

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 15 JUNE 2021

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Chris Povey
Cllr Peter Ralph

In Attendance: One Member of Public
Laura Cregan (Secretary)

21/16 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dena Bex, Mike Jennings and Graham Price.

Public Open Forum

Mr Lee Bonham, Derby Road, stated that the proposed Construction Management Plan (CMP) for the Lock's Hill housing development was very weak. The salient points were:

- The Planning Inspector's approval listed 9 items to be addressed by the CMP however, only 6 had been covered.
- There were several matters the CMP did not fully answer including pedestrian safety, site access, offloading, storage and the public footpath.
- The hours of work were too long with too many exceptions for potential out-of-hours working.

Cllr Edmonds thanked Mr Bonham for his statement.

21/17 DECLARATIONS OF INTERESTS

None.

21/18 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

18.1 **0505/21/HHO**
Decision: **Conditional Approval**
Decision date: 19 May 2021
Case Officer: Bryony Hanlon
Applicant: Mr M Vallance and Miss C Gall
Proposal: (Revised plans) Householder application for proposed extension to the side and rear including internal alterations.
Site: 8 Green Close, Kingsbridge, TQ7 1NH
KTC: **Recommended Approval subject to management of contractor vehicles during the construction to ensure the cul-de-sac remains accessible for neighbours**

18.2 **3308/20/ARC**
Decision: **Discharge of condition Approved**
Decision date: 17 May 2021
Case Officer: Rita Clark
Applicant: Ms Imke Wood
Proposal: Application for approval of details reserved by conditions 5 and 6 of planning application 2710/19/FUL
Site: Land at Sx 736 449, Wallingford Road, Kingsbridge
KTC: **No Comments**

CORRESPONDENCE & REPORTS

The following correspondence was received:

18.3 **1850/21/ARC**
Case Officer: Cheryl Stanbury
Applicant: Mr J Freeland – Blakesley Estates
Description: Application for approval of details reserved by conditions 6 (Tree Protection scheme), 9 (Parking and turning areas), 10 (Junction between access road and highway) and 11 (access road through the site including roads, footpaths, streetlighting and retaining walls) of planning permission 28/1560/15/O
Site: Land to the south of Derby Road, Kingsbridge
SHDC reported that there was no statutory requirement for the above application i.e. the application had been forwarded for information only
Members noted several objections from members of public on SHDC's planning portal, SHDC's Tree Specialist objection regarding Condition 6. and DCC's Public Rights of Way Warden objection regarding Condition 11.
KTC: **Recommend Refusal for the following reasons:**

- **Insufficient information to discharge Condition 6. particularly in light of the Tree Preservation Order 1039 made on 14 May 2021 which covers all trees within the site.**
- **Insufficient information to discharge Condition 10. and notwithstanding Devon County Council's lack of**

feedback to date the Highways Authority should be requested to provide comments on the junction between the access road and highway.

- Insufficient information to discharge Condition 11. regarding streetlighting i.e. no details submitted, and Public Footpath No.6 i.e. nil footpath width identified and a proposed retaining wall on the drawings appears to actually block the footpath. Nil levels and gradients nor methods of construction for road, footpaths and retaining walls as requested by the Planning Inspectorate.
- A formal application for diversion of the current route of Public Footpath No.6 will be required.

18.4

1851/21/ARC

Case Officer:

Cheryl Stanbury

Applicant:

Mr J Freeland – Blakesley Estates

Description:

Application for approval of details reserved by condition 13 (Construction management plan) of planning permission 28/1560/15/O (Appeal Reference APP/K1128/W/16/3156062)

Site:

Land to the south of Derby Road, Kingsbridge

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

Members noted several objections from members of public on SHDC's planning portal and DCC's Public Rights of Way Warden objection.

