

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 21 SEPTEMBER 2021

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Mike Jennings
Cllr Graham Price

In Attendance: Martin Johnson (Town Clerk)

21/44 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Chris Povey and Peter Ralph.

Public Open Forum

There were no members of public present.

21/45 DECLARATIONS OF INTERESTS

Cllr Jennings declared a pecuniary interest in agenda item 48.3.
Cllr Jennings declared a non-pecuniary interest in agenda item 48.7.

21/46 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

46.1	2076/21/HHO
Decision:	Conditional Approval
Decision date:	3 September 2021
Case Officer:	Rachel Head
Applicant:	M King
Proposal:	Householder application for two storey side extension with slate/flat roof, 2 rooflights and additional fenestration.
Site:	9 Buckwell Road, Kingsbridge, TQ7 1NQ
KTC:	Recommended Approval
 46.2	 2700/21/ARC
Decision:	Discharge of condition Approved
Decision date:	2 September 2021
Case Officer:	Richard Nicholson

Applicant: Croyde Construction
 Proposal: Application for approval of details reserved by condition 4 of planning permission 2097/18/FUL
 Site: Land off Derby Road, Kingsbridge, TQ7 1JJ
 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**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

46.3 From SHDC a draft copy of a Memorandum of Understanding with local councils for the consideration of planning applications; the rationale being to establish more collaborative working relationships. Members reviewed the draft and made the following comments:

- Paragraph 1.3 “should be determined efficiently”. What does this mean?
- Paragraph 2.1(b) “be accountable”. To whom?
- Paragraph 3.1(g). The recognition of Neighbourhood Plans (if applicable for parish areas) should be explicit rather than being ‘hidden’ in the Appendix i.e. suggest amending “with the Development Plan” to read “with national planning policies, district development plan and parish neighbourhood plan”.
- Paragraph 6.1. This entire paragraph appears negative and runs counter to the aspirations set out in paragraph 2. Principles of Collaboration. It is suggested to be amended to read: “While it is mutually recognised that this MoU cannot be legally binding it is the firm intention of both parties to honour the above obligations” i.e. more upbeat.

46.4 3226/21/ARC

Case Officer: Richard Nicholson
 Applicant: Blakesley Estates (Kingsbridge) Ltd
 Proposal: Application for approval of details reserved by condition 6 of Planning Permission 28/1560/15/O
 Site: Land at Garden Mill, Derby Road, Kingsbridge
 SHDC reports that there is no statutory consultation requirement on the above application; the information is for information only.

It was **RESOLVED** to note the above planning decisions and correspondence and to feedback KTC’s comments at 46.3 above to SHDC Legal Services.

21/47 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS AND CORRESPONDENCE

None.

APPLICATIONS

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

47.1 **3402/21/TEX**
Case Officer: Lee Marshall
Applicant: Ms E Toms
Proposal: T1; Ash – Fell due to Ash Dieback
Site: 112 Church Street, Kingsbridge, TQ7 1DB
KTC: **Recommend Approval**

47.2 **3189/21/TCA**
Case Officer: Lee Marshall
Applicant: Mrs J Ryan
Proposal: T1; Elm – Fell due to dying from Dutch Elm Disease
Site: 70 Church Street, Kingsbridge, TQ7 1DD
KTC: **Recommend Approval**

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

21/48 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

48.1 **2719/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mr I Treblanche
Proposal: Householder application for loft conversion and internal alterations (Resubmission of 0813/21/HHO)
Site: 9 Frogmore Terrace, Kingsbridge, TQ7 1EU
KTC: **Recommend Approval**

48.2 **2857/21/HHO**
Case Officer: Bryony Hanlon
Applicant: Mr & Mrs B Sutton
Proposal: Householder application for wall cladding and roof lights
Site: 1 Trevanna Road, Kingsbridge, TQ7 1ET
KTC: **Recommend Refusal on the grounds that the external wall cladding would be out-of-keeping and the finishing materials inappropriate within a street scene of period properties**

- 48.3** **2902/21/HHO**
Case Officer: Rachel Head
Applicant: Mr D White
Proposal: Householder application for log burner flue (Retrospective)
Site: 1 Higher Warren Road, Kingsbridge, TQ7 1LG
KTC: Recommend Refusal on the grounds that the external flue is an incongruous feature within the street scene
- 48.4** **2013/21/HHO**
Case Officer: Chris Mitchell
Applicant: Mr & Mrs M Court
Proposal: Readvertisement (Revised plans received) Householder application for replacement carport for 2 vehicles including hardstanding.
Site: 41 Highfield Drive, Kingsbridge, TQ7 1JR
KTC: Recommend Refusal on the grounds that 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
- 48.5** **1938/21/HHO**
Case Officer: Rachel Head
Applicant: Mr A Thomas
Proposal: Householder application for single storey rear extension. Flat roof to enable continued use of patio area at top of garden.
Site: 49 Saffron Park, Kingsbridge, TQ7 1RW
KTC: Recommend Approval
- 48.6** **2045/21/HHO**
Case Officer: Rachel Head
Applicant: Mr & Mrs Gray
Proposal: Householder application for external alterations to provide additional vehicular parking including new stepped access.
Site: 27 Lower Warren Road, Kingsbridge, TQ7 1LF
KTC: Defer until Members had conducted a site visit and to delegate a Recommendation to Cllr Edmonds and the Town Clerk
- 48.7** **3196/21/HHO**
Case Officer: Rachel Head
Applicant: Mr S Thompson
Proposal: Householder application for alterations to existing extension to dwelling.
Site: 5 Veales Road, Kingsbridge, TQ7 1EX
KTC: Recommend Approval

It was **RESOLVED** to forward the findings of the above planning consultation to

SHDC Development Management with the exception of 48.6 to be forwarded independently and the recommendation to be recorded at the next meeting.

21/49

ANY FURTHER CURRENT PLANNING MATTERS

49.1 The Neighbourhood Plan Steering Group had met on 15 September to consider SHDC's feedback to the Regulation 14 public consultation which had subsequently been returned to SHDC's Neighbourhood Planning Officer.

49.2 The meeting with the Roof Kingsbridge group to discuss the current housing crisis had been scheduled for 6.00 p.m. on Tuesday 5 October (before that evening's Planning Committee).

49.3 The meeting with SHDC to discuss the brownfield Ropewalk site and potential formation of a Kingsbridge Community Land Trust had been scheduled for 6.30 p.m. on Wednesday 6 October.

21/50

DATE OF NEXT MEETING

7.00 p.m. on Tuesday 5 October 2021.

The meeting closed at 8.05 p.m.