

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 4 APRIL 2023

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

In Attendance: District Cllr Denise O'Callaghan
Graham Hutton, Baker Estates Limited
Nicole Stacey, Baker Estates Limited
Two members of public
Ann Gomm (Secretary)

22/114 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill, Philip Cole and Chris Povey.

Public Open Forum

Claire McKillop provided a briefing on the proposals for planning application 0002/23/FUL which would be considered at the meeting and answered Members' questions.

Graham Hutton provided an update on the K5 development site off West Alvington Hill and answered Members' questions. A full planning application would be submitted for 7 small commercial units for light industrial use on the lower/east portion of the site. A pedestrian bridge over Norden Lane would be included in the proposals. Housing construction per se was scheduled to commence in July and the developer had a contract with Teign Housing for the social housing.

22/115 DECLARATIONS OF INTERESTS

None.

22/116 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decisions were received from SHDC:

116.1	3985/22/FUL
Decision:	Conditional Approval
Decision date:	16 March 2023
Case Officer:	Belle Richer-Hill
Applicant:	Mr C Jones – CRJ Enterprises Ltd t/a/Waterborn
Proposal:	Proposed siting of 2 containers for paddleboarding school
Site:	Squares Quay Car Park, Kingsbridge, TQ7 1HN

KTC: **Recommend Approval and it is suggested, that on completion of a 24 month period, for the paddleboarding school to be reviewed with consideration for its relocation at the head of the Slipway on its eastern perimeter close to the skatepark**

116.2 **0497/23/COM**
Decision: **Permitted Development**
Decision date: 13 March 2023
Case Officer: Liz Payne
Applicant: Golla Vsk Raju – Open reach
Proposal: Notice of intent to install Electronic Communications Apparatus comprising one pole
Site: Near 4 Allotment Gardens, Kingsbridge, TQ7 1NT
KTC: **Noted**

116.3 **4501/22/HHO**
Decision: **Conditional Approval**
Decision date: 15 March 2023
Case Officer: Curtis Badley
Applicant: Mr D Brimson
Proposal: Householder application for proposed replacement rear extension
Site: The Warren, Warren Road, Kingsbridge, TQ7 1LB
KTC: **Recommended Approval**

116.4 **4297/22HHO**
Decision: **Withdrawn**
Decision date: 20 March 2023
Case Officer: Alexis Wilson
Applicant: Mr P Lawrence
Proposal: Householder application for new roof with accommodate within, rear extension plus internal alterations & new detached garage & associated landscaping
Site: Whinstone, Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Recommend Approval conditional that the artificial light from the large fenestration at the rear of the building, facing the estuary, satisfies Supplementary Planning Document policies DEV 2.1 & DEV 2.4**

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

116.5 **0939/23/ARC**
Case Officer: Adelle Barry
Applicant: Mr & Mrs Gidley & Lakeman
Proposal: Application for approval of details reserved by conditions 3 (Tree Protection Plan), 4 (Construction Management Plan), 7 (External

Lighting), 11 (Boundary Treatments) and 12 (Landscaping) of planning consent 2013/22/FUL
Site: 20 Buckwell Road, Kingsbridge, TQ7 1NQ
SHDC reported there was no statutory consultation requirement for the above application; the information had been sent for information only
KTC: Noted

116.6 1386/22/FUL
Planning Appeal: APP/K1128/W/23/3315666
Appeal by: Mr David Whittington
Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF
Full planning application Refused by SHDC for the erection of 6 new residential dwellings (resubmission of 3830/20/FUL). KTC had Recommended Refusal for several reasons.
KTC: Noted

116.7 Further to the previous meeting, it was reported that SHDC's Refusal of 2 in number recent applications for Certificate of Lawfulness at the K4/Lock's Hill development could be appealed by the applicant and therefore ongoing works were at the developer's risk.

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

22/117 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

22/118 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

118.1 0002/23/FUL
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 new residential unit
Raising of existing roof level to create mezzanine floors (resubmission of 2336/22/FUL)
Site: The Sail Loft, Ebrington Street, Kingsbridge, TQ7 1DE
KTC: Recommend Approval

118.2 0627/23/LBC
Case Officer: Richard Gage
Applicant: Mr Gerald Matthewman – South Hams Christian Fellowship
Proposal: Listed building consent for repairs to existing porch structure due to decay and rot in timbers
Roof repairs and repointing stonework repairs to existing outbuildings to rear of main building to be used as storage

Site: Kingsbridge Evangelical Church, Fore Street, Kingsbridge,
TQ7 1PG
KTC: Recommend Approval

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

22/119 ANY FURTHER CURRENT PLANNING MATTERS

It was reported the Harbour Authority had suggested dinghy racks for the Slipway at the end of Quay Car Park and KTC had suggested an on-site meeting with all interested parties to consider the same.

22/120 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 18 April 2023.

The meeting closed at 7.50 p.m.