

## **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 3 MAY 2022**

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

**In Attendance:** One member of public  
Martin Johnson (Town Clerk)

#### **21/142 APOLOGIES FOR ABSENCE**

None.

#### **21/143 DECLARATIONS OF INTERESTS**

None.

#### **21/144 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

#### **DECISIONS**

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

**144.1 0546/22/ARC**  
**Decision:** Discharge of Conditions Not Approved  
**Decision date:** 13 April 2022  
**Case Officer:** Richard Nicholson  
**Applicant:** Roach Planning and Environment Limited  
**Proposal:** Application for approval of details revised by condition 13 of planning permission 28/1560/15/O (APP/K1128/W/16/3156062)  
**Site:** Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA  
**KTC:** Recommend Refusal on the following grounds:

- The management of construction traffic to the development site via Derby Road as identified is insufficient. Banksmen will be required above and below HGVs for this type of movement to control other road traffic plus additional banksmen 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.

**144.2**

**Decision:**

Decision date:

Case Officer:

Applicant:

Proposal:

Site:

**KTC:**

**0384/22/FUL**

**Withdrawn**

13 April 2022

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**

**144.3**

**Decision:**

Decision date:

Case Officer:

Applicant:

Proposal:

Site:

**KTC:**

**0670/22/HHO**

**Refusal**

21 April 2022

Rachel Head

Mr David White

Householder application for enlargement of first floor window on south west elevation (retrospective)

Swallows, 1 Higher Warren Road, Kingsbridge, TQ7 1LG

**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".

The following correspondence and reports were received from SHDC:

**144.5**                      **Appeal APP/K1128/W/22/3290753 - 3181/21/ARC**

Appellants name:        Blakesley Estates (Kingsbridge) Ltd

Proposal:                    Application for approval of details reserved by conditions 9, 10,  
11 and 13 of planning permission 28/1560/15/O  
(APP/K1128/W/16/3156062)

Site:                          Garden Mill, Derby Road, Kingsbridge, TQ7 1SA

Appeal start date:        12 April 2022

The Appeal follows the Split Decision of planning permission by SHDC and will be determined on the basis of written representations. Any comments made at the application stage will be forwarded to the Planning Inspectorate. All representations must be received by 17 May 2022.

**KTC:**                        **Noted**

**144.6**                      **Appeal APP/K1128/W/21/3289674 – 1083/21/FUL**

Appellants name:        Mrs Miranda Gardiner

Proposal:                   Retrospective change of use to holiday accommodation

Site:                         Embankment Road, Kingsbridge, TQ7 1LA

Appeal start date:        12 April 2022

The Appeal follows the Refusal of planning permission by SHDC and will be determined on the basis of written representations. Any comments made at the application stage will be forwarded to the Planning Inspectorate. All representations must be received by 17 May 2022.

**KTC:**                      **Noted**

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

**21/145**

**TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

The following tree works' decision has been received from SHDC:

**145.1**

**0762/22/TPO**

**Decision:** **Grant of Conditional Consent**

Decision date: 25 April 2022

Case Officer: Lee Marshall

Applicant: Mr Owen Hutchinson, Jim Unwin Forestry

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 note the above tree works' decision.

**21/146**

**PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**146.1a**

**0932/22/LBC**

Case Officer: Richard Gage

Applicant: Sara Gloyn

Proposal: Listed building consent for conversion of previously converted house back to dwelling

Site: 2 South Place, The Promenade, Kingsbridge, TQ7 1JE

**KTC:** **Recommend Approval**

**146.1b**

**0709/22/FUL**

Case Officer: Richard Gage

Applicant: Sara Gloyn

Proposal: Reversion of previously converted dwelling back to dwelling

Site: 2 South Place, The Promenade, Kingsbridge, TQ7 1JE

**KTC:** **Recommend Approval**

**146.2**

**0431/22/HHO**

Case Officer: Chloe Allen

Applicant: Paul Riddy

Proposal: Householder application for conversion and extension of existing garage into habitable space, existing flat roof to be raised and pitched with a glazed gabled roof

Loft conversion with a dormer to be added at the rear

Site: 37 Highfield Drive, Kingsbridge, TQ7 1JR

**KTC:** **Recommend Approval**

<b>146.3</b>	<b>1276/22/ARC</b>
Case Officer:	Richard Nicholson
Applicant:	Blakesley Estates (Kingsbridge) Limited
Proposal:	Application for approval of details reserved by condition 11 of planning consent 28/1560/15/O (appeal reference APP/K1128/W/16/3156062)
Site:	Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA
<b>KTC:</b>	<b>Noted</b>

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

## **21/147 ANY FURTHER CURRENT PLANNING MATTERS**

**147.1** Members received a listing of current Enforcement cases dated 29 April 2022; the information was confidential and not for dissemination to the public or outside bodies. It was agreed for several long-standing cases to be brought to SHDC's attention and feedback requested.

**147.2** KTC had attended the South Hams Society's annual general meeting on 28 April. Tree works/matters had been raised as a concern by the Society.

**147.3** KTC had observed the streaming of SHDC's Development Management Committee held on 16 March. For planning application 2876/21/FUL (housing development at Tumbly Hill) 2 pre-commencement conditions had been agreed during the debate however, it was not considered that they had been reported in the decision notice for approval. The issue had been queried with SHDC's Head of Planning.

## **21/148 DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 17 May 2022.

*The meeting closed at 8.00 p.m.*