

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 18 JANUARY 2022

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Graham Price
Cllr Danny Rawstron
Cllr Adam Sherring

In Attendance: Martin Johnson (Town Clerk)

21/93 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

There were no members of public present.

21/94 DECLARATIONS OF INTERESTS

None.

21/95 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

95.1 2439/21/FUL
Decision: Conditional Approval
Decision date: 22 December 2021
Case Officer: Rosalie Metcalf
Applicant: Mrs L Smith
Proposal: Change of use to 2 demises with fire separation works.
Site: 7 Fore Street, Kingsbridge, TQ7 1PG
KTC: Recommended Approval

95.2 3919/21/NMM
Decision: Conditional Approval
Decision date: 24 December 2021
Case Officer: Cheryl Stanbury
Applicant: Mr T Sly, Devonshire Homes

Proposal: Application for non-material minor amendment to planning consent 0787/19/ARM for revision to width of hedge row loss to Buckwell Close and revision of single tree species
Site: Land off Belle Hill, Kingsbridge
KTC: **Not consulted**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received from SHDC:

95.3 4767/21/ARC

Case Officer: Adelle Barry
Applicant: Mr P George
Proposal: Application for approval of details reserved by conditions 3 and 4 of Planning Permission 3047/21/HHO
Site: 38 Linhey Close, Kingsbridge, TQ7 1LL
SHDC reported that there was no statutory consultation requirement for the above application and Members noted a plan for soft landscaping and the finished paint colour of Concrete Grey.

95.4 From SHDC a listing of outstanding planning enforcement cases in Kingsbridge dated 5 January 2022. The information was confidential and was not for the public or outside bodies. The Town Clerk would request information on a particular enforcement case.

95.5 From SHDC notification of Planning Appeal APP/K1128/D/21/3288709:

Proposal: Householder application for amendment to approved plans under reference 0062/21/HHO for horizontal weatherboard cladding (Retrospective)
Location: 12 Higher Warren Road, Kingsbridge, TQ7 1LG

Members noted that the Town Council's (KTC) feedback for retrospective planning application 2878/21/HHO would be forwarded to the Planning Inspectorate which had Recommended Refusal for the following reason: SHDC's decision for planning application 0062/21/HHO included Condition 3. for a render finish of the external walls of the building with the rationale that this was considered in-keeping with the appearance of the street and area. This condition is supported as sound and well justified.

It was **RESOLVED** to note the above planning decisions, correspondence and reports.

21/96 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

21/97

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

97.1

4560/21/FUL

Case Officer:

Richard Gage

Applicant:

Mr L Winham – Vision Residences

Proposal:

Part retrospective amendments to previously approved scheme (3949/18/FUL) including relocation of rooflights, removal of cladding to north elevation and installation of slate hanging, removal of all second floor accommodation with the exception of small mezzanine (part retrospective)

Site:

89 Fore Street, Kingsbridge, TQ7 1AB

KTC:

Recommend Approval

97.2

4561/21/LBC

Case Officer:

Richard Gage

Applicant:

Mr L Winham – Vision Residences

Proposal:

Listed building consent for amendments to previously approved scheme (3950/18/LBC) including relocation of rooflights, removal of cladding to north elevation and installation of slate hanging, removal of all second floor accommodation with the exception of small mezzanine (part retrospective)

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.

21/98

ANY FURTHER CURRENT PLANNING MATTERS

98.1 After discussion, Members agreed to retain the previous commencement time for the Planning Committee at 7.00 p.m. in order to join-up with all other KTC council and committee meetings.

98.2 SHDC Ward Members sought information of any empty flats/space above shops which could be brought into use for affordable housing. Members queried if the request had arisen from a particular SHDC committee or if the topic would be given wider promotion. The Town Clerk would feedback.

98.3 Members queried the condition of a property in Fore Street which was in an unsatisfactory material condition. The Town Clerk had liaised with the agent for sometime but no tangible improvements had been actioned to date. It was agreed to seek SHDC assistance.

98.4 SHDC had fought a successful campaign to urge central government to close a tax loophole which had allowed 2nd home owners to avoid paying any business rates or council tax on their properties by declaring an intention to let the property out to holidaymakers. The change would come into effect from April 2023 which would

see 2nd home owners forced to pay council tax if they cannot evidence they are genuinely renting out their properties on a commercial basis.

Members welcomed the rule change.

21/99 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 1 February 2022.

The meeting closed at 7.55 p.m.