

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 19 JANUARY 2021

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

In Attendance: Four Members of public
Martin Johnson (Secretary)

20/101 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mike Jennings and Peter Ralph.

Public Open Forum

Liz Miller, Church Street, reported that planning application 4084/20/HHO was likely to affect her privacy and realise a loss of light however, the main impact would be felt by another neighbour.

Penny Godwin, Church Street, attended the Zoom meeting but technical difficulties prevented her making a statement regarding 4084/20/HHO. However, Members had sighted her representation on South Hams District Council's (SHDC) planning portal which stated her concerns regarding over shadowing and loss of light.

The Chairman thanked Liz for her statement; the Committee would consider the application at the meeting.

Angie Greenham, Springfield Drive, queried if there had been an update on planning application 4158/19/FUL for a proposed 15 unit housing development off Ropewalk. She had asked a question at SHDC's Executive meeting held on 17 December 2020 regarding what contractual commitments had been entered into with manufacturers of modular housing and related matters. She had received a response that SHDC had visited several manufacturers. However, she also had issues about design, expenditure to date, masterplanning, governance and accountability.

The Chairman thanked Angie for her statement; SHDC was likely to wish to achieve an outcome given the expenditure to date and the Town Council (KTC) would request an update on the proposals.

20/102

DECLARATIONS OF INTERESTS

None.

20/103

PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

103.1

0826/20/ARM

Decision:

Reserved Matters Application Granted

Decision date:

21 December 2020

Case Officer:

Cheryl Stanbury

Applicant:

H2land Ltd & Messrs Cattell & Yeoman

Proposal:

Application for removal of reserved matters (landscaping) following outline approval 28/1560/15/O (residential development of 32 dwellings)

Site:

Land at Garden Mill, Derby Road, Kingsbridge

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.

CORRESPONDENCE & REPORTS

The following correspondence was received:

103.2

4151/20/ARC

Case Officer:

Richard Nicholson

Applicant:

Mr & Mrs P Wisniewska

Site:

2 Henacre Road, Kingsbridge, TQ7 1DN

Proposal:

Application for approval of details reserved by condition 4 of planning application 2802/20/HHO

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

103.3

4100/20/NMM

Case Officer:

Cheryl Stansbury

Applicant:

Mr Tristan Sly - Devonshire Homes

Site:

Land off Belle Hill, Applegate Park, Kingsbridge, TQ7 1NJ

Proposal: Non-material minor amendment to planning consent
0787/19/ARM

SHDC reported that there was no statutory requirement for the above Application i.e. the application had been forwarded for information only

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

20/104 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decisions were received from South Hams District Council (SHDC):

104.1 4133/20/TEX
Decision: Trees in a Conservation Area – Grant of Exception
(to be replaced with 1 x Tilia cordata 'Winter Orange' 8-10cm Girth Selected Standard which is to be planted as close as practically possible to where the tree was removed)
Case Officer: Lee Marshall
Applicant: Mrs H Buick
Proposal: T1: Poplar – fell, main scaffold bough cleaved and failed at weak union leaving large wound area, main stem approx. 50% original diameter, removal of main scaffold bough would unbalance tree, re-balancing tree would not be an option
Site: 22 Duncombe Street, Kingsbridge, TQ7 1LR
KTC: Not consulted – emergency works

104.2 3512/20/TPO
Decision: Tree Preservation Order – Grant of Conditional Consent
(to be replaced with 1 x girth Selected Standard which is to be planted as close as practically possible to where the tree was removed and T4 Alder: the consent is conditional on the tree being managed as per instructions)
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 and reduce dominance over 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**

104.3 **3590/20/TPO**
Decision: Tree Preservation Order – Grant of Conditional Consent
(to be replaced with 1 x Prunus avium 8-10 Girth Selected Standard which is to be planted as close as practically possible to where the tree was removed)
Case Officer: Lee Marshall
Applicant: Mr R Scholefield – Livewest
Proposal: T1: Ash – Fell as dead due to Ash dieback
Site: Land south of Bowringsleigh Place, Montagu Road, Kingsbridge, TQ7 1RB
KTC: **Recommend Approval**

APPLICATIONS

None.

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

20/105 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

105.1 **4084/20/HHO**
Case Officer: Rachel Head
Applicant: Hirst & Tancock
Proposal: Householder application for alterations and extension to dwelling
Site: 144 Church Street, Kingsbridge, TQ7 1DB
Members were aware of comments received during the Public Open Forum and on SHDC's planning portal
KTC: **Members were minded to Recommend Refusal on the grounds of loss of sunlight and overshadowing/loss of outlook for the neighbouring properties to be confirmed by a site visit to 146 Church Street.**

Addendum (following site visit at 10.00 a.m. on Friday 22 January 2021 held on a clear/bright day):
Confirmation of Recommendation for Refusal. Both neighbouring properties i.e. nos. 142 & 146 Church Street will be severely adversely impacted by the proposals. In particular no.146, which is Grade II listed with notable heritage aspects, will lose all sunlight to the conservatory and courtyard in its south facing garden and be totally overshadowed from mid-morning onwards.

105.2 **4011/20/FUL**
Case Officer: To be confirmed
Applicant: Mr I Hodge
Proposal: Change of use of existing office unit (E) to apartment (C3)
Site: Unit 3, Kings Market, Fore Street, Kingsbridge, TQ7 1PR
KTC: **Recommend Approval**

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

20/106 **ANY FURTHER CURRENT PLANNING MATTERS**

106.1 Members agreed to forward new information regarding a current enforcement case to SHDC Development Management.

106.2 It was reported that an on-site meeting had taken place in Wallingford Road attended by District Cllr O'Callaghan, Cllr Cole and 2 local residents to discuss drainage matters relating to the Applegate Park housing development.

106.3 Cllr Price reported a potential enforcement matter and the Town Clerk would forward a report to Members.

106.4 Members discussed the following day's scheduled meeting via Zoom with SHDC Member/Officers regarding the authority's draft housing strategy.

20/107 **DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 2 February 2021.

The meeting closed at 8.35 p.m.