

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 MARCH 2022

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

In Attendance: Martin Johnson (Town Clerk)

21/121 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Graham Price.

Public Open Forum

There were no members of public present.

21/122 DECLARATIONS OF INTERESTS

Cllr Sherring declared a pecuniary interest in agenda item 125.1.
Cllr Cole declared a non-pecuniary interest in agenda item 125.7.

21/123 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

123.1	0576/21/FUL
Decision:	Withdrawn
Decision date:	14 February 2022
Case Officer:	Darren Henry
Applicant:	Mr D Whittington – Dick Wittington Developments Ltd
Proposal:	Readvertisement (Revised plans received) Replacement of existing dwelling with two new semi-detached dwellings
Site:	Dennings, Wallingford Road, Kingsbridge, TQ7 1NF
KTC:	Recommended Refusal on the grounds of inappropriate housing mix, insufficient drainage information, overlooking of adjacent dwellings and highways issues

CORRESPONDENCE & REPORTS

The following correspondence and reports were received from South Hams District Council (SHDC):

123.2**0545/22/ARC**

Case Officer: Richard Nicholson
Applicant: Blakesley Estates (Kingsbridge) Ltd
Proposal: Application for approval of details reserved by condition 11 of planning application 28/1560/15/O (APP/K1128/W/16/3156062)
Site: Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA
SHDC reported that there was no statutory consultation requirement for the above application; the application is being sent for information only
KTC: Noted

123.3**0546/22/ARC**

Case Officer: Richard Nicholson
Applicant: Blakesley Estates (Kingsbridge) Ltd
Proposal: Application for approval of details reserved by condition 13 of planning application 28/1560/15/O (APP/K1128/W/16/3156062)
Site: Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA
SHDC reported that there is no statutory consultation requirement for the above application; the application is being sent for information only
KTC: Recommend Refusal on the following grounds:

- **The management of construction traffic to the development site via Derby Road as identified is insufficient. Banksman will be required above and below HGVs for this type of movement to control other road traffic plus additional banksman to guide lorries down Derby Road itself i.e. a minimum of 4 persons. The Construction Management Plan (CMP) identifies a single Banksman only.**
- **The CMP highway survey photos do not identify the current condition of the small bridge immediately adjacent to the site; side elevation photos taken from the stream itself are required.**
- **CMP environmental control, given the close proximity of residential homes, should also consider vibration and air quality matters. Moreover, nil radios should be allowed on the open site and water misting of actual construction materials should be actioned.**
- **Contact details of the on-site manager should be provided in the CMP by way of email and mobile phone.**

123.4 Climate change measures in all new development.

The proposals would apply to all new planning applications for all new buildings, including some extensions, across the Joint Local Plan area. A public consultation had commenced which ran until 21 April 2022:

www.plymouth.gov.uk/planningandbuildingcontrol/planningpolicyandguidance/climateemergencyplanningpolicyandguidance

Members received a draft KTC response to the above consultation which, rather than answering the 89 in number individual questions, addressed the key tenets of

the document. It was **RESOLVED** to feedback to the current Climate Emergency Planning Policy and Guidance public consultation to support:

- the new strategic objective CES01;
- all the climate change requirements reported e.g. air or ground source heat pumps;
- the adaptation measures proposed e.g. protection and enhancement of tree cover; and
- items listed in the Appendices to minimise carbon emissions.

123.5 **APP/K1128/W/21/3282469 – APPEAL DECISION**
Application: **3830/20/FUL**
Decision: **Appeal Dismissed**
Applicant: Dick Whittington Developments Ltd against South Hams District Council
Proposal: The erection of six new dwellings
Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

It was **RESOLVED** to note the above planning decision, correspondence and reports and to forward the recommendation at 123.3 to Plymouth City Council.

