

## Kingsbridge Town Council

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 1 DECEMBER 2020

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

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

#### **20/80 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mike Jennings and Peter Ralph.

#### **Public Open Forum**

There were no members of public present.

An email representation received regarding a planning application had been forwarded to Members prior to the meeting.

#### **20/81 DECLARATIONS OF INTERESTS**

Cllr Balkwill declared a pecuniary interest in agenda item 20/84.3.

#### **20/82 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

**82.1 2752/20/HHO**  
**Decision:** Conditional Approval  
**Decision date:** 6 November 2020  
**Case Officer:** Jeffery Penfold  
**Proposal:** Householder application for proposed extension to living room and new garage.  
**Site:** 22 Barton Close, Kingsbridge, TQ7 1JU  
**KTC:** Recommended Approval

**82.2** **2946/20/LBC**  
**Decision:** **Conditional Approval**  
Decision date: 10 November 2020  
Case Officer: Richard Gage  
Applicant: Mr G Matthewman (Kingsbridge Evangelical Church)  
Proposal: Listed building consent for works to chapel (Approval 2726/19/LBC)  
Site: Evangelical Church, Fore Street, Kingsbridge, TQ7 1PG  
**KTC:** **Recommended Approval**

**82.3** **3140/20/ARC**  
**Decision:** **Discharge of condition Approved**  
Decision date: 11 November 2020  
Case Officer: Cameron Whymer  
Applicant: Mr & Mrs P Crook  
Proposal: Application for approval of conditions reserved by condition 3 of 2110/20/HHO  
Site: 1 Belle Cross Road, Kingsbridge, TQ7 1NL  
**KTC:** **No Comments**

**82.4** **3377/20/NMM**  
**Decision:** **Conditional Approval**  
Decision date: 9 November 2020  
Case Officer: Cheryl Stanbury  
Applicant: H2 Land  
Proposal: Non material minor amendment to planning consent 28/1560/15/O  
Site: Proposed development site at Sx 739 438 Derby Road, Kingsbridge  
**KTC:** **Not consulted**

## **CORRESPONDENCE & REPORTS**

The following correspondence and reports were received:

**82.5** **Notification of Order - Public Footpath No. 2, Kingsbridge**  
Proposal: To divert Public Footpath No. 2 (costs to be paid for by the landowners) to enable development to be carried out in accordance with planning permission granted under reference 2434/18/ARM for development of allocated Site K5, Land at SX 729 440 West Alvington Hill, Kingsbridge.

Members noted the proposal for a new 2 metre wide asphalt surface for a 13 metre length for pedestrians to effectively navigate the required vehicular access to the above development and had no objections. However, concerns were raised regarding any temporary footpath/route during the installation period of the permanent diversion which should be accessible for wheelchair users and buggies. It was **RESOLVED** to contact Devon County Council's local highways and public

rights of way officers regarding Public Footpath No.2 access during diversion works relating to the K5 housing development.

## **82.6 Planning White Paper - KTC Feedback**

Members received KTC's feedback to government's Planning White Paper which had been worked up by Cllrs Bex, Cole and Edmonds and it was **RESOLVED** to circulate to the local MP, DCC, SHDC, local newspaper and Facebook page.

It was **RESOLVED** to note the above decisions and to take action on correspondence/reports as noted.

## **20/83 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

### **DECISIONS**

There were no decisions.

### **APPLICATIONS**

The following tree works' applications were received from SHDC for consideration:

#### **83.1 3512/20/TPO**

Case Officer: Lee Marshall

Applicant: Mr T Jarratt – Livewest

Proposal: T1: Alder – Re-pollard to previous points 7m from ground level. Works to prevent loading on historic topping points & reduce dominance on neighbouring flats.  
T2: Sycamore – Coppice to 1m from ground level to avoid conflict with users of grass space.  
T3: Willow – Coppice to 1m from ground level. Decay present in current coppice stool.  
T4: Alder – Lateral reduction on East side by 3m to provide clearance from building.  
G1: Mixed species x 30 trees – Crown lift on North side to 5m from ground level to provide clearance from footpath.

