

## **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 5 APRIL 2022**

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

**In Attendance:** County Cllr Julian Brazil  
District Cllr Susan Jackson  
District Cllr Denise O'Callaghan  
Two Members of Public  
Martin Johnson (Town Clerk)

#### **21/128 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Chris Povey.

#### **Public Open Forum**

Matt Farrand stated that he was a former town councillor, had been involved in previous affordable housing projects in Kingsbridge and recently had been part of a local group which had met to try and unlock the affordable housing issue. A proposal had been worked up that should South Hams District Council (SHDC) be willing to release the Ropewalk brownfield development land, a local benefactor would be willing to build housing on the site and then return it to either SHDC, or another group, to enable the homes to be rented to local people. Funding was available and this would be a not-for-profit venture however, said housing should be retained for rental in perpetuity. Discussions had been held with local SHDC Ward Members.

Members were enthusiastic about the proposal, asked several questions and it was agreed for KTC to arrange a meeting with SHDC Members and senior staff.

*Cllrs Brazil and Jackson left the meeting*

#### **21/129 DECLARATIONS OF INTERESTS**

None.

#### **21/130 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

The following planning decisions were received from SHDC:

**130.1**                      **4141/21/CLP**  
**Decision:**                **Certificate of Lawfulness proposed use Granted**  
Decision date:            28 February 2022  
Case Officer:             Rachel Head  
Applicant:                Mrs S Outteridge  
Proposal:                 Certificate of lawfulness for proposed garden office/hobby room  
                                 in rear garden  
Site:                        16 Kingsway Park, Kingsbridge, TQ7 1HJ  
**KTC:**                     **Noted**

**130.2**                      **0545/22/ARC**  
**Decision:**                **Discharge of condition Refused**  
Decision date:            8 March 2022  
Case Officer:             Richard Nicholson  
Applicant:                Blakesley Estates (Kingsbridge) Ltd  
Proposal:                 Application for approval of details reserved by condition 11 Of  
                                 28/1560/15/O (APP/K1128/W/16/3156062)  
Site:                        Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA  
**KTC:**                     **Noted**

**130.3**                      **0040/22/HHO**  
**Decision:**                **Conditional Approval**  
Decision date:            16 March 2022  
Case Officer:             Bryony Hanlon  
Applicant:                Mr & Mrs G Phillips  
Proposal:                 Householder application for extension to west side (rear) for  
                                 home office/study, extension to east side (rear behind garage)  
                                 for new kitchen and enclosure of front porch  
Site:                        3 Badgers Green, Kingsbridge, TQ7 1UE  
**KTC:**                     **Recommended Approval**

**130.4**                      **4750/21/HHO**  
**Decision:**                **Conditional Approval**  
Decision date:            14 March 2022  
Case Officer:             Rachel Head  
Applicant:                Mr R Bragg  
Proposal:                 Householder application for proposed rear two storey extension  
                                 and internal reconfiguration  
Site:                        30 Kingsway Park, Kingsbridge, TQ7 1HJ  
**KTC:**                     **Recommended Approval**

## **CORRESPONDENCE & REPORTS**

The following correspondence and reports were received from SHDC:

**130.5**                      **4702/21/HHO**  
**Decision:**                **Withdrawn**  
Decision date:            4 March 2022  
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: **Recommended Approval**

**130.6** **3955/21/FUL**

**Decision:** **Withdrawn**

Decision date: 07 March 2022

Case Officer: Rosalie Metcalf

Applicant: C and J Moss and Tucker

Proposal: Change of Use to residential use. Demolition of existing two storey building and construction of new three storey building comprising of two 3 bedroom residential flats over first and second floors above parking area at ground level

Site: Waterside Garage, Embankment Road, Kingsbridge, TQ7 1JZ

KTC: **Recommend Refusal on the following grounds:**

- **The proposals represent over development of the site as the height, scale and massing of the development does not relate to surrounding buildings.**
- **The proposed cladding at first and second floor levels will be highly visible within the locale but is out of keeping with the setting and does not relate to surrounding buildings which are stone faced or painted render.**

**130.7** The council meeting held on 8 March 2022 had deferred SHDC's request for comments on 3 in number suggested new street names at the K5 development off West Alvington Hill. In turn, the Cookworthy Museum had investigated the historic field names in the K5 locale from the Tithe maps of 1841. The exploration had revealed 8 actual field names and it was **RESOLVED** to recommend for the new street names to be: Barley Park, Morley Way and Mowplot.

**130.8** SHDC's Public Path Diversion Order (No.2) Order 2020 had been confirmed to divert Public Footpath No.2, West Alvington Hill, Kingsbridge running from point A (SX 7284 4395) to point B (SX 7288 4396) and to create an alternative footpath on a line running between the same points A & B.

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

**21/131** **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

## **DECISIONS AND CORRESPONDENCE**

**131.1** None.

## APPLICATIONS

The following tree works application was received from SHDC for consideration:

**131.2**                                **0762/22/TPO**  
Case Officer:                      Lee Marshall  
Applicant:                         Mr Laurence Ledbetter – LJL Property Estate Management  
Proposal:                         T1: Ash – Fell due to advanced Ash die back  
   T2: Dead wood removal (exempt) and potential Ash die back  
   T3: Ash – Fell due to advanced Ash die back  
Site:                                 The Moorings, Embankment Road, Kingsbridge, TQ7 1LP  
**KTC:**                                **Recommend Approval and suggested for replacement planting with an appropriate new species**

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

## **21/132**                                **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**132.1**                                **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  
(Deferred from the previous Planning Committee held on 15 March 2022 and consideration of the findings from a site visit held on 22 March 2022)  
**It was reported that the application had been Withdrawn on 4 April 2022**

**132.2**                                **0670/22/HHO**  
Case Officer:                      Rachel Head  
Applicant:                         Mr David White  
Proposal:                         Householder application for enlargement of first floor window on southwest elevation (retrospective)  
Site:                                 Swallows, 1 Higher Warren Road, Kingsbridge, TQ7 1LG  
**KTC:**                                **Recommend Refusal on the following grounds:**

- **The large window, already installed, had introduced direct overlooking into main rooms and gardens, and loss of privacy, for the adjacent properties at 2 and 4 Lower Warren Road to the detriment of their residential amenity.**
- **The Supplementary Planning Document (13 Appendix 1: residential extensions and alterations) reports at 13.17: "The LPAs have a responsibility to protect the existing amenity of all residents. Any alteration (...) should not have an unacceptable effect on the standard of living offered to (...) their neighbouring properties". Moreover, 13.20 reports: "Overlooking**

**of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room to the most private area of the garden”.**

*Cllr O’Callaghan left the meeting*

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

**21/133 ANY FURTHER CURRENT PLANNING MATTERS**

**133.1** It was reported that SHDC’s Executive meeting on 7 April 2022 would receive a proposal to amend the Off-Street Parking Order to introduce double yellow lines along the authority’s access road from Ropewalk to Quayside Leisure Centre. If approved, there would be a 21 day public consultation period and it was agreed that KTC should consider making comments.

**133.2** It was reported that vehicular access to the K5 development site off West Alvington Hill was being gained by driving over the zebra crossing and Public Footpath No.2 to a field gate which did not appear to be detailed within the construction management plan approved by planning application 3406/20/ARC. It was agreed to query the issue with Devon County Council.

**21/134 DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 19 April 2022.

*The meeting closed at 8.30 p.m.*