21/124 **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

21/125 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

125.1 **0337/22/HHO**
Case Officer: Rachel Head
Applicant: Mr & Mrs P Tarr
Proposal: Householder application for a first floor extension and attached garage extension.
Site: 23 Northville Park, Kingsbridge, TQ7 1AR
KTC: **Recommend Approval**

125.2 **0240/22/HHO**
Case Officer: Rachel Head
Applicant: Mr J Batchelor
Proposal: Householder application for garage conversion with first floor extension over to create larger kitchen/utility/dining accommodation on ground floor and additional bedroom and shower on first floor
Site: 40 Vincents Road, Kingsbridge, TQ7 1RP
KTC: **Recommend Approval**

125.3

Case Officer:

Applicant:

Proposal:

Site:

KTC:**0283/22/FUL**

Graham Lawrence

Mr Holt-Wilson

Relocation of existing shop front

28a Fore Street, Kingsbridge, TQ7 1NY

Recommend Approval**125.4**

Case Officer:

Applicant:

Proposal:

Site:

KTC:**0284/22/LBC**

Graham Lawrence

Mr Holt-Wilson

Listed Building consent for relocation of the existing shop front.

28a Fore Street, Kingsbridge, TQ7 1NY

Recommend Approval**125.5**

Case Officer:

Applicant:

Proposal:

Site:

KTC:**0282/22/HHO**

Rachel Head

Mr N Elphinstone

Householder application for alterations to access and internal alterations to basement accommodation.

130 Fore Street, Kingsbridge, TQ7 1AW

Recommend Refusal on the following grounds:

- **partial removal of the railings at the front elevation will result in a loss of visual amenity of an attractive property within the Kingsbridge Conservation Area noting that Historic England makes special mention of the street scene at this locale, and**
- **proposals for the above modification of railings, independent bin store, en-suite and removal of the stairs and doors to the main part of the property appear to counter Supplementary Planning Document DEV 10.4 Residential Annexes which reports: “problems can arise where this type of development creates a self-contained unit” and “annexes that demonstrate little dependence i.e. are self-contained of the main dwelling, and appear effectively to be proposals for a new dwelling, will likely be refused planning permission”.**

125.6

Case Officer:

Applicant:

Proposal:

Site:

KTC:**0384/22/FUL**

Amy Sanders

Jon and Wendy Clay & Broadhurst

New single storey timber frame side extension to an existing ancillary building.

The Mill, Derby Road, Kingsbridge, TQ7 1JL

Recommend Approval

125.7 **0536/22/FUL**
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs Gidley
Proposal: Provision of a new residential dwelling.
Site: 20 Buckwell Road, Kingsbridge, TQ7 1NQ
KTC: **Site visit to be arranged and Recommendation deferred to Planning Committee 5 April 2022**

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management and to re-consider 125.7 at the next meeting.

21/126 ANY FURTHER CURRENT PLANNING MATTERS

126.1 Kingsbridge, West Alvington & Churchstow Neighbourhood Plan public consultation on the draft plan had completed on 11 March 2022.

126.2 Devon County Council had reported upon a proposal for a minor reduction in size of an advisory disabled bay in Waverley Road near the junction with Frogmore Terrace.

126.3 SHDC had forwarded a listing of planning enforcement cases dated 11 March 2022 which was circulated to Members. It was agreed to query long-standing cases.

126.4 Three Members had attended SHDC Development Management Committee's site visit, on the previous day, at Tumbly Hill for planning application 2876/21/FUL which would be considered by the committee on 16 March 2022. KTC had Recommended Refusal on 7 September 2021 on the grounds of lack of parking and several concerns regarding the Construction Management Plan. It was agreed to retain KTC's recommendation and to provide the following amplifying comments:

- it appears important that a suspension of car parking adjacent to the development should be firmly considered by SHDC during periods of large construction deliveries to site in order to create the required turning circles; and
- revised dates for the fairground's occupation of Quay Car Park during Kingsbridge Fair Week have been received for 15-24 July 2022 and it is recommended that this is included as an Informative for the applicant because access to the site will be severely restricted.

21/127 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 5 April 2022.

The meeting closed at 8.20 p.m.