

## **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 4 OCTOBER 2022**

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

**In Attendance:** District Cllr Denise O'Callaghan  
One Member of Public  
Ann Gomm (Secretary)

#### **22/44 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Anne Balkwill, Chris Povey and Danielle Rawstron.

#### **Public Open Forum**

There were no statements from members of public.

#### **22/45 DECLARATIONS OF INTERESTS**

There were no declarations of interest.

#### **22/46 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

##### **46.1 2256/22/FUL**

##### **Decision: Withdrawn**

Decision date: 31 August 2022

Case Officer: Charlotte Howrihane

Applicant: Ms Imke Wood

Proposal: Temporary change of use of paddock for accommodation of seasonal worker/helper to facilitate the construction of new dwelling house, including provision of welfare and storage structures

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

*Members noted there were several licensed campsites within the Kingsbridge area and were mindful of representations received from Wallingford Road residents at the previous Planning Committee held on 5 July 2022 regarding current environmental health and policing matters at the Dennings Paddock site including allegations of noise disturbance, nuisance bonfires, roaming dogs, loss of wildlife, anti-social behaviour, late night parties, obstruction of the highway and illegal driving.*

**KTC:** **Recommend Refusal on the grounds that the proposals for on-site accommodation of seasonal workers is totally incompatible and unacceptable in a residential area with close neighbours**

**46.2** **2136/22/CLP**  
**Decision:** **Certificate of Lawfulness Certified**  
Decision date: 2 September 2022  
Case Officer: Graham Smith  
Applicant: Mr S Boreham  
Proposal: Certificate of lawfulness for proposed alterations and extension to existing garage  
Site: Higher Barnfield, Fore Street, Kingsbridge, TQ7 1AX  
**KTC:** **Noted**

**46.3** **2307/22/VAR**  
**Decision:** **Conditional Approval**  
Decision date: 2 September 2022  
Case Officer: Charlotte Howrihane  
Applicant: Mr & Mrs G White  
Proposal: Application for variation of condition 2 (approved plans) of planning consent 1398/21/HHO  
Site: 14 Lower Warren Road, Kingsbridge, TQ7 1LF  
**KTC:** **Noted**

**46.4** **1993/22/ARC**  
**Decision:** **Refused**  
Decision date: 12 September 2022  
Case Officer: Richard Nicholson  
Applicant: Mr D Gunn  
Proposal: Application for approval of details reserved by condition 3 (Surface Water) of planning consent 0159/19/FUL  
Site: 14a Buckwell Road, Kingsbridge, TQ7 1NQ  
**KTC:** **Noted**

**46.5** **2184/22/HHO**  
**Decision:** **Conditional Approval**  
Decision date: 12 September 2022  
Case Officer: Rachel Head  
Applicant: Mr J Batchelor  
Proposal: Householder application for garage conversion and first floor extension over (Resubmission of 0240/22/HHO)  
Site: 40 Vincents Road, Kingsbridge, TQ7 1RP  
**KTC:** **Recommended Approval**

**46.6** **2234/22/ARC**  
**Decision:** **Discharge of condition approved**  
Decision date: 16 September 2022  
Case Officer: Richard Nicholson  
Applicant: Blakesley Estates (Kingsbridge) Ltd

Proposal: Application for approval of details reserved by condition 13 (CMP) of planning application 28/1560/15/O  
Site: Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA  
**KTC:** **Noted**

**46.7** **3400/21/ADV**  
**Decision:** **Advertisement Control Consent Granted**  
Decision date: 16 September  
Case Officer: Graham Smith  
Applicant: Mr Erkan Mutlu  
Proposal: Retrospective advertisement consent for façade signage to front and rear, and rear façade hanging sign  
Site: 10 Duke Street, Kingsbridge, TQ7 1HU  
**KTC:** **Noted**

**46.8** **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 (Birds Nests) of planning consent 4344/22/FUL  
Site: Velarde, 86 Fore Street, Kingsbridge, TQ7 1PP  
**KTC:** **Noted**

**46.9** **2285/22/HHO**  
**Decision:** **Conditional Approval**  
Decision date: 6 September 2022  
Case Officer: Liz Payne  
Applicant: Mr G Strange  
Proposal: Householder application for an extension & alterations to create a new kitchen & utility room  
Site: 26 Highfield Drive, Kingsbridge, TQ7 IJR  
**KTC:** **Recommended Approval**

**46.10** **1359/22/HHO**  
**Decision:** **Conditional Approval**  
Decision date: 9 September 2022  
Case Officer: Victoria Hancock  
Applicant: Mr Tattersall  
Proposal: Householder application for proposed conservatory  
Site: 9 Russet Gardens, Kingsbridge, TQ7 1FH  
**KTC:** **Recommended Approval**

**46.11** **2185/22/CLE**  
**Decision:** **Certificate of Lawfulness (Existing) Refused**  
Decision date: 9 September 2022  
Case Officer: Graham Smith  
Applicant: Mr P Lidstone

Proposal: Certificate of Lawfulness for existing use of Campion Corner as a garden  
Site: Century, Kingsbridge, TQ7 2HF  
KTC: **Noted**

