

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 2 MAY 2023

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

In Attendance: District Cllr Denise O'Callaghan
Graham Hutton, Baker Estates Limited
Nicole Stacey, Baker Estates Limited
One member of public
Martin Johnson (Secretary)

At the outset the Chairman read out a notice regarding the recording of council meetings

22/128 APOLOGIES FOR ABSENCE

There were no apologies.

Public Open Forum

Graham Hutton provided a briefing on the proposals for planning application 1108/23/FUL which would be considered at the meeting and answered Members' questions. The salient points were:

- It was a full application because the outline consent for the development was over 5 years old.
- The plans however, effectively mirrored the original concept for the employment land.
- The proposals were for 7 in number units.
- The development of employment land was supported in the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan.
- There had been no objections received from statutory consultees.
- It was requested for the Town Council (KTC) to support the proposals.

The Chairman thanked Graham for his statement.

22/129 DECLARATIONS OF INTERESTS

None.

DECISIONS

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

130.1	0182/23/HHO
Decision:	Refusal
Decision date:	11 April 2023
Case Officer:	Harriet Fuller
Applicant:	Sarah Tyers
Proposal:	Householder application for alterations and extension to existing dwelling, to include single storey ground floor extension and off street parking area
Site:	6 Henacre Road, Kingsbridge, TQ7 1DN
KTC:	Recommended Approval
130.2	0327/23/HHO
Decision:	Conditional Approval
Decision date:	14 April 2023
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:	Recommended Approval
130.3	0387/23/LBC
Decision:	Listed Building Consent Granted
Decision date:	14 April 2023
Case officer:	Graham Lawrence
Applicant:	Mr G Clark – St Luke’s Hospice
Proposal:	Listed building consent for non-illuminated signs on south west ground floor elevation and main entrance on south ground floor elevation
Site:	1-3 Fore Street, Kingsbridge, TQ7 1PG
KTC:	Recommended Approval
130.4	0527/23/ADV
Decision:	Advertisement Control Consent Granted
Decision date:	13 April 2023
Case Officer:	Richard Gage
Applicant:	Suzuki GB 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 IEQ
KTC:	Recommended Approval

130.5 **0601/23/HHO**
Decision: **Conditional Approval**
Decision date: 14 April 2023
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: **Recommended Approval**

CORRESPONDENCE & REPORTS

The following correspondence was received:

130.6 From Devon County Council, South Hams HATOC Traffic Regulation Amendment Order DEV001-343 ENV 6035 for proposed waiting restrictions at Becketts Road/Saffron Park.

130.7 **1170/23/ARC**
Case officer: Richard Nicholson
Applicant: Blakesley Estates (Kingsbridge) Ltd
Proposal: Application for approval of details reserved by condition 8 (Materials) of planning consent 28/1560/15/O (APP/K1128/W/16/3156062)

Site: Land at Garden Mill, Derby Road, Kingsbridge
SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only
KTC: **The application is not understood as it refers to the planning consent for 28/1560/15/O which lapsed in December 2022 as reported in the Decision Notice for 4471/22/CLE: “Where the permission has not been lawfully implemented, and where the date by which development was required to have taken place has now passed, the Council is of the opinion that the planning permission has now lapsed and cannot be relied upon”. Recommend Refusal.**

It was **RESOLVED** to note the above planning decisions and correspondence, and to forward the findings at agenda item 130.7 to SHDC Development Management.

22/131 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works’ decision was received from SHDC:

131.1 **1384/23/TEX**
Decision: **Tree Preservation Order – Grant of Exemption**
Applicant: Mr Brian Hayden
Proposal: T1: Oak – remove wind damage limbs approx. 4m from g/l, splits into 2 sections, hanging dangerously over shared path, risk of falling and causing damage or injury
Site: 1 The Gatehouse, Embankment Road, Kingsbridge, TQ7 1RD
KTC: **Not Consulted**

APPLICATIONS

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

131.2 **1299/23/TCA**
Case officer: Lee Marshall
Applicant: Mr David Joy
Proposal: T1 and T2: English Yew – crown height reduction of 3m and lateral crown reduction on all sides by 1m to allow more light and space into property/garden
Site: 1 Victoria Place, The Promenade, Kingsbridge, TQ7 1JG
The Tree Warden reported that the 2 in number Yews were iconic trees and had good amenity value but did require attention. Yew trees were resilient to pruning and even after a severe chop would recover reasonably quickly if they were pruned properly, ideally in September, after growth during the summer months but could also be trimmed in spring. The trees were columnar in shape however, the proposed works were probably inappropriate to the location.
KTC: **Recommend Lesser Works with crown height reduction reduced to 2m and lateral crown reduction on all sides reduced to 0.5m**

It was **RESOLVED** to note the above decision and forward the findings of the above tree works' consultation at agenda item 131.2 to SHDC Development Management.

22/132 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

132.1 **1108/23/FUL**
Case officer: Bryn Kitching
Applicant: Baker Estates Ltd
Proposal: Proposed construction of employment buildings and associated works
Site: Land at Sx 729 441, Morley Way, Kingsbridge
KTC: **Recommend Approval**

Cllr Jennings & Baker Estates representatives left the meeting

132.2 **0462/23/HHO**
Case officer: Amy Hallett
Applicant: Paul Butterworth
Proposal: Householder application for proposed alterations and extension to existing dwelling, to include ground floor single storey extension and improved entrance porch access

Site: 34 Highfield Drive, Kingsbridge, TQ7 1JR
KTC: **Recommend Refusal due to overdevelopment of the site and lack of parking for a 4 bedroom dwelling in accordance with the Supplementary Planning Document DEV29.3 for residential conversions**

132.3 **1169/23/HHO**
Case officer: Curtis Badley
Applicant: Mrs Charlotte Paul
Proposal: Householder application for creation of third floor accommodation and flat roof single storey rear extension

Site: 19 Lime Grove, Kingsbridge, TQ7 1TP
KTC: **Recommend Approval**

132.4 **1290/23/HHO**
Case officer: Graham Smith
Applicant: M Rayfield
Proposal: Householder application for front and side extension
Site: Rollright, Belle Hill, Kingsbridge, TQ7 1NJ
KTC: **Recommend Approval**

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

22/133 ANY FURTHER CURRENT PLANNING MATTERS

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

A member of public left the Chamber

Members received reports on 2 in number potential planning enforcement cases and it was **RESOLVED** to report a matter to SHDC and to monitor another.

District Cllr O'Callaghan left the meeting

22/134 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 16 May 2023.

The meeting closed at 8.10 p.m.