

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 16 MAY 2023

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

In Attendance: One member of public
Martin Johnson (Secretary)

23/01 ELECTION OF CHAIRMAN

Cllr Edmonds was elected as the Chairman of the Planning Committee for mayoral year 2023/24.

23/02 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Danielle Rawstron.

Public Open Forum

There were no statements from members of public.

23/03 DECLARATIONS OF INTERESTS

Cllr Cole declared a pecuniary interest in agenda item 23/07.3.

23/04 TERMS OF REFERENCE

It was **RESOLVED** to make some minor amendments and agree revised Terms of Reference for the Planning Committee at Annex A.

23/05 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

05.1	0939/23/ARC
Decision:	Conditional Approval
Decision date:	25 April 2023
Case Officer:	Adelle Barry
Applicant:	Mr & Mrs Gidley & Lakeman

Proposal: Application for approval of details reserved by conditions 3 (Tree Protection Plan), 4 (CMP), 7 (External Lighting), 11 (Boundary Treatments), and 23 (Landscaping) of planning consent 2013/22/FUL

Site: 20 Buckwell Road, Kingsbridge, TQ7 1NQ

KTC: **Noted**

05.2 3421/22/ARC

Decision: Conditional Approval

Decision date: 28 April 2023

Case Officer: Sarah Packham

Applicant: Mr T Biddle – Baker Estates Ltd

Proposal: Application for approval of details reserved by conditions 4 (Wildflower), 5 (Grassland), 6 (Play Areas), and 9 (Energy Statement) of planning consent 2434/18/ARM

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

KTC: **Noted**

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

05.3 1243/23/ARC

Case Officer: Adelle Barry

Applicant: Matt Velarde – 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

SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only (*after the agenda had been produced the application had been approved*)

KTC: **Noted**

05.4 1261/23/NMM

Case Officer: Graham Smith

Applicant: Mr & Mrs J Penn

Proposal: Application for non-material minor amendment to planning consent 2695/22/FUL

Site: 3 Culver Park Close, Kingsbridge, TQ7 1LD

SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only (*after the agenda had been produced the application had been approved*)

KTC: **Noted**

Case Officer: Liz Payne
Applicant: Ms Saran Kumar – Openreach
Proposal: Notice of intent to install Electronic Communication Apparatus
Comprising One Pole at 10metres high
Site: 5 Embankment Road, Kingsbridge, TQ7 1JZ
SHDC reported that there was no statutory consultation requirement for the above
application; the information had been sent for information only
KTC: Noted

Case Officer: Richard Nicholson
 Applicant: Susan Minihan – G.I. Devon Ltd
 Proposal: Application for approval of details reserved by condition 11 (Trees) 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
KTC: **Noted**

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

23/06 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

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

06.1 **0667/23/TPO**

Decision: Lesser Tree works allowed

Decision date: 26 April 2023

Case Officer: Lee Marshall

Applicant: Mr T Dorich

Description: T3, T4,T7,T8,T11,T13: Sycamore – crown lift to 8m from g/l/ to allow light to understorey, T6: Sycamore – x2 remove to increase light to under storey, T14: Sycamore – remove x 2 smaller stems, crown lift to remaining stem to 8m from g/l to increase light to understorey, T16: Ash – remove all stems due to failure.

Site: 7 The Precinct, Kingsbridge, TQ7 1AP

KTC: Recommend Refusal for the works as identified and propose lesser works be considered as follows:

T3, T4, T7, T8, T11 & T13 reduced crown reduction of 2.5-3.0m

T6 x 2 to be retained

T14 agree removal of x 2 smaller stems and reduced crown reduction of 2.5-3.0m

T16 agree removal of all stems

CORRESPONDENCE & APPLICATIONS

None.

