

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

96.5 **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Decision: **Withdrawn**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 statutory 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 statutory requirement for the above application i.e. the
application has been forwarded for information only

96.9 **4062/20/ARC**
Case Officer: Sarah Packham
Applicant: 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 statutory 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.