

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 6 SEPTEMBER 2022

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

In Attendance: One Member of Public
Martin Johnson (Secretary)

22/37 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Chris Povey, Graham Price and Danielle Rawstron.

Public Open Forum

There were no statements from members of public.

22/38 DECLARATIONS OF INTERESTS

There were no declarations of interest.

22/39 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

39.1 1191/22/HHO

Decision: Conditional Approval

Decision date: 3 August 2022

Case Officer: Rachel Head

Applicant: Mr J Pugh

Proposal: Householder application for extension of roof to create 2 storey dwelling from existing 1.5 storey loft conversion (Re-submission of application 4702/21/HHO)

Site: 9 Belle Cross Road, Kingsbridge, TQ7 1NL

KTC: Initially KTC Recommend Refusal on the following grounds:

- **The window on the west elevation at first floor level would overlook a neighbouring property leading to loss of privacy.**
- **Said window appears to be different sizes on Drawing 13. Revision E proposed side elevation 2 when compared to Drawing 07. south west elevation and it is unclear what size is actually being proposed.**

However, revised plans removed the above window and subsequently KTC Supported the application.

39.2

4758/21/HHO

Decision:

Conditional Approval

Decision date:

2 August 2022

Case Officer:

Rachel Head

Applicant:

Mr & Mrs Smith

Proposal:

Householder application for replacement 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:

Recommended Approval however, the application form at paragraph 9. is incorrect as the proposed development directly abuts public footpath No 15 and public access should not be hindered during construction works

39.3

2387/22/ARC

Decision:

Discharge of condition Approved

Decision date:

3 August 2022

Case Officer:

Richard Nicholson

Applicant:

Imke Wood

Proposal:

Application for approval of details reserved by conditions 4 (Facing/Roofing Materials) 6 (Sustainable Drainage) and 7 (Foul Drainage) of planning application 4019/21/VAR

Site:

Dennings Paddock, Wallingford Road, Kingsbridge

KTC:

Noted

39.4

2328/22/ARC

Decision:

Discharge of condition Refused

Decision date:

9 August 2022

Case Officer:

Adelle Berry

Applicant:

Mr M Velarde – Velarde Ltd

Proposal:

Application for approval of details reserved by condition 4 (surface water drainage) of planning consent 4344/21/FUL

Site:

86 Fore Street, Kingsbridge, TQ7 1PP

KTC:

Noted

39.5

2427/22/ARC

Decision:

Discharge of condition Approved

Decision date:

8 August 2022

Case Officer:

Adelle Barry

Applicant:

Mr M Velarde – Velarde Ltd

Proposal:

Application for approval of details reserved by conditions 3 (Bat Licence), 5 (Ecology) and 7 (Bird Nests) of planning consent 4344/21/FUL

Site:

86 Fore Street, Kingsbridge, TQ7 1PP

KTC:

Noted

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| 39.6 | 0072/22/HHO |
| Decision: | Withdrawn |
| Decision date: | 2 August 2022 |
| Case Officer: | Rachel Head |
| Applicant: | Mr T Vaughan |
| Proposal: | Householder application for proposed two storey extension to dwelling to create additional living accommodation & WFH office space |
| Site: | 56 Henacre Road, Kingsbridge, TQ7 1DP |
| KTC: | Recommended Approval |
| 39.7 | 1708/22/ARC |
| Decision: | Discharge of conditions Approved |
| Decision date: | 9 August 2022 |
| Case Officer: | Richard Nicholson |
| Applicant: | Mrs N Povey |
| Proposal: | Application for approval of details reserved by conditions 3 (boundary treatment) and 6 (turning space) of planning consent 1791/19/FUL |
| Site: | 9 Highfield Drive, Kingsbridge, TQ7 1JW |
| KTC: | Noted |
| 39.8 | 2087/22/ARC |
| Decision: | Discharge of conditions Approved |
| Decision date: | 17 August 2022 |
| Case Officer: | Richard Gage |
| Applicant: | Mr L Winham |
| Proposal: | Application for approval of details reserved by condition 3 (Doors and Window), 4 (Slates) and 5 (Rainwater goods) of planning consent 4561/21/LBC |
| Site: | Flat 2, 89 Fore Street, Kingsbridge |
| KTC: | Noted |
| 39.9 | 2090/22/ARC |
| Decision: | Discharge of conditions Approved |
| Decision date: | 17 August 2022 |
| Case Officer: | Richard Gage |
| Applicant: | Mr L Winham |
| Proposal: | Application for approval of details reserved by condition 3 (Doors and Window), 4 (Slates) and 5 (Rainwater goods) of planning consent 4560/21/FUL |
| Site: | Flat 2, 89 Fore Street, Kingsbridge |
| KTC: | Noted |

