

## **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 19 APRIL 2022**

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

**In Attendance:** Martin Johnson (Town Clerk)

#### **21/135 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Chris Povey, Danny Rawstron and Adam Sherring.

#### **21/136 DECLARATIONS OF INTERESTS**

None.

#### **21/137 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

- |                  |   |
|------------------|---|
| <b>137.1</b>     | <b>0337/22/HHO</b>  |
| <b>Decision:</b> | <b>Conditional Approval</b>   |
| Decision date:   | 28 March 2022   |
| Case Officer:    | Rachel Head   |
| Applicant:       | Mr & Mrs P & Y Tarr   |
| Proposal:        | Householder application for first floor extension and attached garage extension |
| Site:            | 23 Northville Park, Kingsbridge, TQ7 1AR  |
| <b>KTC:</b>      | <b>Recommended Approval</b>   |
| <br>             |   |
| <b>137.2</b>     | <b>2876/21/FUL</b>  |
| <b>Decision:</b> | <b>Conditional Approval</b>   |
| Decision date:   | 1 April 2022  |
| Case Officer:    | Steven Stroud   |
| Applicant:       | G.I. Devon  |
| Proposal:        | Construction of 3 town houses   |
| Site:            | Development site Tumbly Hill, Kingsbridge                                       |
| <b>KTC:</b>      | <b>Recommended Refusal for the following reasons:</b>                           |

The following correspondence and reports were received from SHDC:

<b>137.5</b>	<b>0240/22/HHO</b>
<b>Decision:</b>	<b>Withdrawn</b>
Decision date:	28 March 2022
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
<b>KTC:</b>	<b>Recommended Approval</b>

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

## 21/138                      **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

## 21/139                      **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

<b>139.1</b>	<b>0736/22/FUL</b>
Case Officer:	Chloe Allen
Applicant:	Mr S Harrow – Crabshell LLP
Proposal:	New framed pergola structure to cover existing external seating area
Site:	The Crabshell Inn, Embankment Road, Kingsbridge, TQ7 1JZ
<b>KTC:</b>	<b>Recommend Approval</b>

<b>139.2</b>	<b>0068/22/LBC</b>
Case Officer:	Richard Gage
Applicant:	Mr S Lee
Proposal:	Listed building consent for installation of new gas boiler and central heating system to replace electric water heater, tank and night storage radiators, also including a flue on side of roof of building and a meter box
Site:	1 Coronet Place, Fore Street, Kingsbridge, TQ7 1PT
<b>KTC:</b>	<b>Noted</b>

**139.3**

**4217/21/FUL**

Case Officer: Charlotte Howrihane

Applicant: Ms Imke Wood

Proposal: Part retrospective application for development of ancillary structure on the paddock land to support the construction of new dwelling – repurposing existing agricultural shed (Shed A) replacement of original sheds B & C, 3 x yurt structures as construction site facilities/storage then garden pavilions and poly tunnel for growing vegetables

Site: Dennings Paddock, The Goat Shed, Wallingford Road, Kingsbridge, TQ7 1NF

**The proposals for 3 large yurts for temporary accommodation during the development build and for use as garden pavilions thereafter is of strong concern as they will be permanent structures and the Design & Access Statement, which is far from precise, reads that the site itself will become a campsite upon construction:**

- **Shed A is labelled as a kitchen and earmarked for use as “a canteen”.**
- **Shed C is earmarked to “serve as a shower room” and “should remain after construction” situated directly adjacent to Yurts 1 and 2.**
- **Accommodation of 10-12 students, family helpers/volunteers is earmarked for a period of 3 months including use of additional free-standing tents.**
- **Car parking for 5 vehicles is earmarked.**
- **A jacuzzi, BBQ and fire pit is earmarked.**

**The council is sceptical about the period of construction for this development which (should the application be approved) would enable the ‘temporary accommodation’ to be sustained and is also incredibly sceptical about the future use of the site with 3 yurts, canteen, showers, car parking etc. in place.**

**KTC recommends that the application should be refused on the following grounds:**

- **Incompatible and unacceptable uses within a residential area.**
- **Negative visual appearance within a residential area.**
- **Lack of welfare facilities, heating, sewage/waste water arrangements for yurt occupation.**
- **Noise and disturbance for neighbours from the large number of people on site.**
- **Increased traffic generation.**
- **Potentially disingenuous nature of the Design & Access Statement.**
- **Tree concerns already highlighted by SHDC’s Tree Specialist.**

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

**21/140**

**ANY FURTHER CURRENT PLANNING MATTERS**

**140.1** It was reported that the South Hams Society's annual general meeting would be held at 6.00 p.m. on Thursday 28 April at Kingsbridge Community College. KTC would be represented.

**140.2** Following the last Planning Committee, KTC had introduced via email SHDC senior officers and Matt Farrand regarding the proposal for a housing development at the Ropewalk brownfield site. A meeting between interested parties would be arranged shortly. SHDC had provided a discussion paper for a housing project.

**140.3** Members received a listing of current Enforcement cases dated 19 April 2022; the information was confidential and not for dissemination to the public or outside bodies.

**140.4** SHDC had queried in their Regulation 15 comments whether landowners for community facilities listed in KWAC Policy HW1 had been consulted independently notwithstanding that there had been 2 public consultations. The Town Clerk in liaison with the Steering Group Chairman (Churchstow PC and West Alvington PC) had written to the agencies, groups and businesses concerned.

**140.5** Baker Estates Limited had informed KTC that deliveries of materials for the western/upper field of the K5 development site, off West Alvington Hill, would take place on 20 April. This was in preparation for works to commence in late May/June 2022 to create a temporary footpath prior to starting permanent highways works in July 2022 after the Community College had closed for summer holidays. Devon County Council (DCC) had approved the proposals and access to the field via the zebra crossing with 2 banksmen during the deliveries to ensure the safety of road users and pedestrians.

**140.6** DCC Public Rights of Way had provided feedback that it was keen for the section of Footpath No.6 currently closed, at the K4/Lock's Hill development site, to re-open as soon as possible as the ground was drying out to allay previous safety concerns.

**21/141**

**DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 3 May 2022.

*The meeting closed at 8.05 p.m.*