Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 5 JANUARY 2021

Present: Cllr Chris Povey (Chairman)

Cllr Anne Balkwill Cllr Dena Bex Cllr Philip Cole

Cllr Martina Edmonds Cllr Mike Jennings Cllr Graham Price

In Attendance: District Cllr Denise O'Callaghan

Martin Johnson (Secretary)

20/94 APOLOGIES FOR ABSENCE

Cllr Rollinson had stepped down from the Planning Committee to join the Policy and Property Committees.

Public Open Forum

There were no members of public present.

20/95 DECLARATIONS OF INTERESTS

None.

20/96 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

96.1 3207/20/FUL

Decision: Conditional Approval
Decision date: 4 December 2020
Case Officer: Oliver Gibbins

Applicant: Ms A Nicholls WM Construction (South West Ltd)

Proposal: Extension to both units

Site: Units 1 & 2 Orchard Industrial Estate, Lower Union Road,

Kingsbridge, TQ7 1EG

KTC: Recommended Approval

96.2 2986/20/HHO

Decision: Conditional Approval

Decision date: 7 December 2020 Case Officer: Charlotte Howrihane

Applicant: Mr M Gist

Proposal: Householder application for erection of conservatory to side

elevation

Site: 10 Dodbrooke Court, Rack Park Road, Kingsbridge, TQ7 1DS

KTC: Recommended Approval

96.3 3679/20/NMM

Decision: Conditional Approval
Decision date: 9 December 2020
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs C Martin

Proposal: Non-material minor amendment to planning consent

3822/19/VAR

Site: Court Farm, Washabrook Lane, Kingsbridge, TQ7 1RS

KTC: No Comments

96.4 2895/20/HHO (West Alvington Parish Council authority area)

Decision: Conditional Approval
Decision date: 10 November 2020
Case officer: Bryony Hanlon
Applicant: Mr & Mrs Klintworth

Proposal: Householder application for proposed ground floor extension

and conversion of existing lean to garage area to new

accommodation, orangery extension, replacement greenhouse, new first floor hipped roof extension over existing flat roof and

new swimming pool in garden

Site: Tacket Wood House, Tacketwood, Kingsbridge, TQ7 3AY

KTC: Recommend Approval subject to the following conditions

relating to the proposal for a new swimming pool:

- care should be taken when excavating the swimming pool to protect surrounding tree roots
- the swimming pool should be sympathetic in design to Tacket Wood House itself
- current trees and shrubbery alongside the estuary perimeter should be retained to provide screening of the swimming pool
- a blanket Tree Preservation Order should be placed on the entire site area to protect both the current naturalistic environment and enable future screening of the swimming pool to aid potential visibility and noise issues

96.5 3389/20/FUL

Decision: Conditional Approval
Decision date: 16 December 2020
Case officer: Claire Boobier

Proposal: Change of use of redundant Veterinary Surgery to dwelling Site: Selworthy Court, Warren Road, Kingsbridge, TQ7 1LB

KTC: Recommended Approval

CORRESPONDENCE & REPORTS

96.6 3669/18/VAR Case Officer: Patrick Whymer

Applicant: H2land

Site: Land at Sx 739 438, Allocated Site K4, Derby Road, Kingsbridge

Proposal: Variation of condition 7 (approved plans) following grant of

planning permission 28/1560/15/O (Outline application with some matters reserved for residential development scheme for

32 dwellings at allocated site K4) appeal reference

APP/K1128/W/16/3156062

Decision: Withdrawn

96.7 3967/20/ARC
Case Officer: Sarah Packham
Applicant: Mr K Mahon

Site: 129 Fore Street, Kingsbridge, TQ7 1AL

Proposal: Application for approval of details reserved by conditions

1,3,4,5,6,7,8,9 and 10 of planning application 3552/18/FUL

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

96.8 3955/20/ARC Case Officer: Cameron Whymer

Applicant: Mr T Biddle, Baker Estates Ltd

Site: Allocated Site K5, SX 7299 4407 and land directly west of

allocated site West Alvington Hill, Kingsbridge

Proposal: Application for approval of details in part reserved by condition

12 (B) for planning application 28/0508/15/O

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

96.9 4062/20/ARCCase Officer: Sarah PackhamApplicant: Mr John Scales

Site: Sanderling House 26 Warren Road Kingsbridge TQ7 1LB Proposal: Application for approval of details reserved in part by condition

10 of planning application 4039/19/VAR

SHDC reports that there is no statuary requirement for the above application i.e. the

application has been forwarded for information only

- **96.10** Cllr Balkwill and the Town Clerk had met with Richard Benton (Chairman, Steering Group) and Peter Sandover (consultant) on 11 December 2020 to discuss a first draft of the emerging Kingsbridge, West Alvington & Churchstow Neighbourhood Plan. Members had already received their draft comments, key items were discussed further and the outcomes were agreed to be adopted as KTC's feedback. It was **RESOLVED** to provide KTC's feedback on the first draft of the Neighbourhood Plan to the Steering Group.
- **96.11** Members received the South Hams & West Devon Draft Housing Strategy Consultation 2021-2026 "Better Homes, Better Lives" which ended on 1 February 2021. Members considered that the report contained good statistical information but the bullet point targets were weak in places. It was **RESOLVED** to invite District Cllr Hilary Bastone and SHDC's lead officer to discuss the draft strategy with Cllrs Bex, Cole, Edmonds and Jennings.
- **96.12** Members received SHDC's listing of planning enforcement cases for Kingsbridge dated 23 December 2020 which were currently under investigation. The information was confidential and was not for dissemination to the public or outside bodies.

It was **RESOLVED** to note the above decisions, correspondence and take the action at agenda items 96.10 and 96.11 above.

20/97 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

20/98 PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

98.1 3943/20/FUL
Case Officer Jeffrey Penfold
Applicant: Mr & Mrs Perry

Site: Appleford, Bowcombe Road, Kingsbridge, TQ7 2DJ

Proposal: Erection of replacement dwelling and garage, relocation of

access and associated works

Members had conducted a site visit of the locale at 2.00 p.m. on Monday 4 January KTC: Recommend Refusal on the following grounds:

 The proposed new access point to the site will lose public parking spaces along Bowcombe Road which are much valued by local residents (the current access is deemed to be satisfactory located on a bend in the highway where vehicles are unable to park).

- The proposals represent over development of the site which can be clearly viewed from the public footpath on the opposite side of the creek.
- The visual appearance of the proposals is incongruous in the countryside.
- The proposals do not protect the natural landscape and AONB.

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

20/99 ANY FURTHER CURRENT PLANNING MATTERS

None.

20/100 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 12 January 2021

The meeting closed at 8.35 p.m.