

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 20 JULY 2021

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

In Attendance: Martin Johnson (Town Clerk)

21/30 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Graham Price.

Public Open Forum

There were no members of public present.

21/31 DECLARATIONS OF INTERESTS

Cllr Balkwill declared a non-pecuniary interest in agenda item 34.3.
Cllr Jennings declared a pecuniary interest in agenda item 34.1.

21/32 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

32.1	1111/21/HHO
Decision:	Conditional Approval
Case Officer:	Rachel Head
Applicant:	Mr R Cooper
Proposal:	Householder application for proposed rear conservatory and extension to existing raised patio
Site:	5 Barton Close, Kingsbridge, TQ7 1JU
KTC:	Recommend Approval

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

32.2 2700/21/ARC

Case Officer: To be confirmed

Applicant: Coyde Construction

Description: Application for approval of details reserved by condition 4 of planning permission 2097/18/FUL

Site: Land off Derby Road, Kingsbridge

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

KTC: Recommend Approval and suggest that the contact details for the on-site manager should be provided by way of email and mobile phone in the Construction Environment Management Plan

It was **RESOLVED** to note the above planning decision 32.1 and to forward the feedback at 32.2 to SHDC Development Management.

21/33 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**DECISIONS AND CORRESPONDENCE**

None.

APPLICATIONS

The following tree works' applications were received from SHDC for consideration:

33.1 2470/21/TPO

Case Officer: Lee Marshall

Applicant: Mrs Wing

Proposal: T1: Hawthorn – Fell due to low amenity value and growing on a lean out from Devon bank

T2: Spruce – Fell as outgrown garden

T3: Hawthorn – Fell due to low amenity value

G1: Spruce x 3 – Crown raise to 4m from ground level on east side to create clearance from car park

Site: 13 Ebrington Street, Kingsbridge, TQ7 1DE

KTC: Recommend Approval

33.2 2698/21/TCA

Case Officer: Lee Marshall

Applicant: To be confirmed

Proposal: T10: Holm Oak – Pollard to 5m from ground level due to decay fungus on base

Site: Dodbrooke Rectory, Church Street, Kingsbridge, TQ7 1NW

KTC: Recommend Approval

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

21/34 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

34.1 2410/21/FUL

Case Officer: Claire Boobier

Applicant: Mr P Trembath

Proposal: Change of use of yard to Builders Merchant yard for storage and sales with new perimeter fencing and gates

Site: Oak Place, Higher Union Road, Kingsbridge, TQ7 1EQ

KTC: Recommend Approval conditional to an undertaking that HGV deliveries will be managed off the highway

34.2 2417/21/HHO

Case Officer: Bryony Hanlon

Applicant: Mrs H Lee

Proposal: Householder application for garage extension, dormers to rear and alterations to existing dwelling (resubmission of 4055/20/HHO)

Site: Kingsmead, Kingsway Park, Kingsbridge, TQ7 1HJ

KTC: Recommend Approval

34.3 2013/21/HHO

Case Officer: Chris Mitchell

Applicant: Mr & Mrs M Court

Proposal: Householder application for replacement carport for 2 vehicles including hardstanding

Site: 41 Highfield Drive, Kingsbridge, TQ7 1JR

KTC: Recommend Refusal on the following grounds:

- **the proposals include a new dropped kerb extending to the entire width of the property/proposed drive which will mean a loss of current on-street car parking spaces/availability**

34.4 2623/21/HHO

Case Officer: Chris Mitchell

Applicant: Mr & Mrs Smith

Proposal: Householder application for replacement single storey entrance hall extension to ground floor, partial reconstruction of first floor and addition of new second floor

Site: The Boathouse, Embankment Road, Kingsbridge, TQ7 1LA

KTC: Recommend Refusal on the following grounds:

- the proposed first floor balcony is too large and extends too far forwards to the estuary creating a dominant feature which will have a negative impact on the visual appearance of this key waterfront area, result in a loss of visual amenity from the estuary itself and create a dark shadow underneath on Public Footpath No.15

34.5 **0439/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mrs L Hughes
Proposal: Householder application for removal of hedge and erection of concrete wall with gate
Site: 4 Barnfield Walk, Kingsbridge, TQ7 1QS
KTC: Recommend Approval

34.6 **2407/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mrs L Palmer
Proposal: Householder application for a monopitch porch on front elevation and rear single storey extension full width of house
Site: 11 Rack Park Road, Kingsbridge, TQ7 1DQ
KTC: Recommend Approval

34.7 **2439/21/HHO**
Case Officer: To be confirmed
Applicant: Mrs L Smith
Proposal: Change of use to 2 demises with fire separation works
Site: 7 Fore Street, Kingsbridge, TQ7 1PG
KTC: Recommend Approval

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

21/35 ANY FURTHER CURRENT PLANNING MATTERS

35.1 It was reported that a planning application had just been received that day with a consultation deadline of 19 August 2021; the next Planning Committee was scheduled to take place on 7 September 2021. It was **RESOLVED** to delegate the Recommendation for 2076/21/HHO to Cllr Edmonds and the Town Clerk and for them to feedback to SHDC Development Management.

35.2 It was noted that a recent SHDC Development Management Committee had Deferred its decision for planning application 0900/21/HHO which was likely to be received at its meeting on 8 September 2021.

35.3 Members noted that the council meeting on 13 July has supported partnership

with SHDC to work up housing proposals for the brownfield site in Ropewalk. It was agreed to liaise with SHDC housing officers to glean a date for the next SHDC/KTC meeting and to forward information gleaned from Salcombe Community Land Trust to KTC Members.

21/36 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 7 September 2021.

The meeting closed at 8.35 p.m.