Site: Redford Meadow, Kingsbridge, TQ7 1SH

**KTC: Recommend Approval and to note that there appears to be a dead Ash tree in the vicinity of T3 which should also be considered for tree surgery**

**83.2**                                **3590/20/TPO**  
Case Officer:                    Lee Marshall  
Applicant:                        Mr R Scholefield – Live West  
Proposal:                         T1: Ash – Fell as dead due to ash dieback  
Site:                                Land to south of Bowringsleigh Place, Montague Road,  
   Kingsbridge, TQ7 1RB  
**KTC:**                                **Recommend Approval**

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

## **20/84**                                **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**84.1**                                **3534/20/HHO**  
Case Officer:                    Richard Gage  
Applicant:                        Ms S Hurst  
Site:                                106b Fore Street, Kingsbridge, TQ7 1AW  
Proposal:                         Householder application for new extension  
**KTC:**                                **Recommend Approval**

**84.2**                                **3535/20/LBC**  
Case Officer:                    Richard Gage  
Applicant:                        Ms S Hurst  
Site:                                106b Fore Street, Kingsbridge, TQ7 1AW  
Proposal:                         Listed building consent for new extension  
**KTC:**                                **Recommend Approval**

**84.3**                                **3389/20/FUL**  
Case Officer:                    Claire Boobier  
Applicant:                        Mr & Mrs Balkwill  
Site:                                Selworthy Court, Warren Road, Kingsbridge, TQ7 1LB  
Proposal:                         Change of use of redundant veterinary surgery to dwelling  
**KTC:**                                **Recommend Approval**

**84.4**                                **3207/20/FUL**  
Case Officer:                    Oliver Gibbins  
Applicant:                        Ms A Nicholls WM Construction (South West) Ltd  
Site:                                Units 1 & 2 Orchard Industrial Estate, Lower Union Road,  
   Kingsbridge, TQ7 1EG  
Proposal:                         Extension to both units  
**KTC:**                                **Recommend Approval**

**84.5** **2575/20/FUL**

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

*Members noted the revisions in the readvertisement, letters of support (jobs, economy and hospitality variety) and objections (impacts on Devon Square, extractor fumes, extractor noise, traffic congestion in Mill Street, loss of retail unit and litter/waste) on SHDC's planning portal, a representation received direct by KTC, a waste storage and collection agreement with the Hermitage Inn, DCC Highways feedback and SHDC Environmental Health Team feedback.*

**KTC: Recommend Approval subject to conditions being imposed as identified in SHDC Environmental Health's report dated 6 November 2020 regarding odours and hours of opening, including the substitution of the cowl as earmarked, and the absolute adherence to these conditions including testing and regular maintenance of the entire extractor system**

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

**20/85** **ANY FURTHER CURRENT PLANNING MATTERS**

**85.1 Belle Hill drainage meeting.** Cllr Cole had attended a remote meeting on 19 November alongside DCC and SHDC Ward Members Cllr Brazil and Cllr O'Callaghan with representatives from South West Water, DCC Flood Management Team and SHDC Planning case officer for the Applegate/Belle Hill housing development. The meeting explored the method/routing to discharge surface water from the new development and concerns from local residents. SWW would feedback with its proposals.

**85.2 Enforcement case.** It was agreed that a commercial business had introduced a fixture contrary to planning permission which should be reported to SHDC Development Management.

**85.3 Neighbourhood Plan.** Cllr Balkwill and the Town Clerk had arranged to meet with Richard Benton and Peter Sandover on 11 December to discuss the draft Neighbourhood Plan and its progress to delivery.

**85.4 Imminent planning applications.** KTC has been informed that proposals for a housing development at the Dennings site, Wallingford Road, and for a new/replacement home at Appleford, Bowcombe, would be submitted shortly.

**85.5 Planning charter.** Members discussed a potential 'planning charter' for businesses to complement the emerging Neighbourhood Plan e.g. KTC's stock position on environmental health, litter and waste management matters. However, it was recognised that KTC did not have the authority to 'police' such issues and could only flag them up for investigation.

**20/86                      DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 15 December 2020

*The meeting closed at 9.05 p.m.*