KTC:

Recommend Refusal for the following reasons:

- **Safe Loading/Unloading Areas** is identified as detailed in Appendix 1 however, this appendix refers to a Contractors Parking Plan. The latter plan is inaccurate as there is no space/available access for parking alongside South Moor Vets et al.
- **No details for off-site signage of delivery routes.**
- **Insufficient information regarding loading/unloading of plant and materials.**
- **Insufficient information regarding storage of plant and materials.**
- **No details submitted for security hoarding and displays.**
- **Insufficient photographic evidence of the adjacent public highway; notwithstanding Devon County Council's lack of feedback to date the Highways Authority should be requested to provide comments on the current condition of the highway.**
- **No details submitted for the control of surface water run-off from the site during construction; such information is vital given the close proximity of the**

Washabrook stream which leads directly to the Salcombe-Kingsbridge estuary Site of Special Scientific Interest (SSSI).

- The Site Working Hours lists several activities in order to allow works outside standard operational hours; if approved this would effectively provide a licence to work 24/7 and therefore such activity should not be permitted without prior application and permission from SHDC.
- The Construction Management Plan should address environmental control given the nature of this greenfield development site and close proximity of residential homes i.e. noise, vibration, air quality and dust control. For example, nil radios on the open site and surfaces/materials to be prepared with a water mist to prevent dust.

It was **RESOLVED** to:

- Note the above decisions at 18.1 and 18.2.
- Delegate consultation feedback to SHDC for the above proposals at 18.3 and 18.4 to Cllr Edmonds and the Town Clerk to contain the matters as noted.

21/19 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following decisions were received:

19.1(i)	0278/21/TPO Split Decision
Decision:	Grant of Conditional Consent
Decision date:	12 May 2021
Case Officer:	Lee Marshall
Proposal:	T1; Chestnut – Crown height reduction by 2.5m, lateral reduction by 2m on all sides 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:	Recommended Approval

19.1(ii) **0278/21/TPO**
Decision: **Refusal of Consent**
Decision date: 12 May 2021
Case Officer: Lee Marshall
Proposal: T2 & T3; Beech – Crown height reduction by 3m and crown thin by 20%
Site: Trees overhanging gardens, blocking light and causing damp Land to rear of 42, 44, 46 & 48 Vincents Road, Kingsbridge, TQ7 1RP
KTC: **Recommended Approval**

APPLICATIONS

None.

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

21/20 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

20.1 **1604/21/LBC**
Case Officer: Graham Lawrence
Applicant: Linda Smith
Proposal: Listed Building Consent for repairs to windows and doors and internal works including fireproofing works
Site: 7 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Recommend Approval**

20.2 **0813/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mr I Terblanche
Proposal: Householder application for conversion of loft space into bedroom
Site: 9 Frogmore Terrace, Kingsbridge, TQ7 1EU
KTC: **Recommend Approval**

20.3 **1612/21/HHO**
Case Officer: Bryony Hanlon
Applicant: Mr M Bailey
Proposal: Householder application for new porch extension to dwelling
Site: 4 Henacre Road, Kingsbridge, TQ7 1DN
KTC: **Recommend Approval**

20.4 **1488/21/VAR**
Case Officer: Richard Gage
Applicant: Mr A Reid
Proposal: Application for variation of condition 2 (approved plans) of
 planning consent 3949/18/FUL
Site: 89 Fore Street, Kingsbridge, TQ7 1AB
KTC: **Recommend Approval**

20.5 **1489/21/VAR**
Case Officer: Richard Gage
Applicant: Mr A Reid
Proposal: Application for variation of condition 2 (approved plans) of
 planning consent 3950/18/LBC
Site: 89 Fore Street, Kingsbridge, TQ7 1AB
KTC: **Recommend Approval**

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

21/21 ANY FURTHER CURRENT PLANNING MATTERS

21.1 Members noted an enquiry from a local resident regarding overgrown trees which were affecting the amenity value of her home; it was agreed for KTC to establish ownership of said trees and to feedback.

21.2 Members noted an invitation from SHDC Development Management for KTC to attend a site visit at 10.00 a.m. on Monday 21 June to review planning application 0900/21/HHO at 12 Linhey Close; it was agreed for Cllrs Cole and Edmonds to attend.

21/22 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 6 July 2021.

The meeting closed at 8.00 p.m.