

## **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 DECEMBER 2022**

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

**In Attendance:** Martin Johnson (Secretary)

#### **22/65 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Chris Povey.

#### **Public Open Forum**

There were no members of public present.

#### **22/66 DECLARATIONS OF INTERESTS**

None.

#### **22/67 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

**67.1 3170/22/ADV**  
**Decision: Conditional Approval**  
Decision date: 3 November 2022  
Case Officer: Richard Gage  
Applicant: HSBC Holdings  
Proposal: Advertisement consent for 1 no non-illuminated button sign  
Site: 32-34 Fore Street, Kingsbridge, TQ7 1PB  
**KTC: Recommended Approval**

**67.2 3326/22/ARC**  
**Decision: Discharge of condition Refused**  
Decision date: 2 November 2022  
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  
**KTC:** **Noted**

**67.3 1846/22/FUL**

**Decision: Refusal**

Decision date: 9 November 2022

Case Officer: Victoria Hancock

Applicant: Mr D Hilton

Proposal: Readvertisement installation of 3 rooflights to south west elevation

Site: 15 Crabshell Heights, Embankment Road, Kingsbridge, TQ7 1FE

**KTC:** **Recommended Approval**

**67.4 3074/22/HHO**

**Decision: Conditional Approval**

Decision date: 11 November 2022

Case Officer: Liz Payne

Applicant: Mr A Hamilton

Proposal: Householder application for two storey side extension replacing existing garage together with external works (Resubmission of 0958/22/HHO)

Site: 21 Kingsway Park, Kingsbridge, TQ7 1FE

**KTC:** **Recommended Approval**

**67.5 3741/22/ARC**

**Decision: Discharge of condition Approved**

Decision date: 8 November 2022

Case Officer: Adelle Barry

Applicant: Matt Velarde

Proposal: Application for approval of details reserved by condition 13 of planning consent 4344/21/FUL

Site: 86 Fore Street, Kingsbridge, TQ7 1PP

**KTC:** **Noted**

**67.6 3151/22/HHO**

**Decision: Conditional Approval**

Decision date: 18 November 2022

Case Officer: Victoria Hancock

Applicant: Mr & Mrs R Blair-Rains

Proposal: Householder application for rear extension to dwelling

Site: 12 Waverley Road, Kingsbridge, TQ7 1EZ

**KTC:** **Recommended Approval**

**67.7 2727/22/CLE**

**Decision: Refusal of Certificate of Lawfulness for existing use or development**

Decision date: 28 November 2022

Case officer: Steven Stroud

Applicant: Miss Jenna George – Roach Planning & Environment Limited

Proposal: Certificate of lawfulness to establish whether there has been a lawful commencement of the development for 32 dwellings as approved by outline consent 28/1560/15/O (appeal ref APP/K1128/W/16/3156062 and reserved matters approval 0826/20/ARM)

Site: Garden Mill, Derby Road, Kingsbridge

KTC: **Recommended Refusal**

## **CORRESPONDENCE & REPORTS**

The following correspondence and reports were received:

### **67.8 4028/22/ARC**

Case Officer: Adelle Barry

Applicant: Mr M Velarde

Proposal: Application for approval of details reserved by conditions 9 (Doors/Windows), 10 (Eaves/Verges), 11 (Slates), 12 (Roof lights) and 15 PV (Panels) 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**

### **67.9 3874/22/ARC**

Case Officer: Richard Nicholson

Applicant: Blakesley Estates (Kingsbridge) Ltd

Proposal: Application for approval of details reserved by condition 6 (Tree Protection) of planning consent 28/1560/15/O (APP/K1128/W/16/3156062)

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

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

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

- **SHDC's Tree Specialist (report dated 1 December 2022) identifies that Ash trees T5, T16, T17 & T18 should be retained and the applicant's own Tree Condition Report via Devon Tree Services highlights said trees as Health Class 1 and "the trees exhibit no significant structural risk features". Therefore, it can only be assumed that said trees are an inconvenience for the development to be progressed but this is not a reason for them to be felled and they should be retained.**
- **On drawing DTS 21.4142.1.TPP (Rev 5) the tree protection fence/construction exclusion zone (no access permitted) does not appear to cover an area of the site off High House Lane (footpath leading to the Rugby Club) and the tall/wide hedgerow at this location has been cut through to provide vehicular**

**access. Said access does not have planning permission.**

**67.10**                      **1901/22/HHO**  
**Planning Appeal:**   **APP/K1128/D/22/3311289**  
Appeal by:              Mr & Mrs P Robinson  
Site:                      Thyme Cottage, 30a Fore Street, Kingsbridge, TQ7 1NY  
SHDC:                    Refusal of planning application 1901/22/HHO  
KTC:                      Recommended Approval  
*Awaiting the appointment of a Planning Inspector to start the appeal*

**67.11**                      From SHDC a Declaration of Result of Poll:

**Referendum on the Neighbourhood Plan for Kingsbridge, West Alvington and Churchstow (KWAC) Neighbourhood Area on Thursday 24 November 2022**

Do you want South Hams District Council to use the Neighbourhood Plan for Kingsbridge, West Alvington & Churchstow to help it decide planning applications in the neighbourhood area?

Number cast in favour of a Yes - 725 - 89.29%

Number cast in favour a No - 87 - 10.71%

Number of papers rejected 5

Electorate: 5276

Ballot Papers Issued: 817

Turnout: 15.49%

It was declared that more than half of those voting HAVE voted in favour of the Neighbourhood Plan

It was **RESOLVED** to note the above planning decisions and correspondence. The findings of the planning consultation at 67.9 to be forwarded to SHDC Development Management.

