

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 1 FEBRUARY 2022**

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

In Attendance: Graham Hutton, Baker Estates Ltd
Tom Biddle, Baker Estates Ltd
One Member of Public
Martin Johnson (Town Clerk)

21/100 APOLOGIES FOR ABSENCE

None.

Public Open Forum

Graham Hutton, Baker Estates Ltd, provided an update on the approved housing development at the K5 site off West Alvington Hill. The salient points were:

- South Hams District Council (SHDC) had approved an application for a Certificate of Lawfulness which was required in order to secure the company's funding for the development.
- The planning process to reach decision stage had been difficult.
- Access to the lower site off the highway, to the east of Norden Lane, had been achieved.
- There was an ongoing matter regarding the diversion of adjacent Public Footpath No.2 which was anticipated to be resolved shortly.
- Chiefly, the company was grappling with how to deliver the approved development as it was difficult to make it 'stack up' at present.
- The site was not allocated for housing or employment land within the Joint Local Plan.
- A parcel of land of 0.4ha, to the rear of the lower/east of Norden Lane area of the site, had been earmarked as employment land.
- The company was working-up a concept for the above parcel of land to be used for affordable housing, rather than for employment purposes, in order to improve the housing development holistically.
- The company anticipated liaising with SHDC but had wished to bring their thoughts to the Town Council (KTC) and would be making a similar briefing to West Alvington Parish Council shortly as the western edge of the development was within its parish boundary.

The Chairman thanked Graham and Tom for keeping KTC informed of ongoing matters.

Representatives of Baker Estates Ltd left the meeting

21/101 DECLARATIONS OF INTERESTS

Cllr Povey declared a non-pecuniary interest in agenda item 104.2.

21/102 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

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| 102.1 | 4187/21/HHO |
| Decision: | Conditional Approval |
| Decision date: | 4 January 2022 |
| Case Officer: | Rebecca Dickson |
| Applicant: | Mr & Mrs J Dodwell |
| Proposal: | Householder application for new replacement garage |
| Site: | 2 Lower Warren Road, Kingsbridge, TQ7 1LF |
| KTC: | Recommended Approval |
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| 102.2 | 3997/21/HHO |
| Decision: | Conditional Approval |
| Decision date: | 6 January 2022 |
| Case Officer: | Rachel Head |
| Applicant: | Mr J Buckley |
| Proposal: | Householder application for erection of garden room to replace summer house and shed |
| Site: | 16 Southville Gardens, Kingsbridge, TQ7 1LE |
| KTC: | Recommended Approval |
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| 102.3 | 3769/21/HHO |
| Decision: | Conditional Approval |
| Decision date: | 7 January 2022 |
| Case Officer: | Rebecca Dickson |
| Applicant: | Mr & Mrs Whittingham |
| Proposal: | Householder application for single storey side extension and decking area |
| Site: | 41 Embankment Road, Kingsbridge, TQ7 1LA |
| KTC: | Recommended Approval |
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| 102.4 | 4019/21/VAR |
| Decision: | Variation or removal of Condition Granted |
| Decision date: | 14 January 2022 |
| Case Officer: | Charlotte Howrihane |
| Applicant: | Imke Wood |
| Proposal: | Variation of condition 2 (approved plans) of planning consent 2710/19/FUL |
| Site: | Dennings Paddock, Wallingford Road, Kingsbridge |
| KTC: | Recommend Refusal on the following grounds: |

The application drawings include a new tool shed, poly-tunnel and 3 in number yurts. However, there are no details supplied and, in particular, no information regarding whether the yurts are to be permanent fixtures nor their usage e.g. accommodation and/or commercial use.

CORRESPONDENCE & REPORTS

The following correspondence and reports were received from SHDC:

102.5 **0008/22/COM**
Case Officer: Oliver Mathers
Applicant: Mr R Storey – Open Reach
Proposal: Notice of intention to install fixed line broadband electronic communications apparatus comprising 1 No. new 8 metre light pole.
Site: Land at Centry Farm, SX 7452 4597, Kingsbridge, TQ7 2HF
SHDC reported that there was no statutory requirement on the above application; the information is being sent for information only.
KTC: **Noted**

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

21/103 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

103.1 **New Tree Preservation Order**
No. 1048
Site: Hurrell Road, Kingsbridge, SX 731444
Tree: Alder Buckthorn
KTC: **Noted**

It was **RESOLVED** to note the above planning decision.

21/104 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

104.1 **4702/21/HHO**
Case Officer: Rachel Head
Applicant: Mr J Pugh
Proposal: Householder application for extension to roof to create 2 storey dwelling from existing 1.5 storey loft conversion.
Site: 9 Belle Cross Road, Kingsbridge, TQ7 1NL
KTC: **Recommend Approval**

104.2 **4758/21/HHO**
Case Officer: Rachel Head
Applicant: Mr & Mrs Smith
Proposal: Householder application for single storey entrance hall extension to ground floor, partial reconstruction of first floor and addition of new second floor (resubmission of 2623/21/HHO)
Site: The Boathouse, Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Recommend Approval** however, the application form at paragraph 9. is incorrect as the proposed development directly abuts Public Footpath No.15 and pedestrian access should not be hindered during construction works.

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

21/105 ANY FURTHER CURRENT PLANNING MATTERS

105.1 Further to the previous meeting, SHDC Ward Members had reported that the request for information regarding empty flats/space above shops had been raised at a SHDC Affordable Housing Working Group.

105.2 A public consultation had commenced on 28 January for a 6 week duration on the Regulation 15 version of the Kingsbridge, West Alvington & Churchstow Neighbourhood Development Plan:

- SHDC hosted the consultation on the Plan approved by the 3 local councils.
- SHDC would make statutory consultees aware and KTC would contact all non-statutory persons and groups which had provided comments at the Regulation 14 pre-submission stage.
- Consultation feedback would be directed to SHDC for a subsequently appointed independent examiner to consider.

105.3 Members noted a government relaxation on the wearing of Covid-19 face coverings but agreed that face masks should be worn at committee meetings until further notice.

105.4 It was **RESOLVED** that in view of the nature of the business about to be transacted it was advisable in the public interest, that the public be temporarily excluded.

A member of public left the Chamber

Members considered a potential planning enforcement case and agreed to await further information.

21/106 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 15 February 2022.

The meeting closed at 8.23 p.m.