

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 6 JUNE 2023

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

In Attendance: District Cllr Denise O'Callaghan
Three members of public
Martin Johnson (Secretary)

23/10 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

Mr Dines stated that there had been a succession of planning applications for 4 Leigham Terrace however, the current proposal 1555/23/HHO (agenda item 14.4) was much larger than a previous approved application and was over dominant for the site. Moreover, some previous objections from nearby residents were retained i.e. Conservation Area matters, negative impact on wildlife, blocking of light and negative views from other areas of town.

Mr Coetzee stated that he was the applicant for 1555/23/HHO and was grateful for KTC's support for 2 of his 3 previous applications. He had been trying to enhance his family home since April 2022 via a side extension into a current garden area. The current proposals were compliant with the Joint Local Plan and he was aware of numerous letters of support which were inbound. He had noted several comments from his first planning application, and from a recent dismissal of an Appeal, which had informed the new application.

The Chairman thanked Mr Dines and Mr Coetzee for their statements.

23/11 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 13.3.
Cllr Edmonds declared a non-pecuniary interest in agenda item 14.3.

23/12 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

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| 12.1 | 0627/23/LBC |
| Decision: | Listed Building Consent Granted |
| Decision date: | 3 May 2023 |
| Case Officer: | Richard Gage |
| Applicant: | Mr G Matthewman |
| 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: | Recommended Approval |
| 12.2 | 0966/23/CLP |
| Decision: | Certificate of Lawfulness Granted |
| Decision date: | 4 May 2023 |
| Case Officer: | David Stewart |
| Applicant: | Mr Wood |
| Proposal: | Certificate of lawfulness for proposed conversion of outbuilding to habitable accommodation ancillary to main dwelling, including removal of garage door and insertion of two roof windows and a window. |
| Site: | 15 Kingsley Road, Kingsbridge, TQ7 1EY |
| KTC: | Noted |
| 12.3 | 1170/23/ARC |
| Decision: | Declined to determine this application as the planning consent 28/1560/15/O has expired |
| 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 |
| 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 |
| 12.4 | 1261/23/NMM |
| Decision: | Non Material Minor Amendment Granted |
| Decision date: | 9 May 2023 |
| Case Officer: | Graham Smith |
| Applicant: | Mr & Mrs J Penn |

Proposal: Application for non-material amendment to planning consent 2695/22/FUL for adjustment to windows.
Site: 3 Culver Park, Kingsbridge, TQ7 1LD
KTC: **Noted**

12.5 **1243/23/ARC**
Decision: **Discharge of Condition Approved**
Decision date: 12 May 2023
Case Officer: Adelle Barry
Applicant: Matt Velarde – Velarde
Proposal: Application for approval of details reserved by condition 4 (Surface Water Drainage) of planning consent 4334/21/FUL
Site: 86 Fore Street, Kingsbridge, TQ7 1PP
KTC: **Noted**

12.6 **3421/22/ARC**
Decision: **Discharge of Conditions Approved**
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**

12.7 **0002/23/FUL**
Decision: **Conditional Approval**
Decision date: 9 May 2023
Case officer: Charlotte Howrihane
Applicant: Ms C McKillop – John McKillop and Co
Proposal: Alterations to existing building to form a smaller commercial workshop and 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: **Recommended Approval**

12.8 **1404/23/COM**
Decision: **Permitted Development**
Decision date: 18 May 2023
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
KTC: **Noted**

12.9 **1426/23/ARC**
Decision: **Discharge of Conditions Approved**
Decision date: 23 May 2023
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
KTC: **Noted**

12.10 **0462/23/HHO**
Decision: **Conditional Approval**
Decision date: 23 May 2023
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**

12.11 **0770/23/FUL**
Decision: **Conditional Approval**
Decision date: 22 May 2023
Case Officer: Graham Smith
Applicant: Mr & Mrs R Hall
Proposal: Erection of single storey dwelling (resubmission of 2728/22/FUL)
Site: Land at Sx 737 447, Buckwell Road, Kingsbridge
KTC: **Recommend Approval**

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

12.12 **1169/23/HHO**
Decision: **Withdrawn**
Case Officer: Curtis Badley
Applicant: Mrs C 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: **Recommended Approval**

12.13 An email received on 22 May 2023 from Mr Butterworth, 34 Highfield Drive, Kingsbridge providing further information to KTC's recent objection to planning application 0462/23/HHO. Members noted that SHDC had approved the proposals (agenda item 12.10 above) and the Town Clerk would respond accordingly.