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

23/07 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

- 07.1 1161/23/HH0**
Case Officer: Alexis Wilson
Applicant: Mr P Lawrence
Proposal: Householder application for new roof with accommodation within, rear extension plus internal alterations, a new detached garage & associated landscaping (resubmission of 4297/22/HHO)
Site: Whinstone, Embankment Road, Kingsbridge, TQ7 1JZ
KTC: Recommend Approval
- 07.2 1473/23/FUL**
Case Officer: Chloe Allen
Applicant: Mr N Williams – Fine Shine
Proposal: Creation of 5 no. industrial/work units
Site: Unit one, Centurian Works, Lower Union Road, Kingsbridge, TQ7 1EF
KTC: Recommend Approval however, confirmation is requested that the current 'use class' of the site is to be retained?
- 07.3 1054/23/HHO**
Case Officer: Amy Hallett
Applicant: Mr P Cole
Proposal: Householder application for deconstruction of existing dilapidated garden shed & replacement with a new shed of exactly the same proportions.
Site: 134 Fore Street, Kingsbridge, TQ7 1AW
KTC: Recommend Approval
- 07.4 1145/23/HHO**
Case Officer: Amy Hallett
Applicant: Mrs Y Rice
Proposal: Householder application for single storey rear & side extensions (re-submission of 0290/23/HHO)
Site: 2 Barton Close, Kingsbridge, TQ7 1JU
KTC: Recommend Approval

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

23/08

ANY FURTHER CURRENT PLANNING MATTERS

None.

23/09

DATE OF NEXT MEETING

7.00 p.m. on Tuesday 6 June 2023.

Annex:

A. Terms of Reference for the Planning Committee.

The meeting closed at 7.50 p.m.

Planning Committee – Terms of Reference

1. Function

To undertake, within the overall policies and practices of the Council, all Planning related matters of Kingsbridge Town Council; excluding those matters specifically dealt with by another Committee.

2. Notice of Summons

The Clerk is to give 3 clear days' notice of a Planning Committee meeting and the notice must specify the business to be transacted.

3. Chairman of the Planning Committee

(a) The first item of business in a new mayoral year shall be to elect a Chairman in accordance with Standing Orders 4.vii.

(b) The Chairman of the Planning Committee may exercise all the powers and duties in relation to the conduct of the meeting detailed in Standing Orders.

4. Quorum of the Planning Committee

The quorum shall be one half of its committee in accordance with Standing Order 3.v.

5. Rules of Debate

The rules of debate used at full Council Meetings will be used at all Planning Committee meetings.

6. Delegated Power

The Planning Committee has full delegated powers to make decisions on all planning applications received on behalf of Kingsbridge Town Council subject to the following safeguards:

(a) Any ward member who, due to strong local opinion, is at variance with the delegated decision of the Planning Committee may call it in for consideration by the full Council.

(b) Planning applications, variations to approved applications and related planning matters regarding major developments in the town, such as large

housing estates, should be considered by the Planning Committee in the first instance with a recommendation to the full Council for a final decision. In case of doubt, the definition of what constitutes a major development to be determined by the Mayor, Deputy Mayor and Chairman of the Planning Committee.

7. Specific Duties

- (a) As a statutory consultee of the planning authorities, Devon County Council and South Hams District Council, to consider all planning applications in the parish of Kingsbridge.
- (b) To meet as required to ensure that a 21 day turn around for planning consultations is met.
- (c) To make recommendations to the planning authorities upon the suitability of planning applications.
- (d) To report all decisions made on planning applications to full Council at the next Council meeting.
- (e) To review all planning decisions made by the planning authorities.
- (f) To consult with Council's Tree Warden(s) regarding applications received from the planning authorities for tree surgery.
- (g) To make recommendations to the planning authorities upon the suitability of applications for tree surgery.
- (h) To report all decisions made on tree surgery applications to full Council at the next available Council meeting.
- (i) To review all tree surgery decisions made by the planning authorities.
- (j) To report to Council all correspondence received on planning matters.
- (k) To report and make recommendations to Council upon the National Policy Planning Framework, Plymouth & South West Devon Joint Local Plan, Kingsbridge, West Alvington & Churchstow Neighbourhood Plan and similar documentation.
- (l) To make recommendations to South Hams District Council upon new Licensing applications and report decisions to full Council at the next Council meeting.

- (m) To review the listing of alleged planning enforcement cases received from South Hams District Council.
- (n) To make recommendations to Council regarding planning structure in the parish of Kingsbridge and planning policy in general.
- (o) To report to Council other issues of immediate planning concern and development control affecting Kingsbridge.
- (p) To review the annual waiting restrictions programme received from Devon County Council and make recommendations to Council.