the public or outside bodies.

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

20/55 TREE WORK DECISIONS, CORRESPONDENCE &

APPLICATIONS

DECISIONS

None.

APPLICATIONS

The following tree works' application was received from SHDC:

55.1 2908/20/TPOCase Officer: Lee Marshall

Site: Land adjacent to 4-5 & 9-22 Scholars Walk, Kingsbridge, TQ7

1QL

Applicant: Leadbetter Property Management

Proposal: T29: Oak – Crown raise on south east side to 3m above

footpath to allow adequate height for pedestrians, lateral reduction by 1.5 to 2m on north west side to remove threat of property damage and crown height and lateral reduction on north, east and south sides by 1 to 1.5m to balance and improve

form

T30: Oak – Crown raise on north, east and west sides to 3.5m from ground level for pedestrians and vehicles, lateral reduction on south west side by 1.5m to clear the building and overall crown reduction on all sides by 1m to achieve good form

KTC: Recommend Approval

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

20/56 PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

56.1 2802/20/HHO Case Officer: Rob Heard

Site: 2 Henacre Road, Kingsbridge, TQ7 1DN

Applicant: Mr & Mrs Wisniewska

Proposal: Householder application for new porch and boundary wall/fence

to dwelling/part retrospective

KTC: Recommend Approval

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

20/57 ANY FURTHER CURRENT PLANNING MATTERS

- **57.1** Cllrs Balkwill and Price plus the Town Clerk would attend the following day's Neighbourhood Plan Steering Group meeting via Zoom remote conferencing at 6.30 p.m. The updated draft Introduction and Vision were highlighted.
- **57.2** The Town Clerk would investigate 3 in number highways water leaks and report to South West Water if required.
- **57.3** Openreach was promoting the opportunity to bring Full Fibre Broadband to Kingsbridge which required local residents to pledge their support.

20/58 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 20 October 2020 at 7.00 p.m.

The meeting closed at 7.42 p.m.