

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 18 OCTOBER 2022

Present: Cllr Martina Edmonds (Chairman)
Cllr Philip Cole
Cllr Graham Price
Cllr Danielle Rawstron

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

22/51 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill and Chris Povey.

Public Open Forum

There were no statements from members of public.

22/52 DECLARATIONS OF INTERESTS

Cllr Edmonds declared a non-pecuniary in agenda item 55.4.

22/53 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

53.1 2058/22/HHO
Decision: Conditional Approval
Decision date: 30 September 2022
Case Officer: Victoria Hancock
Applicant: Mr Stephani
Proposal: Householder application for proposed extension
Site: 1 Green Close, Kingsbridge, TQ7 1NH
KTC: Recommend Approval

53.2 2241/22/HHO
Decision: Conditional Approval
Decision date: 27 September 2022
Case Officer: Victoria Hancock
Applicant: Mr K McBride
Proposal: Householder application for proposed replacement porch extension, extension to existing outhouse to accommodation

toilet/utility area, with alterations to south elevation door & window
Site: 1 Riverview Place, Kingsbridge, TQ7 1BN
KTC: **Recommended Approval**

53.3 **2719/22/ARC**
Decision: **Discharge of conditions Not Approved**
Decision date: 30 September 2022
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
KTC: **Noted**

53.4 **1462/22/HHO**
Decision: **Conditional Approval**
Decision date: 3 October 2022
Case Officer: Rachel Head
Applicant: Mr & Mrs James and Elvi Watts
Proposal: Householder application for garage extension and lower ground floor garden extension
Site: 19 Barton Close, Kingsbridge, TQ7 1JU
KTC: **Recommended Refusal as the proposals will be overdevelopment of the site**

53.5 **2013/22/FUL**
Decision: **Conditional Approval**
Decision date: 5 October 2022
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs Gidley
Proposal: Erection of new dwelling (Resubmission of 0536/22/FUL) 20 Buckwell Road, Kingsbridge, TQ7 1NQ
KTC: **KTC: Recommend Refusal on the following grounds:**

There are 4 parking spaces proposed to be shared between 2 properties at the site however, given the number of bedrooms, in accordance with Supplementary Planning Document (July 2020) paragraph 8.7, 5 in number parking spaces should be provided and nil justification has been offered for not meeting the identified provision.

53.6 **2103/22/FUL**
Decision: **Conditional Approval**
Decision date: 4 October 2022
Case Officer: Bryony Hanlon
Applicant: Mr S White
Proposal: Removal of existing teaching classroom to be replaced with new teaching areas as extension to existing adjacent building

Site:	Kingsbridge Community College, Balkwill Road, Kingsbridge, TQ7 1PL
KTC:	Recommended Approval
 53.7	 2936/22/CLP
Decision:	Certificate of Lawfulness Granted
Decision date:	4 October 2022
Case Officer:	Harriet Fuller
Applicant:	Mr M & Dr E Corrigan
Proposal:	Certificate of lawfulness for proposed change to the arrangement of internal rooms and change of a sliding door to a Bi-fold door and changes to some of the window arrangements
Site:	6 Fairfield Close, Kingsbridge, TQ7 1JS
KTC:	Noted
 53.8	 3002/22/COM
Decision:	Permitted Development
Decision date:	4 October 2022
Case Officer:	Liz Payne
Applicant:	Mr A Roberts – Pegasus Group on behalf of Cellnex
Proposal:	Notice of intent to install Electronic Communication Apparatus comprising existing 17.5m pole to be removed and replaced with 20m dual stack pole which will support 3 No. Antenna, RRUs & 1No. Cannon B type cabinet to be removed and replaced with 1 No. Tyrone Cabinet & 1 No. Cheshire Cabinet and Existing 1No. Huawei BTS39000AL Cabinet to be internally refreshed
Site:	Unit 10, Orchard Industrial Estate, North Poplar Drive, Kingsbridge, TQ7 1SF
KTC:	Noted
 53.9	 2336/22/FUL
Decision:	Withdrawn
Decision date:	2 October 2022
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 a new residential unit including raising existing roof level to create mezzanine floors
Site:	The Sail Loft, Ebrington Street, Kingsbridge, TQ7 1DE
KTC:	Recommended Approval

CORRESPONDENCE & REPORTS

The following correspondence and reports were received from SHDC:

53.10 **3326/22/ARC**
Case Officer: Adelle Barry
Applicant: Mr M Velarde
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
SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only
KTC: **Noted**

