

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 7.00 P.M. ON TUESDAY 21 MARCH 2023

Present: Cllr Martina Edmonds (Chairman)
Cllr Philip Cole
Cllr Chris Povey
Cllr Danielle Rawstron

In Attendance: Three members of public
Martin Johnson (Secretary)

22/107 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill and Graham Price.

Public Open Forum

Members of public made the following statements:

Lee Bonham, Derby Road, stated that a Certificate of Lawfulness had been Refused (agenda item 109.4) at the K4/Lock's Hill development site off Derby Road. He suggested that an update should be requested from the Case Officer as planning permission had now lapsed.

Mr Bonham was the applicant for a ground and first floor extension at 8 Derby Road (agenda item 111.5) which would add a third bedroom to the property.

Robin East, Derby Road, stated that the K4/Lock's Hill development had been ongoing for 2 years, the access route to the site down Derby Road was poor for articulated lorries, the road near the site was always muddy despite sweeping on a daily basis, no dwellings had been built and he queried what was the future for the site.

Cllr Edmonds thanked Mr Bonham and Mr East for their statements and Members agreed for the Town Council (KTC) to request a situation report from South Hams District Council (SHDC) on the K4/Lock's Hill development site off Derby Road.

22/108 DECLARATIONS OF INTERESTS

Cllr Cole made a non-pecuniary interest in agenda item 22/111.5.

22/109 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decisions were received from SHDC:

- 109.1** **0050/23/LBC**
Decision: **Listed Building Consent Granted**
Decision date: 3 March 2023
Case Officer: Richard Gage
Applicant: Mrs Thuy Quynh Pham
Proposal: Listed building consent for change of use from Class E to nail parlour (Sui Generis)
Site: 79 Fore Street, Kingsbridge, TQ7 1AB
KTC: **Recommended Approval**
- 109.2** **4409/22/FUL**
Decision: **Conditional Approval**
Decision date: 3 March 2023
Case Officer: Richard Gage
Applicant: Mrs Thuy Quynh Pham
Proposal: Application for change of use from Class E to nail parlour (Sui Generis)
Site: 79 Fore Street, Kingsbridge, TQ7 1AB
KTC: **Recommended Approval**
- 109.3** **4465/22/LBC**
Decision: **Refusal**
Decision date: 3 March 2023
Case Officer: Graham Lawrence
Applicant: Mr L Wall
Proposal: Listed building consent to replace existing softwood timber windows
Site: 60 Church Street, Kingsbridge, TQ7 1DD
KTC: **Recommended Refusal as the use of PVC-U windows (to replace wood sash windows) will have a detrimental impact on a listed building**
- 109.4** **4471/22/CLE**
Decision: **Refusal**
Decision date: 9 March 2023
Case Officer: Steven Stroud
Applicant: Blakesley Estates (Kingsbridge) Ltd
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: Proposed Development Site at Sx 739 438, Derby Road, Kingsbridge
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.

109.5	3831/22/VAR
Decision:	Conditional Approval
Decision date:	6 March 2023
Case Officer:	David Stewart
Applicant:	Mr & Mrs Smith
Proposal:	Application for variation of condition 2 (approved drawings) and 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.

109.6	4587/21/HHO
Decision:	Conditional Approval
Decision date:	10 March 2023
Case Officer:	David Stewart
Applicant:	Mr R Timms
Proposal:	Householder application for proposed alterations consisting of remodelling of loft conversion by removing flat roof and replacing with pitched slate roof and rear extension (Resubmission of 0271/21/HHO)
Site:	90 Church Street, Kingsbridge, TQ7 1DD
KTC:	Recommended Approval

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

109.7	Notice of Appeal
Appeal Ref:	APP/K1128/C/23/3317807
Site:	The Old Orchard, Dennings Paddock, Wallingford Road, Kingsbridge, TQ7 1NF
109.8	0549/23/NMM
Case Officer:	Bryn Kitching
Applicant:	Mr T Biddle – Baker Estates Ltd
Proposal:	Non Material Minor amendment to planning consent 2434/18/ARM for minor changes to the approved parking strategy within the parcel to the east of Norden Lane
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
109.9	0717/23/ARC
Case Officer:	Richard Nicholson
Applicant:	G.I Devon
Proposal:	Application for approval of details reserved by condition 10 (Landscaping) and 11 (Tree Protection) of planning consent 2876/21/FUL
Site:	Tumbly Hill House, Ropewalk, Kingsbridge, TQ7 1HH
	SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only

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

22/110 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

22/111 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

111.1	0527/23/ADV
Case Officer:	Richard Gage
Applicant:	Suzuki G B PLC
Proposal:	Advertisement consent for externally 4 x illuminated & 2 x non illuminated signs.
Site:	Quay Garage Company Limited, Quay Auto Centre, Higher Union Road, Kingsbridge, TQ7 1EQ
KTC:	Recommend Approval

111.2 **0327/23/HHO**
Case Officer: Curtis Badley
Applicant: Mr L Wall
Proposal: Householder application for demolition of existing conservatory and construction of single storey extension
Site: 15 Hurrell Road, Kingsbridge, TQ7 1ER
KTC: **Recommend Approval**

111.3 **0601/23/HHO**
Case Officer: Belle Richer-Hill
Applicant: Mr & Mrs Dunstan
Proposal: Householder application for extension to existing extension to dwelling
Site: 26 Kenwith Drive, Kingsbridge, TQ7 1DU
KTC: **Recommend Approval**

111.4 **0290/23/HHO**
Case Officer: Amy Hallett
Applicant: Mrs Y Rice
Proposal: Householder application for formation of a 1 and a half storey rear extension and associated single storey side extensions
Site: 2 Barton Close, Kingsbridge, TQ7 1JJ
KTC: **Recommend Approval**

111.5 **0049/23/HHO**
Case Officer: Curtis Badley
Applicant: Mr L Bonham
Proposal: Householder application for two storey side extension plus first-floor extension over part of existing ground floor, including pitched roof to match existing
Site: 8 Derby Road, Kingsbridge, TQ7 1JJ
The Chairman exceptionally allowed Mr East to make another statement. He objected to the application as it would constitute over-development and overshadow his vegetable garden at the neighbouring property.
KTC: **Recommend Approval**

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

22/112 ANY FURTHER CURRENT PLANNING MATTERS

It was reported that SHDC had been requested to provide a timeline for the potential development of affordable-led housing in Ropewalk following an Expressions of Interest consultation.

22/113 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 4 April 2023.

The meeting closed at 8.12 p.m.