

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 15 DECEMBER 2020

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

In Attendance: District Cllr Denise O'Callaghan
Martin Johnson (Secretary)

20/87 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mike Jennings, Chris Povey and Peter Ralph.

Public Open Forum

There were no members of public present.

20/88 DECLARATIONS OF INTERESTS

None.

20/89 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decision was received from South Hams District Council (SHDC):

89.1 2428/20/ARC
Decision: Condition Approval
Decision date: 17 November 2020
Case Officer: Cameron Whymer
Applicant: Mr K Mahon
Site: 129 Fore Street, Kingsbridge, TQ7 1AL
KTC: Not consulted

CORRESPONDENCE & REPORTS

None.

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

20/90 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

20/91 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

91.1 3682/20/VAR
Case Officer: Jeffrey Penfold
Applicant: GBL Investments Ltd
Site: 17 Belle Cross Road, Kingsbridge, TQ7 1NL
Proposal: Application for variation of conditions 1, 2 and 3 of planning permission 0288/19/HHO

KTC: Recommend Approval

91.2 0826/20/ARM
Case Officer: Cheryl Stansbury
Applicant: H2land Ltd & Messrs Cattell & Yeoman
Site: Site at Garden Mill, Derby Road, Kingsbridge
Proposal: Application for approval of reserved matters (landscaping) following outline approval 28/1560/15/O

Members noted:

- *Alongside the current Reserved Matter for Landscaping, that the Planning Inspectorate's approval on 5 June 2017 had reported several Conditions to be met including at paragraph 13. a Construction Management Plan and at paragraph 14. surface water drainage works to be implemented in accordance with a range of details.*
- *Several representations from neighbouring residents (when the planning application was first considered in June 2020) regarding the impact of the development on their properties.*
- *Potential issues regarding the management of surface water drainage at another housing development which was in progress within Kingsbridge.*
- *The new plans had re-orientated a single C1-h4B dwelling.*
- *A comprehensive report from SHDC's Landscape Specialist, Natural Environment.*
- *A related planning application 3669/18/VAR had been recently withdrawn.*

KTC: Recommend Approval subject to the following being closely interrogated during consideration of the Planning Inspectorate's conditions:

- **The Construction Management Plan which should include environmental control i.e. noise, vibration, air quality and dust control.**
- **The management of surface water discharge from the site which should include early liaison between SHDC and South West Water.**

91.3 **2575/20/FUL**
Case Officer: Claire Boobier
Applicant: Mr E Mutlu
Site: 12 Mill Street, Kingsbridge, TQ7 1ED
Proposal: READVERTISEMENT (Revised plans and documents received)
Change of use from A1 Shop to proposed A3 Restaurant and A5
Hot Food Takeaway

Members noted:

- *The proposals had been considered at the Planning Committee held on 1 December 2020 however, revised plans and documentation had now been submitted whereby the applicant had effectively responded to SHDC's Environmental Health report.*
- *The opening hours applied for by the applicant were confusing in the original Application Form and Design & Access Statement.*

**KTC: Recommend Approval and for the opening hours to be
1200-1400 and 1700-2300 i.e. one further hour in the
evening over and above the recommendation from SHDC
Environmental Health; in order to dovetail with other
hospitality businesses in the locale**

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

20/92 ANY FURTHER CURRENT PLANNING MATTERS

92.1 Neighbourhood Plan. Cllr Balkwill and the Town Clerk had held a worthwhile meeting with Richard Benton (Chairman, Steering Group) and Peter Sandover (consultant) on 11 December to discuss the first draft Neighbourhood Plan and its progress to delivery. The findings would be reported to the next Planning Committee.

92.2 Site Visit. Members agreed to hold a site visit prior to the next meeting to inform the consideration of a planning application.

20/93 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 5 January 2021

The meeting closed at 8.13 p.m.