53.11 **3421/22/ARC**
Case Officer: Sarah Packham
Applicant: Mr T Biddle – Baker Estates Ltd
Proposal: Application for approval of details reserved by conditions 4 (Wildflowers), 5 (Grassland), 6 (Play Areas) and 9 (Energy Statement) of planning consent 2434/18/ARM
Site: Allocated Site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge
SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only
KTC: **Noted**

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

22/54 **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

54.1 **3265/22/TPO**
Case Officer: Lee Marshall
Applicant: Mr J Jacobs
Proposal: T2: Beech – Crown height reduction by 1-1.5 metres, tree is becoming too large, crown lift to 4 metres above ground level to reduce the bulk and density of crown, lateral reduction by 1.5 metres on North, East and South sides and lateral reduction by 2 metres off the (wider road side) West side and Crown thin by 10% on outer crown due to canopy being too dense
Site: Wits End, The Promenade, Kingsbridge, TQ7 1JF
KTC: **Recommend Approval**

54.2 **3248/22/TPO**
Case Officer: Lee Marshall
Proposal: T2: Holm Oak – Crown height reduction by 1.5metres and to remove southern lower limb, to reduce overall weight of tree to increase safety.
Site: 36 Embankment Road, Kingsbridge, TQ7 1LA
KTC: **Recommend Approval**

3396/22/TPO

Lee Marshall

T1: Oak – Reduce the crown towards the adjacent dwelling to the north to provide a 2 metre clearance from the dwelling, reduce the crown towards Oak Tree House to provide a 2 metre clearance, reduce the crown back towards the East over the highway by 2m to leave crown spread to the east of 10m, Crown raise over the highway by 1.5m to achieve a clearance of 4.5m and Crown raise over the driveway to Oak Tree House by 1.5m to achieve a clearance of 3m

Reason for works: the tree has now outgrown its position when considering its juxtaposition with the adjacent dwellings and highway.

Oak Tree House, Manor Park, Kingsbridge, TQ7 1BB

Recommend Approval conditional that the crown is reduced in a manner which retains the balance of the tree

3439/22/TPO

Lee Marshall

T1: Ash – Fell, Low amenity value due to previous pruning, poor growth platform on top of bank as well as being infected throughout with canker.

2 Henacre Road, Kingsbridge, TQ7 1DN

Recommend Approval

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

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

3151/22/HHO

Victoria Hancock

Mr & Mrs R Blair-Rains

Householder application for rear extension to dwelling

12 Waverley Road, Kingsbridge, TQ7 1EZ

Recommend Approval

3170/22/ADV

Richard Gage

HSBC Holdings

Advertisement consent for 1no. non-illuminated button sign

32-34 Fore Street, Kingsbridge, TQ7 1PB

Recommend Approval

- 55.3** **1846/22/FUL**
Case Officer: Victoria Hancock
Applicant: Mr D Hilton
Proposal: Readvertisement installation of 3no. rooflights to southwest elevation
Site: 15 Crabshell Heights, Embankment Road, Kingsbridge, TQ7 1FE
KTC: Recommend Approval
- 55.4** **3074/22/HHO**
Case Officer: Liz Payne
Applicant: Mr A Hamilton
Proposal: Householder application for 2 storey extension replacing existing garage together with external works (Resubmission of 0958/22/HHO)
Site: 21 Kingsway Park, Kingsbridge, TQ7 1HJ
KTC: Recommend Approval
- 55.5** **3380/22/LBC**
Case Officer: Graham Lawrence
Applicant: Mrs L Smith
Proposal: Listed building consent to provide surface run soil pipe within the premise from second storey to existing soil pipe at ground storey.
Site: 7 Fore Street, Kingsbridge, TQ7 1PG
KTC: Recommend Approval

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

22/56 ANY FURTHER CURRENT PLANNING MATTERS

56.1 At the previous meeting, Members had agreed for a site visit at 14A Buckwell Road to consider planning application 2728/22/FUL, erection of single storey dwelling, and in particular the impact on adjacent properties should boundary Elm trees be lost. The site visit revealed nil concerns and KTC had provided its Recommendation for Approval to SHDC Development Management.

56.2 Further to the full council meeting held on 11 October, SHDC's Executive on 13 October had approved the proposal for an Expressions of Interest exercise for affordable led housing developments at its 2 land assets in Ropewalk.

56.3 Members noted that the footway outside the former NatWest Bank in upper Fore Street had been much reduced following the installation of boarding to allow for building works. It was agreed to query the matter with Devon County Council.

22/57 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 1 November 2022.
The meeting closed at 8.15 p.m.