39.10 **2155/22/HHO**
Decision: **Conditional Approval**
Decision date: 16 August 2022
Case Officer: Recommended Approval
Applicant: Mr J Heath
Proposal: Householder application for first floor side extension
Site: 12 Beechwood Drive, Kingsbridge, TQ7 1RR
KTC: **Recommended Approval**

39.11 **1978/22/FUL**
Decision: **Conditional Approval**
Decision date: 24 August 2022
Case Officer: Liz Payne
Applicant: Cellnex UK Ltd & Maritime & Coastguard Agency
Proposal: Installation of 1no. 0.6m transmission dish (maximum height 13m) fixed via a new supporting pole together with ground level wall-mounted transmission cabinet & ancillary development
Site: The Telephone Exchange, Fore Street, Kingsbridge, TQ7 1AQ
KTC: **Noted**

39.12 **1901/22/HHO**
Decision: **Refusal**
Decision date: 26 August 2022
Case Officer: Harriet Fuller
Applicant: Mr & Mrs P Robinson
Proposal: Householder application for demolition of outbuilding and extension to existing dwelling
Site: Thyme Cottage, 30a Fore Street, Kingsbridge, TQ7 1NY
KTC: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received from SHDC:

39.13 **2570/22/COM**
Decision: **Permitted Development**
Case Officer: Liz Payne
Applicant: Mr A Roberts – Pegasus Group on behalf of Cellnex
Proposal: Notice of intent to install electronic communication apparatus comprising proposed pole and antenna replacement.
Site: Cornerstone 128970 Kingsbridge Centre, Union Road, Kingsbridge, TQ7 1SF
KTC: **Not Consulted**

39.14 **2719/22/ARC**
Case Officer: Richard Nicholson
Applicant: Susan Minihan – GI Devon Ltd
Proposal: Application for approval of details reserved by condition 4 (Surface water Drainage) of planning consent 2876/21/FUL
Site: Development site, Tumbly Hill, Kingsbridge

SHDC reported that there was no statutory requirement on the above Application and the information had been sent for information only

KTC: **Noted**

39.15 Planning Inspectorate Appeal

Appeal Ref: **APP/K1128/W/21/3296573**

Application: **3122/21/VAR**

Decision: **The Appeal is Dismissed**

Decision date: 4 August 2022

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

39.16 SHDC Consultation “My Place My Views”

KTC had received representations from the South Hams Society and Ringmore Neighbourhood Plan Steering Group regarding SHDC’s survey asking local residents what they liked about their neighbourhood and what could be improved. The findings would effectively be the first stage towards a potential revision of the Joint Local Plan (JLP). The consultation ran until 17 October 2022. The 2 groups were concerned that responses may be used to justify changes to the JLP ignoring Neighbourhood Plans which had taken several years to compile and were approved by referendum via consent of a majority of the local community. Moreover, the questions were perceived to be biased in order to draw answers which planners were looking for and further erode the AONB.

It was **RESOLVED** to bring up the consultation with SHDC Ward Members at the full council meeting on 13 September and to discuss with fellow town councils at a meeting on 14 September.

39.17 Planning Inspectorate Appeal

Appeal Ref: **K11/28/D/22/3302753**

Application: **0670/22/HHO**

Decision: **The Appeal is Allowed**

Decision date: 30 August 2022

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

It was **RESOLVED** to note the above planning decisions and correspondence (and to take appropriate action where identified).

22/40 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

Members noted that the pedestrian footway at the junction of Prince of Wales Road and Fore Street, next to Boots and Peacocks, has been in a poor condition for some time due to tree roots lifting the paving slabs which created potential trip hazards. From Monday 12 September Devon County Council would rectify the matter. The current 3 in number trees would be felled to be replaced by a similar number of Pyrus Chanticleer Pear trees. The ornamental tree did not bear fruit but flowered early. The pavement itself would be levelled and the paving slabs re-laid.

