

## **Kingsbridge Town Council**

### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 7.00 P.M. ON TUESDAY 18 MAY 2021**

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Anne Balkwill  
Cllr Dena Bex  
Cllr Philip Cole  
Cllr Mike Jennings  
Cllr Chris Povey

**In Attendance:** Martin Johnson (Secretary)

#### **21/01 ELECTION OF CHAIRMAN**

Cllr Edmonds was elected as the Chairman of the Planning Committee for mayoral year 2021/22.

*Cllr Edmonds announced the passing of Richard Benton, Chairman of the Neighbourhood Plan Steering Group.*

#### **21/02 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Chris Povey and Peter Ralph.

#### **Public Open Forum**

None.

#### **21/03 DECLARATIONS OF INTERESTS**

None.

#### **21/04 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

The following planning decisions were received from SHDC:

<b>04.1</b>	<b>3404/20/FUL</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	28 April 2021
Case Officer:	Gemma Bristow
Applicant:	Mr C Klee
Site:	2 Hillside Ebrington Street, Kingsbridge, TQ7 1DF
Proposal:	Reconstruction of failed retaining wall (part retrospective)
<b>KTC:</b>	<b>Recommended Approval</b>

## CORRESPONDENCE & REPORTS

The following correspondence/reports were received:

**04.2**                      **1210/21/ARC**  
Case Officer: Sarah Packham  
Applicant: Mr A Reid  
Site: 91 Fore Street, Kingsbridge, TQ7 1AB  
Proposal: Application for approval of details reserved by conditions 3 & 6 of planning permission 1516/17/LBC  
**SHDC reported there was no statutory consultation requirement for the above application i.e. the application had been forwarded for information only**

**04.3**                      **0893/21/ARC**  
Case Officer: Rita Clark  
Applicant: Mr A Reid  
Site: 91 Fore Street, Kingsbridge, TQ7 1AB  
Proposal: Application for approval of details reserved by condition 10 Of planning permission 1515/17/FUL  
**SHDC reported there was no statutory consultation requirement for the above application i.e. the application had been forwarded for information only**

**04.4** Members received the final draft of the Neighbourhood Plan and it was then **RESOLVED** to support and approve the Kingsbridge, West Alvington and Churchstow Neighbourhood Plan in readiness for Regulation 14 public consultation 20 May to 19 July 2021.

Members also received updates from the Steering Group meeting held on 5 May 2021 regarding promotion of the public consultation: letters to statutory consultees, letters to local organisations, flyers, posters, website, Facebook, Instagram, a letter to the Kingsbridge Gazette, online response form, paper copies of the plan, Farmers' Market exhibitions and Zoom Question & Answer sessions. It was agreed that given good local promotion a letter to every Kingsbridge household was unnecessary given a quotation at circa £2.2k and because such action was not a mandatory requirement.

It was **RESOLVED** to note the above decision 04.1, the applications at 04.2 and 04.3, and to take actions identified at 04.4.

## **21/05                      TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

### **DECISIONS & CORRESPONDENCE**

The following decision was received:

**05.1**                                **0853/21/TCA - Trees in a Conservation Area**  
**Decision:**                        **No Objections Raised**  
Decision date:                28 April 2021  
Site:                                Land to rear of 124 Fore Street Kingsbridge TQ7 1AW  
Proposed:                        T1: Fir - Deadwood removal (exempt)  
   T2: Sycamore – Removal of 2 limbs at approx. 4m from ground level on west side  
   T3: Sycamore x 2 – Crown height reduction by up to 5m  
**KTC:**                                **Recommended Approval**

## **APPLICATIONS**

The following application was received:

**05.2**                                **1026/21/TPO**  
Case Officer:                Lee Marshall  
Proposal:                        T1: - Oak – Crown lift on north east side to 3m from ground level reducing by up to 3m to gain clearance from car park area.  
Site:                                24 Lime Grove Kingsbridge TQ7 1TP  
**KTC:**                                **Recommend Approval**

It was **RESOLVED** to note the above tree works' decision at 05.1 and to forward the findings of the above planning consultation at 05.2 to SHDC Development Management.

## **21/06                                PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**06.1**                                **0900/21/HHO**  
   *(Deferred from Planning Committee 27 April 2021)*  
Case Officer:                Chris Mitchell  
Applicant:                        Mr & Mrs White  
Proposal:                        Householder application for proposed internal and external alterations  
Site:                                12 Linhey Close, Kingsbridge, TQ7 1LL  
**KTC:**                                **Recommend Refusal on the following grounds:**

- **overlooking and loss of privacy for neighbouring residential properties to the detriment of their amenity**
- **over development of the site**

**1111/21/HHO**

## Rachel Head

Mr R Cooper

Householder application for proposed rear conservatory and extension to existing raised patio.

5 Barton Close, Kingsbridge, TQ7 1JU

### Recommend Approval

**1229/21/HHO**

Rachel Head

Mr P George

Householder application for detached garage and extension to first floor terrace (re-submission of 28/2020/13/F)

38 Linhey Close, Kingsbridge, TQ7 1LL

### Recommend Approval

**1045/21/LBC**

Graham Lawrence

Mr C Sharpe

Listed building consent for structural alteration and repair work.

1-3 Fore Street, Kingsbridge, TQ7 1PG

### Recommend Approval

**1223/21/HHO**

Rosalie Metcalfe

Mr & Mrs Leedham

Householder application for construction of detached single garage with mezzanine storage area.

17 Belle Cross Road, Kingsbridge, TQ7 1NL

### Recommend Approval

**1305/21/HHO**

# Rosalie Metcalfe

Alexis Gregg

Householder application for replacement conservatory with purpose built extension and new cladding to front of property.

Carpe Diem, 40 Lower Warren Road, Kingsbridge, TQ7 1LF

### Recommend Approval

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

**21/07**

**ANY FURTHER CURRENT PLANNING MATTERS**

**07.1** KTC had been invited to discuss SHDC land assets/housing in Ropewalk with a senior Member/Officers. It was agreed to feedback to SHDC that KTC supported an early evening on-site meeting, alongside SHDC Ward Members, to be followed by a discussion in Quay House.

**07.2** District Cllr Brazil had liaised with SHDC's housing officer and the Roof Kingsbridge group regarding setting-up a meeting to discuss holistic housing matters in Kingsbridge e.g. affordable housing and private rents. It was agreed that KTC should participate in such a meeting.

**07.3** Members noted that SHDC had issued a Stop Notice and Tree Preservation Order at the K4/Lock's Hill development site on 14 May 2021 however, ground works had continued to date.

**07.4** Members received a listing of current Enforcement cases dated 5 May 2021; the information was confidential and not for dissemination to the public or outside bodies. Some historic cases had been resolved however, new cases had been added.

**21/08**

**DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 1 June 2021.

*The meeting closed at 8.45 p.m.*