

## **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 3 NOVEMBER 2020**

**Present:** Cllr Chris Povey (Chairman)  
Cllr Anne Balkwill  
Cllr Dena Bex  
Cllr Philip Cole  
Cllr Martina Edmonds  
Cllr Mel Rollinson

**In Attendance:** Two Members of public  
Martin Johnson (Secretary)

#### **20/66 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mike Jennings, Graham Price and Peter Ralph.

#### **Public Open Forum**

James Savage and Colin Soper of Allotment Gardens stated their concerns with the potential drainage arrangements at the new Applegate housing development at Belle Hill situated to the immediate north of their homes. Attenuation tanks at 10m depth were proposed however, little further information was known and they were worried about pressure and impacts. District Cllr O'Callaghan had been informed of their issues and would liaise with the planning case officer. There had been recent flooding in the locale and the development would exacerbate this. It was also widely known that Wallingford Road residents had been approached by South West Water (SWW) regarding potential drains which were proposed to cross their properties.

Cllr Povey thanked James and Colin for their statements. Planning permission had been approved for the development and the relevant agencies and SHDC would have approved drainage proposals. An issue was whether the drainage plans had been changed from those submitted? The Town Council (KTC) would contact SHDC and SWW (copy to Kingsbridge Feoffees) to request clarity and reassurances regarding the drainage plans.

#### **20/67 DECLARATIONS OF INTERESTS**

None.

#### **20/68 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

#### **DECISIONS**

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

- 68.1** **2607/20/FUL**  
**Decision:** **Conditional Approval**  
Decision date: 14 October 2020  
Case Officer: Claire Boobier  
Proposal: Change of use from A1 shop to A5 hot food takeaway  
Site: 87 Fore Street, Kingsbridge, TQ7 1AB  
**KTC:** **Recommended Approval**
- 68.2** **2501/20/HHO**  
**Decision:** **Conditional Approval**  
Decision date: 12 October 2020  
Case Officer: Gemma Bristow  
Proposal: Householder application for extension of existing porch to front of dwelling.  
Site: 36 Linhey Close, Kingsbridge, TQ7 1LL  
**KTC:** **No Comments**
- 68.3** **1939/20/ARC**  
**Decision:** **Discharge of conditions – SPLIT DECISION**  
Decision date: 12 October 2020  
Case Officer: Cameron Whymer  
Proposal: Application for approval of details reserved by conditions 3,6,7,8,10,11,12 & 13 of planning consent 0787/19/ARM  
Site: Applegate Park, land off Belle Hill, Kingsbridge  
**KTC:** **Recommend Approval subject to investigation and clarification of an alleged legal matter at the southern boundary of the development site**
- 68.4** **1601/20/HHO**  
**Decision:** **Conditional Approval**  
Decision date: 14 October 2020  
Case Officer: Jeffery Penfold  
Proposal: Householder application for garden/games room in front of house.  
Site: Stable Cottage, Belle Cross Road, Kingsbridge, TQ7 1NL  
**KTC:** **Recommended Refusal on the grounds that the proposals will be overdevelopment of the site**

## **CORRESPONDENCE & REPORTS**

The following correspondence was received:

- 68.5** **3160/20/AGR**  
Case Officer: Claire Boobier  
Applicant: Mr D Horton  
Site: Belle Cross Farm, Belle Cross Road, Kingsbridge  
Proposal: Application for prior notification of agricultural or forestry

development – proposed general purpose building

SHDC reports that there is no statutory requirement for the above application i.e. the application has been forwarded for information only

**68.6 3140/20/ARC**

Case Officer: To be named  
Applicant: Mr & Mrs P Crook  
Site: 1 Belle Cross Road, Kingsbridge, TQ7 1NL  
Proposal: Application for approval of details reserved by condition 3 of planning permission 2110/20/HHO

SHDC reports that there is no statutory requirement for the above application i.e. the application has been forwarded for information only.

**68.7 3308/20/ARC**

Case Officer: To be named  
Applicant: Ms I Wood  
Site: Land at Sx 736 449 Wallingford Road, Kingsbridge  
Proposal: Application for approval of details reserved by conditions 5 & 6 of planning application 2710/19/FUL

SHDC reports that there is no statutory requirement for the above application i.e. the application has been forwarded for information only.

**68.8 3206/20/ARC**

Case Officer: Richard Gage  
Applicant: Mr R Prior  
Site: 18A Fore Street, Kingsbridge, TQ7 1NY  
Proposal: Application for approval of details reserved by conditions 5 & 6 of listed building consent 4038/19/LBC

SHDC reports that there is no statutory requirement for the above application i.e. the application has been forwarded for information only.

**68.9** Members received confirmation of KTC's Recommendation for Refusal of planning application 4158/19/FUL as agreed at the previous full council meeting and Planning Committees.

**68.10** Members received an invitation from SHDC to discuss the proposed community housing scheme off Kingsway Park/Ropewalk (agenda item 68.9 above). After discussion, it was agreed for Cllr Balkwill, Cllr Edmonds and the Town Clerk to represent KTC at the meeting to be held at 3.00 p.m. on Monday 16 November via Zoom.

It was **RESOLVED** to note the above correspondence and to feedback to SHDC regarding 68.10.

**20/69**

**TREE WORK DECISIONS, CORRESPONDENCE &  
APPLICATIONS**

**DECISIONS**

The following tree works' decision was received from South Hams District Council (SHDC):

**69.1**                              **2025/20/TPO**  
**Decision:**                        **Tree Preservation Order – Grant of Conditional Consent**  
Decision date:                    23 October 2020  
Applicant;                         Mr T Cook  
Site:                                 2 The Gatehouse, Embankment Road, Kingsbridge, TQ7 1RD  
Proposal:                         T9: Oak – Removal of broken limb which failed during recent storms  
**KTC:**                              **Recommend Approval and for the canopy on the opposite side of the tree to be re-balanced**

**APPLICATIONS**

None.

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

**20/70**

**PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**70.1**                              **2752/20/HHO**  
Case Officer:                      Jeffery Penfold  
Applicant:                         Mr S Tibbles  
Site:                                 22 Barton Close, Kingsbridge, TQ7 1JU  
Proposal:                         Householder application for proposed extension to living room and kitchen/diner and new garage  
**KTC:**                              **Recommend Approval**

**70.2**                              **2986/20/HHO**  
Case Officer:                      Charlotte Howrihane  
Applicant:                         Mr M Gist  
Site:                                 10 Dodbrooke Court, Kingsbridge, TQ7 1DS  
Proposal:                         Householder application for erection of conservatory to side elevation  
**KTC:**                              **Recommend Approval**

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

**20/71**

**ANY FURTHER CURRENT PLANNING MATTERS**

**71.1** Members noted receipt of South Hams District Council's (SHDC) revised listing of current Enforcement cases dated 2 November 2020; the information was confidential and not for dissemination to the public or outside bodies. Members noted that a pre-application meeting would be held between SHDC and a local resident regarding a current enforcement case.

**71.2** Members noted several potential issues regarding a town centre takeaway including potential: planning, environmental health, advertising, car parking and waste disposal matters. The Town Clerk would inform Devon County Council and SHDC.

**20/72**

**DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 17 November 2020 at 7.00 p.m.

*The meeting closed at 8.07 p.m.*