The following planning applications were received from SHDC for consideration:

- 41.1** **2103/22/FUL**
Case Officer: Bryony Hanlon
Applicant: Mr S White
Proposal: Removal of existing teaching classroom to be replaced with new teaching areas as extension to adjacent building
Site: Kingsbridge Community College, Balkwill Road, Kingsbridge, TQ7 1PL
KTC: **Recommend Approval**
- 41.2** **2241/22/HHO**
Case Officer: Victoria Hancock
Applicant: Mr K McBride
Proposal: Householder application for proposed replacement porch extension, extension to existing outhouse to accommodate toilet/utility area, with alterations to south elevation door and window
Site: 1 Riverview Place, Kingsbridge, TQ7 1BN
KTC: **Recommend Approval**
- 41.3** **2673/22/HHO**
Case Officer: Liz Payne
Applicant Mr S Coetzee
Proposal: Householder application for side extension, greenhouse and associated landscaping works (Resubmission of 1186/22/HHO)
Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP
KTC: **Recommend Approval**
- 41.4** **2336/22/FUL**
Case Officer: Charlotte Howrihane
Applicant: Ms C McKillop – John McKillop and Co
Proposal: Alterations to existing building to form a smaller commercial workshop with open air courtyard and conversion of part of the existing commercial space to form new residential unit including raising existing roof level to create mezzanine floors
Site: The Sail Loft, Ebrington Street, Kingsbridge, TQ7 1DE
KTC: **Recommend Approval**
- 41.5** **1846/22/FUL**
Case Officer: Victoria Hancock
Applicant: Mr D Hilton
Proposal: Installation of 3 rooflights to southwest elevation
Site: 15 Crabshell Heights, Embankment Road, Kingsbridge, TQ7 1FE
KTC: **Recommend Approval**

41.6 **2695/22/FUL**
Case Officer: Rachel Head
Applicant: Mr & Mrs J Penn
Proposal: Application for construction of home office & ancillary accommodation in garden
Site: 3 Culver Park Close, Kingsbridge, TQ7 1LD
KTC: **Recommend Approval**

41.7 **2727/22/CLE**
Case Officer: Steven Stroud
Applicant: Blakesley Estates Ltd
Proposal: Certificate of lawfulness to establish whether there has been a lawful commencement of the development for 32 houses as approved by the outline consent 28/1560/15/0 (appeal ref: APP/K1128/W/16/3156062 and reserved matters approval 0826/20/ARM)

Site: Garden Mill, Derby Road, Kingsbridge

Members noted that the final Condition from outline consent had been approved on 6 May 2022 and that the commencement of lawful development had been earmarked as 27 May 2022. However, the Section 106/Unilateral Undertaking reported that the applicant should have endeavoured to agree with the Council within 3 months prior to commencement the identity of the Registered Provider for the affordable housing. Moreover, if no such agreement had been reached the applicant was instructed to notify the Council within 28 days (deadline 24 June 2022) to enable the latter to nominate said Registered Provider. It was anticipated that the above important matter would have been highlighted within an application dated 3 August 2022 and in the absence of such information, within the public domain, it could only be concluded that the covenant had not been determined and therefore lawful commencement had not been met.

KTC: **Recommend Refusal due to the apparent absence of information and lack of clarity regarding the social housing provider for the affordable housing**

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

22/43 ANY FURTHER CURRENT PLANNING MATTERS

43.1 The Referendum version of the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan had been sent to SHDC with a request to progress to referendum.

43.2 Revised plans for planning application 3400/21/ADV had been received for promotional graphics at Pizza Time 2, 10 Duke Street, Kingsbridge, TQ7 1HU. Members noted the revisions.

43.2 SHDC's listing of outstanding planning enforcement cases dated 2 September 2022 was distributed to Members. The information was confidential and could not be dissemination to the public or outside bodies.

43.4 Members agreed to bring up the proposed housing development at SHDC's brownfield site in Ropewalk with SHDC Ward Members at the full council meeting on 13 September.

22/44 **DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 20 September 2022.

The meeting closed at 8.20 p.m.