**46.12 3023/22/NMM**

**Decision: Non-material minor amendment Granted**

Decision date: 23 September 2022

Case Officer: Bryn Kitching

Applicant: Mr T Biddle – Baker Estates Ltd

Proposal: Non-Material Minor amendment application to planning consent 2434/18/ARM (Application for approval of reserved matters (appearance, landscaping, layout and scale) for 50 no. dwellings and associated garages, infrastructure and landscaping following outline approval 28/0508/15/O for up to 60 no. dwellings, 0.5 hectares of employment land, 2no. vehicular accesses, open space, play provision and drainage) to amend fenestration via the introduction of a porch structure and a stone plinth

Site: Allocated site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge

KTC: **Not consulted**

**CORRESPONDENCE & REPORTS**

The following correspondence and reports were received from SHDC:

**46.13 2989/22/ARC**

Case Officer: Bryn Kitching

Applicant: Mr T Biddle – Baker Estates Ltd

Proposal: Application for approval of details reserved by condition 7 (Materials) of planning application 2343/18/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**

**46.14 2936/22/CLP**

Case Officer: Harriet Fuller

Applicant: Mr Matthew Corrigan & Dr Emma Corrigan

Proposal: Certificate of Lawfulness for proposed change to the arrangement of internal rooms & change of a sliding Bi-fold door & changes to some of the window arrangements

Site: 6 Fairfield Close, Kingsbridge, TQ7 1JS

*SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only*

KTC: **Noted**

- 46.15 Premises Licence Application**  
 Applicant: Leanne Carr  
 Proposal: The supply of alcohol for consumption on and off the premises Monday-Thursday 10am until 5pm and Friday and Saturday 10am until 10pm  
 Site: 28A Fore Street, Kingsbridge, TQ7 1PP  
 KTC: **Noted**
- 46.16 Variation to a Premises Licence Application**  
 Applicant: Malarvili Elanko  
 Proposal: The opening hours to change to Monday to Sunday 7am until 11.30pm  
 The hours for live music indoors to change to 8pm until 11pm  
 Site: The Shambles, Fore Street, Kingsbridge, TQ7 1PU  
 KTC: **Noted**
- 46.17 2013/22/FUL**  
 Case Officer: Charlotte Howrihane  
 Applicant: Mr & Mrs Gidley  
 Proposal: Readvertisement (amended plans) Erection of new dwelling (Re-submission of 0536/22/FUL)  
 Site: 20 Buckwell Road, Kingsbridge, TQ7 1NQ  
*Revised site location plan only*  
**KTC originally 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**  
 KTC: **Retention of above Recommendation**
- 46.18 Planning Inspectorate notice of validation of planning Appeal APP/K1128/W/22/3303726** on 22 September 2022 for planning application 4088/21/FUL at Appleford, Bowcombe Road, Kingsbridge, TQ7 2DJ  
 KTC: **Noted**

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

## **22/47 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

Members considered a recent approved planning application 2876/21/FUL at Tumbly Hill. Condition 11 of the decision notice reported the requirement for the protection of retained trees however, Members felt that sustained security may be needed by way of application for a Tree Protection Order.. District Cllr O'Callaghan agreed to discuss the matter with SHDC's Tree Specialist. It was **RESOLVED** for Cllrs Edmonds and Price to make a site visit to the Tumbly Hill development site

to view trees.

## **22/48 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

### **48.1 2728/22/FUL**

Case Officer: Bryony Hanlon  
Applicant: Mr & Mrs R Hall  
Proposal: Erection of single storey extension  
Site: Land at SX 737 447, adjacent to 14A Buckwell Road, Kingsbridge  
**KTC: Site visit to be arranged**

### **48.2 3002/22/COM**

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  
**KTC: Noted**

It was **RESOLVED** to forward the findings of the above planning consultation at 48.2 above to SHDC Development Management and to arrange a site visit for 48.1.

## **22/49 ANY FURTHER CURRENT PLANNING MATTERS**

**49.1** It was reported that South West Water's (SWW) consultation on its Level 2 Draft Drainage and Wastewater Management Plan (DWMP) had been extended to 7 October. It was **RESOLVED** to forward the following comments:

- The DWMP referenced the emerging Kingsbridge Integrated Urban Drainage Modelling (IUDM) survey which was anticipated to be completed by end 2022. It is pivotal for the DWMP and IUDM findings to dovetail with the DWMP to be amended/expanded if required.
- KTC had not been made aware of the DWMP directly by SWW. It is suggested that all future SWW consultations should be identified to town and parish councils as a matter of course.

**49.2** Cllr Edmonds and the Town Clerk had attended SHDC's Development Management Committee's site inspection at 20 Balkwill Road which had considered planning application 2013/22/FUL (resubmission of 0536/22/FUL) in preparation for its meeting on 5 October.

**49.3** It was **RESOLVED** that in view of the nature of the business about to be transacted that it was advisable in the public interest for members of the public to be temporarily excluded.

**49.4** Cllr Cole provided a report on SHDC's development proposals at 2 sites in Ropewalk which would feature as an agenda item for SHDC's Executive on 13 October but was confidential until the agenda was produced for the meeting. SHDC Assets and Housing officers would brief KTC at the full council meeting on 11 October when the matter would also be an agenda item.

**49.5** SHDC's listing of outstanding planning enforcement cases dated 3 October 2022 was distributed to Members. The information was confidential and could not be disseminated to the public or outside bodies.

**22/50                      DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 18 October 2022.

*The meeting closed at 8.05 p.m.*