**22/68                      TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

The following tree works' decisions were received from South Hams District Council (SHDC):

**68.1                      3248/22/TPO**  
**Decision:**              **Grant of Conditional Consent**  
Decision date:          23 November 2022  
Tree Officer:            Lee Marshall  
Applicant:               Mr R Cattell  
Proposal:                T2: Holm Oak – Crown Height reduction by 1.5metres and to remove southern lower limb, to reduce overall weight of tree and to increase safety  
  
Site:                       36 Embankment Road, Kingsbridge, TQ7 1LA  
**KTC:**                      **Recommended Approval**

**68.2** **3439/22/TPO**  
**Decision:** **Grant of Conditional Consent**  
Decision date: 22 November 2022  
Tree Officer: Lee Marshall  
Applicant: Mr & Mrs Wisniewska  
Proposal: 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  
  
Site: 2 Henacre Road, Kingsbridge, TQ7 1DN  
**KTC:** **Recommended Approval**

**68.3** **3396/22/TPO**  
**Decision:** **Grant of Conditional Consent**  
Decision date: 25 November 2022  
Tree Officer: Lee Marshall  
Applicant: McCennon  
Proposal: T1: Oak – Reduce the crown towards the adjacent dwelling to the north to provide a 2m clearance from the dwelling  
Reduce the crown towards Oak Tree House to provide a 2m clearance  
Reduce the crown back to 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  
  
Site: Oak Tree House, Manor Park, Kingsbridge, TQ7 1BB  
**KTC:** **Recommended Approval conditional that the crown is reduced in a manner which retains the balance of the tree**

It was **RESOLVED** to note the above tree works' decisions.

## **APPLICATIONS**

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

**68.4** **3870/22/TPO**  
Tree Officer: Lee Marshall  
Applicant: Ms A Johnson  
Proposal: T1: Willow – pollard to 1.7m aboveground level due to extreme lower stem movement and lifting root plate  
  
Site: 3 Skelmersdale Close, Kingsbridge, TQ7 1QP  
*KTC's Tree Warden had made a site visit and viewed the tree in the rear garden*  
**KTC:** **Recommend Approval**

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

**69.1** **3168/22/FUL**  
Case Officer: Richard Gage  
Applicant: HSBC Bank – HSBC Holding  
Proposal: Replacement of one external ATM with new sign over together with minor internal alterations to accommodate new machine.  
Site: 32-34 Fore Street, Kingsbridge, TQ7 1PB  
**KTC: Recommend Approval**

**69.2** **3169/22/LBC**  
Case Officer: Richard Gage  
Applicant: HSBC Bank – HSBC Holding  
Proposal: Replacement of one external ATM with new sign over together with minor internal alterations to accommodate new machine  
Site: 32-34 Fore Street, Kingsbridge, TQ7 1PB  
**KTC: Recommend Approval**

**69.3** **3831/22/VAR**  
Case Officer: Rachel Head  
Applicant: Mr & Mrs Smith  
Proposal: Application for variation of condition 2 (approved drawings) & removal of condition 5 (green roof details) of planning consent 4758/21/HHO  
Site: The Boathouse, Embankment Road, Kingsbridge, TQ7 1JZ  
**KTC: Recommend Refusal on the following grounds:**

- **Planning consent 4758/21/HHO Condition 5 for a section of sedum roof should be retained noting the recently adopted P&SWD Climate Change Emergency Planning Statement regarding biodiversity net gain and the multifunctional benefits of green spaces**

**69.4** **2964/22/HHO**  
Case Officer: Harriet Fuller  
Applicant: Mr N Boulter  
Proposal: Householder application for installation of 16 solar panels on roof  
Site: Hillview Bungalow, Wallingford Road, Kingsbridge, TQ7 1NF  
**KTC: Recommend Approval**

**69.5** **3939/22/HHO**  
Case Officer: Harriet Fuller  
Applicant: Mr C Campbell  
Proposal: Householder application for alterations and extension to dwelling  
Site: The Steppings, Trevanna Road, Kingsbridge, TQ7 1ET  
**KTC: Recommend Approval**

It was **RESOLVED** to forward the findings of the above planning consultation to

SHDC Development Management.

**22/70**

## **ANY FURTHER CURRENT PLANNING MATTERS**

**70.1** Members received Age Concern/Kingsbridge Care Hub's letter dated 28 November 2022, which queried its exclusion from the KWAC Neighbourhood Plan, and agreed a response.

**70.2** Members noted that SHDC's invitation for Expressions of Interest to deliver affordable-led housing developments on brownfield and greenfield sites in Ropewalk had been produced. Cllr Edmonds, KTC's representative on the Focus Group, had provided a quote in the press/social media release. Interested parties had been invited to submit informal proposals by 29 January 2023.

**70.3** Members noted the Plymouth and South West Devon Climate Emergency Planning Statement had been adopted which augmented current policies in the Joint Local Plan (JLP). The Statement identified exactly what all new development should do to meet the challenge of climate change and built on existing policies in the JLP and Supplementary Planning Document guidance. The Statement must be taken into account when determining planning applications submitted after 31 October 2022.

**70.4** Members received SHDC's Public Footpath No.2 Diversion Order dated 2 December 2022. The diversion was required to enable the approved K5 housing development to be completed however, representations had been received regarding the diversion route's gradient.

**70.5** SHDC's listing of outstanding planning enforcement cases dated 5 December 2022 was distributed to Members. The information was confidential and could not be disseminated to the public or outside bodies.

**70.6** Members noted that several housing association managed trees probably required pollarding and the matter would be explored.

**70.7** Members noted several public realm matters which required investigation: broken bollards, the unsatisfactory condition of 2 commercial units in the town centre and updates on long-standing planning permissions.

**22/71**

## **DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 20 December 2022.

*The meeting closed at 8.15 p.m.*