

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY VIA VIDEO CONFERENCING AT 7.00 P.M. ON TUESDAY 16 MARCH 2021

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

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

20/131 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mike Jennings and Peter Ralph.

Public Open Forum

None.

20/132 DECLARATIONS OF INTERESTS

None.

20/133 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

133.1 4005/20/HHO
Decision: **Withdrawn**
Decision date: 24 February 2021
Case Officer: Rachel Head
Applicant: Mr & Mrs White
Proposal: Householder application for new window (retrospective) and for new bay window, porch and single storey side extension.
Site: Swallows, 1 Warren Road, Kingsbridge, TQ7 1LG

CORRESPONDENCE & REPORTS

The following correspondence/reports were received:

133.2 **0460/21/NMM**

Case Officer: Rachel Head
Applicant: Mr Gist
Proposal: Non material minor amendment to planning consent
 2986/20/HHO for alteration to roof
Site: 10 Dodbrooke Court, Kingsbridge, TQ7 1DS

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

133.3 **0490/21/ARC**

Case Officer: **Richard Nicholson**
Applicant: GI Devon Ltd
Proposal: Application for approval of details reserved by conditions 4, 7 &
 9 of planning permission 0256/17/FUL
Site: Development Site, Tumbly Hill, Kingsbridge

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

133.4 From SHDC a report on the proposed transfer of land between SHDC and a developer to allow the Tumbly Hill residential development to proceed, to confirm the boundary line between the 2 land holdings and to provide a contractor's compound during construction estimated for 12 months. The transfer would result in the net loss of one car parking space.

Members considered the report and did not have an issue with the land transfer per se given that there had been a previous and similar arrangement agreed between SHDC and the former landowner but wished to have further details. It was then **RESOLVED** to respond to SHDC as follows:

- To request the amount of the capital receipt to be paid by the developer to SHDC?
- To request the intentions for the monies upon receipt?
- To request that said monies be ringfenced for Kingsbridge?
- To report that KTC has several public realm/OSSR projects that the monies could go towards.

It was **RESOLVED** to note the above decisions and correspondence at agenda items 133.1 to 133.3 and to forward the Town Council's (KTC) findings at 133.4 to the SHDC case officer.

DECISIONS & CORRESPONDENCE

134.1

0163/21/TPO

Decision: Refusal of Consent with Agreed Lesser Works

Decision date: 26 February 2021

Case Officer: Lee Marshall

Applicant: Mrs P Beauchamp

Proposal: T1: Holm Oak – Crown reduction by 3m on all sides. Request for cyclic consent to prune when regrowth reaches 1.5-2m

Site: 48 Embankment Road, Kingsbridge, TQ7 1LA

KTC's Tree Warden had viewed the tree from both sides of the estuary. The multi stemmed Holm Oak was a mature specimen circa 10m height and was located close to the beach. Although in sound condition there had clearly been little management carried out in the past. It was an imposing tree which would benefit from crown reduction to provide its long term stability particularly as exposed to south/south westerly winds. It was important to be mindful of much wildlife in the area. The species of tree would recover well from pruning. The tree provided good amenity value, was valuable to wildlife and reduction by no more than 2m would maintain good shape and balance.

KTC: Recommend Approval conditional that crown reduction should be limited to 2m on all sides as the proposal for 3m reduction is considered to be too excessive.

KTC: Recommend Approval conditional that crown reduction should be limited to 2m on all sides as the proposal for 3m reduction is considered to be too excessive.

134.2

0183/21/TCA

Decision: No Objections Raised

Decision date: 8 March 2021

Case Officer: Lee Marshall

Applicant: Mr P Sarjeant – St Thomas of Canterbury Church

Proposal: G1: Yew x 12 – Crown height reduction by 1.5m, lateral reduction by 0.5m on east and west sides encroaching on to footpath

G3: Yew x 3 – Crown raise on west side to 2.5m from ground level and lateral reduction on west side by 2-3m. Tree overhanging gravestones

T2: Lime – Crown raise to 3m from ground level, lateral reduction by 1-2m on east side, encroaching on church

Site: St Thomas of Canterbury Church, Church Street, Kingsbridge

KTC: Recommend Approval and suggests that all Ivy be removed from the Yew trees during the tree surgery

APPLICATIONS

134.3 **0278/21/TPO**
Case Officer: Lee Marshall
Applicant: Mrs H Gomm
Proposal: T1: Chestnut – Crown height reduction by 2.5m, lateral reduction by 2m on all sides and crown thin by 20%.
 T2 & T3: Beech – Crown height reduction by 3m and crown thin by 20% Trees overhanging gardens, blocking light and causing damp
Site: Land to rear of 42, 44, 46 & 48 Vincents Road, Kingsbridge, TQ7 1RP
KTC: **Recommend Approval**

134.4 **0648/21/TCA**
Case Officer: Lee Marshall
Applicant: Mr M Ivatt
Proposal: T1: Eucalyptus – Fell & remove due to poor quality and low amenity value
Site: 72 Church Street, Kingsbridge, TQ7 1DD
KTC: **Recommend Approval**

It was **RESOLVED** to note the above the tree works' decisions and to forward the findings of the above planning consultation to SHDC Development Management.

20/135 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

135.1 **0511/21/HHO**
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs D Pollard
Proposal: Householder application for new balcony, alterations to dwelling and new parking area
Site: Kaslo House, Fore Street, Kingsbridge, TQ7 1AX
KTC: **Recommend Approval**

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

20/136 **ANY FURTHER CURRENT PLANNING MATTERS**

136.1 SHDC had asked to meet with KTC to provide an update on the proposed development at Ropewalk. After discussion it was agreed to feedback to SHDC for the update to be provided to a closed/non-public meeting with Ward Members Cllrs Jackson and O'Callaghan in attendance rather than at a future Planning Committee. Moreover, notes would be requested for preparation.

136.2 Cllr Judy Pearce, SHDC Leader, would meet with Richard Benton, Chairman of the Neighbourhood Plan Steering Group, Cllr Edmonds and the Town Clerk on Friday 19 March to discuss the draft plan's evidence base report for its affordable housing policies.

20/137

DATE OF NEXT MEETING

7.00 p.m. on Tuesday 6 April 2021.

The meeting closed at 8.50 p.m.