

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.00 P.M. ON TUESDAY 20 JUNE 2023

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

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

23/17 APOLOGIES FOR ABSENCE

None.

Public Open Forum

Cathy Koo reported that she had been appointed as a Kingsbridge Tree Warden by the district's Tree Warden Network. An application had been made for a Tree Preservation Order to be made on a Copper Beech at the Tumbly Hill development site off Quay Car Park. She also held concerns regarding the landscaping plan for the new skatepark as non-native trees had been earmarked to replace trees proposed for removal. There was an established rookery at the location off Quay Car Park and it was a flight path for bats from Tacketwood. Finally, Wisteria Place Allotments held a lease for the land to the rear of Lloyds Bank which was scheduled to close in October and therefore a new landlord was anticipated.

The Chairman thanked Cathy for her comments and Members agreed that the allotments provided much amenity value for local residents and the future for the site would be explored.

A member of public left the meeting

23/18 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 23/21.5.

23/19 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

19.1	0049/23/HHO
Decision:	Conditional Approval
Decision date:	7 June 2023
Case Officer:	Curtis Badley
Applicant:	Mr L Bonham
Proposal:	Readvertisement (amended plans including amended site plan) Householder application for two storey side extension plus first floor extension over part of existing ground floor, to include pitched roof to match existing.
Site:	8 Derby Road, Kingsbridge, TQ7 1JJ
KTC:	Recommended Approval
19.2	1290/23/HHO
Decision:	Conditional Approval
Decision date:	8 June 2023
Case Officer:	Graham Smith
Applicant:	M Rayfield
Proposal:	Householder application for front and side extension
Site:	Rollright, Belle Hill, Kingsbridge, TQ7 1NJ
KTC:	Recommended Approval
19.3	1145/23/HHO
Decision:	Conditional Approval
Decision date:	9 June 2023
Case Officer:	Amy Hallett
Applicant:	Mrs Y Rice
Proposal:	Householder application for single storey rear and side extensions (re-submission of 0290/23/HHO)
Site:	2 Barton Close, Kingsbridge, TQ7 1JU
KTC:	Recommended Approval
19.4	1161/23/HHO
Decision:	Conditional Approval
Decision date:	9 June 2023
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 and associated landscaping (re-submission of 4297/22/HHO)
Site:	Whinstone, Embankment Road, Kingsbridge, TQ7 1JZ
KTC:	Recommended Approval

CORRESPONDENCE & REPORTS

None.

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

23/20 **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

23/21 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

21.1 **1255/23/HHO**

Case Officer: Curtis Badley
Applicant: Mr & Mrs Carr
Proposal: Householder application for side extension to replace existing garage Alterations to front bay and roof alterations including new dormer

Site: Staunton Lodge, Embankment Road, Kingsbridge, TQ7 1JZ

KTC: Recommend Refusal on the following grounds:

- **Staunton Lodge is an iconic Edwardian property, unspoilt and visually attractive. The proposals are considered to be over development and will not integrate with the local built surroundings in such a prominent position. Therefore, said proposals do not support Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC BE3 Design Quality 1.a. which reports that a contemporary design has to respect the landscape context and setting.**

21.2 **1727/23/HHO**

Case Officer: Craig Hewitt
Applicant: Mr M Donald
Proposal: Householder application for replacement single storey extension
Site: Anchor Boathouse, 26 Embankment Road, Kingsbridge, TQ7 1LA

KTC: Recommend Approval

21.3 **1745/23/LBC**

Case Officer: Richard Gage
Applicant: Mr M Noble
Proposal: Listed Building Consent for reconfiguration of internal layout
Site: Flat 2, Duncombe House, 5 Duncombe Street, Kingsbridge, TQ7 1LR

KTC: Recommend Approval

21.4 **1687/23/ARC**

Case Officer: Adelle Barry
Applicant: Mr M Velarde – Velarde
Proposal: Application for approval of details reserved by conditions 14 (Shop Front) and 16 (Air Source Heat Pumps) of planning consent 4344/21/FUL

Site: 86 Fore Street, Kingsbridge, TQ7 1PP

KTC: Noted

21.5 **1519/23/LBC**
Case Officer: Richard Gage
Applicant: Clare Calnan
Proposal: Listed Building Consent for internal works, replacing flooring & repairs to chimney
Site: Buttville House, Derby Road, Kingsbridge, TQ7 1JL
KTC: **Recommend Approval**

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

23/22 ANY FURTHER CURRENT PLANNING MATTERS

22.1 The following planning application had been received that day from SHDC for consideration:

Reference: **2030/23/CLP**
Case Officer: Clare Stewart
Applicant: Rob Sekula – South Hams District Council
Proposal: Certificate for lawfulness for proposed removal of existing skate ramps, features and fencing, extension of skatepark footprint and construction of new sprayed concrete skatepark
Site: Skate Park, The Quay Car Park, Kingsbridge
KTC: **Recommend Approval**

Moreover, the application would be considered by SHDC's Development Management (DM) Committee on 28 June and KTC could speak on the application if required. It was **RESOLVED** to email SHDC's DM Committee that 2030/23/CLP was fully supported.

22.2 Following the failure of a large Oak tree over the previous weekend which had fallen into Quay Car Park, Members held concerns regarding a lack of periodic surveys and husbandry of SHDC managed trees. It was **RESOLVED** to request information from SHDC on its tree inspection and maintenance routines.

22.3 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.

A member of public left the meeting

22.4 It was **RESOLVED** to report an alleged planning enforcement case to SHDC.

23/23 DATE OF NEXT MEETING

7.00 p.m. on Tuesday 4 July 2023.

The meeting closed at 7.05 p.m.