

## **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 7 FEBRUARY 2023**

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

**In Attendance:** Two members of public  
Martin Johnson (Secretary)

#### **22/86 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Danielle Rawstron.

#### **Public Open Forum**

a. Richard Boyt asked if the Town Council (KTC) could request an update from South Hams District Council (SHDC) Development Management regarding planning application 1629/22/ARM for Reserved Matters of a 14 dwelling housing development at Dennings in Wallingford Road. Moreover, he queried why the application had been validated by SHDC after the expiry of the 3 year time limit from the outline approval. He had attempted to liaise with SHDC but had not received feedback to date.

Cllr Edmonds thanked Richard for his comments and reported that KTC would request an update from SHDC.

b. Julie Taylor distributed several photos of run-off from the K4/Lock's Hill development site off Derby Road which was entering the Dodbrooke stream and which subsequently discharged into the estuary. The run-off had mixed with building spoil from the site and was very dirty. She also distributed photos of the wall at the entrance to the Recreation Ground off Derby Road which had been badly damaged that afternoon with large pieces of rubble laying on the ground.

Cllr Edmonds thanked Julie for her comments and reported that SHDC and the Estuaries Officer had recently visited the site and would be very aware of the run-off from the site and potential environmental impacts. KTC would make SHDC aware of the damaged wall and forward her photos.

#### **22/87 DECLARATIONS OF INTERESTS**

None.

## DECISIONS

The following planning decisions were received from SHDC:

- 88.1**                                **4094/22/VAR**  
**Decision:**                        **Conditional Approval**  
Decision date:                    27 January 2023  
Case Officer:                    Harriet Fuller  
Applicant:                        Mr & Mrs Welsby  
Proposal:                        Application for variation of conditions 2 ( approved drawings) and 4 (privacy screen) of planning consent 1551/22/HHO  
Site:                                Tideswell, 4 Lower Warren Road, Kingsbridge, TQ7 1LF  
**KTC:**                               **Recommended Approval**
- 88.2**                                **3269/22/VAR**  
**Decision:**                        **Removal of condition Granted**  
Decision date:                    11 January 2023  
Case Officer:                    Graham Smith  
Applicant:                        Mr P Williams  
Proposal:                        Application to vary condition 2 to planning consent 4182/18/FUL to amend drawings showing siting of hot tubs and external flues.  
Site:                                Lower Coombe Royal, Kingsbridge, TQ7 4AD  
*The application was located within Churchstow Parish Council boundary*  
**KTC:**                               **Noted**
- 88.3**                                **3939/22/HHO**  
**Decision:**                        **Conditional Approval**  
Decision date:                    26 January 2023  
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:**                               **Recommended Approval**

## CORRESPONDENCE &amp; REPORTS

The following correspondence and reports were received:

- 88.4**                                **4471/22/CLE**  
Case Officer:                    Steven Stroud  
Applicant:                        Blakesley Estates (Kingsbridge) Ltd  
Proposal:                        Certificate of lawfulness for existing commencement of works in relation to the site layout & ongoing construction of reserved matters approved planning permission 0826/20/ARM  
Site:                                Proposed development site at Sx 739 438, Derby Road, Kingsbridge

*There was no statutory consultation for the above planning application which had been forwarded for information only*

**KTC:** A previous application 2727/22/CLE for a Certificate of Lawful Development was Refused by the Local Planning Authority on 28 November 2022 on the grounds that works had been carried out in breach of Condition 6 (Tree Protection). The Condition Discharge Compliance Table submitted with the above proposals is incomplete as it does not include planning application 3874/22/ARC to discharge said Condition 6 which was Refused by the LPA on 13 December 2022. The applicant now appears to revert to a previous incarnation and approval of Condition 6 by the LPA. However, the crux of the recent Refusal of the revised Condition 6 was with regard to general tree protection measures and the retention of trees T5, T16, T17 and T18. The Arboricultural Method Statement now submitted at Appendix 2, paragraph 5.15, reports that “problems are foreseen” with trees T5, T16 and T18 notwithstanding that a previous application reported the trees as Health Class 1 and “the trees exhibit no significant structural risk features” and SHDC’s Tree Specialist (report dated 1 December 2022) identifies that said Ash trees should be retained.

**Recommend Refusal on the grounds that it is abundantly clear that there remains unresolved issues relating to the protection of trees T5, T16 and T18 and the applicant perceives them as an inconvenience to the development.**

It was **RESOLVED** to note the above planning decisions and to forward the findings of the planning consultation at 88.4 above to SHDC Development Management.

## **22/89                      TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

## **22/90                      PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

<b>90.1</b>	<b>4465/22/LBC</b>
Case Officer:	Graham Lawrence
Applicant:	Mr L Wills
Proposal:	Listed building consent to replace existing softwood timber windows
Site:	60 Church Street, Kingsbridge, TQ7 1DD
<b>KTC:</b>	<b>Recommend Refusal as the use of PVC-U windows (to replace wood sash windows) will have a detrimental impact on a listed building</b>

**90.2**                                **4409/22/FUL**  
Case Officer:                Richard Gage  
Applicant:                    Mrs Thuy Quynh Pham  
Proposal:                    Application for change of use from Class E to a Nail Parlour (Sui Generis)  
Site:                            79 Fore Street, Kingsbridge, TQ7 1AB  
**KTC:**                                **Recommend Approval**

**90.3**                                **0050/23/LBC**  
Case Officer:                Richard Gage  
Applicant:                    Mrs Thuy Quynh Pham  
Proposal:                    Listed Building Consent for change of use from Class E to a Nail Parlour (Sui Generis)  
Site:                            79 Fore Street, Kingsbridge, TQ7 1AB  
**KTC:**                                **Recommend Approval**

**90.4**                                **4501/22/HHO**  
Case Officer:                Liz Payne  
Applicant:                    Mr D Brimson  
Proposal:                    Householder application for proposed replacement rear extension  
Site:                            The Warren, Warren Road, Kingsbridge, TQ7 1LB  
**KTC:**                                **Recommend Approval**

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

## **22/91                                ANY FURTHER CURRENT PLANNING MATTERS**

**91.1**    It was **RESOLVED** that in view of the nature of the business about to be transacted it was advisable, in the public interest, that the public and press be temporarily excluded.

*Two members of public left the meeting*

**91.2**    SHDC's listing of outstanding planning enforcement cases dated 6 February 2023 was distributed to Members. The information was confidential and could not be disseminated to the public or outside bodies.

## **22/92                                DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 21 February 2023.

*The meeting closed at 8.10 p.m.*