12.14 **3622/22/HHO**
Appeal Reference: APP/K1128/D/23/3314744
Decision: Appeal Dismissed
Decision date: 18 April 2023
Appellant: Mr Coetzee
Proposal: Erection of side extension
Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP
KTC: Recommended Approval

12.15 **0182/23/HHO**
Appeal Reference: APP/K1128/D/23/3321997
Appeal start notification
Date: 23 May 2023
Appellant: Miss 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
The Appeal will proceed under the Householder Appeals Service and there is no opportunity for KTC to submit further comments

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

23/12 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works' decisions were received from SHDC:

13.1 **1299/23/TCA**
Decision: No Objections Raised
Case Officer: Lee Marshal
Applicant: Mr T Joy
Proposal: T1 & T2: English yew – Crown height reduction of 2m and lateral crown reduction on all sides by 5m, to allow more light and space into property garden.
Site: 1 Victoria Place, The Promenade, Kingsbridge, TQ7 1JG
KTC: Recommend Lesser Works with crown height reduction reduced to 2m and lateral crown reduction on all sides reduced to 0.5m

13.2 **1198/23/TPO**
Decision: Refusal of Consent with Agrees Lesser Works
Case Officer: Lee Marshall
Applicant: Mrs G Burns
Proposal: T2: Beech – crown height reduction of 1-1.5m, crown lift to 4m from ground level, lateral crown reduction on N. E & S aspect of

1.5m, lateral crown reduction on W aspect of 2m, crown thin of 20% on outer crown due to tree being too dense.
Site: Wits End, The Promenade, Kingsbridge TQ7 1JF
KTC: **Recommend Approval**

APPLICATIONS

The following tree works' applications have been received from SHDC for consideration:

13.3 1552/23/TCA

Case Officer: Lee Marshall
Applicant: Mr P Warren
Proposal: T1: Ash – remove
Site: Stanbrook Court, 114 Fore Street, Kingsbridge, TQ7 1AW

The Tree Warden reported that the tree was in very close proximity to the stone/cob wall that leads to Kingsbridge Community Garden standing in the garden of Stanbrook Court, next to Tresillian House, and its roots were clearly damaging the wall. In the interests of safety the tree was supported to be felled and a replacement tree would be beneficial possibly a fruit tree apple or pear species.

KTC: **Recommend Approval conditional of the planting of a replacement tree (an apple or pear tree)**

13.4 1376/23/TPO

Case Officer: Lee Marshall
Applicant: Mr P James – Scholars Walk Management
Proposal: T2,T3,T4: Ash – fell due to dieback, T0030: Oak – crown lift to 4m from ground level due to small growing space, SG31: Hazel, Elder & Buddleia – fell and treat stump of elder and buddleia, cut hazels, infested with elder and occasional buddleia, G33B: Mixed: fell Ash – dieback, T33-T37: Ash – fell ash due to dieback, T38-T42: Ash – fell as growing on edge of retaining wall, T0483: Lawson Cypress – fell due to decayed base, T43: Hawthorn – coppice, leaning out of wall, no room to grow, S44: Sweet Bay - coppice, leaning out of wall, no room to grow, T45: Ash – fell and treat stump, dieback, no room to grow
Site: 42 Scholars Walk, Kingsbridge, TQ7 1QL

The Tree Warden reported that several Ash trees were showing signs of dieback and some of the other trees were in need of attention. However, any felled trees should be replaced.

KTC: **Recommend Approval conditional on the planting of replacement trees for those earmarked for felling**

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

The following planning applications were received from SHDC for consideration:

The following agenda item was taken early out-of-turn:

14.4 **1555/23/HHO**
Case Officer: Liz Payne
Applicant: Mr S Coetzee
Proposal: Householder application for side extension (resubmission of 3622/22/HHO)
Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP
KTC: **Recommend Refusal on the following grounds:**

- **The proposals would be over dominant in the locale spoiling the original concept and historical significance of the burgage plot**
- **Negatively impact on Locally Important View KV15 Saffron Park to St Edmunds Church identified in the KWAC Neighbourhood Plan**
- **Take out of the local housing market a modest 2 bedroom dwelling**

14.1 **1439/23/HHO**
Case Officer: Curtis Badley
Applicant: Mr & Mrs Parbles
Proposal: Householder application for construction of garden studio
Site: Bank Cottage, Rear of 47 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Recommend Refusal on the following grounds:**

- **The proposals do not enhance the Kingsbridge Conservation Area and look incongruous and out-of-place in the setting of nearby listed buildings**

14.2 **1569/23/ARC**
Case Officer: Sarah Packham
Applicant: Mr L Winham – Legal Estates
Proposal: Application for approval of details reserved by condition 7 (Boundary Finishes) of planning consent 1516/17/LBC
Site: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB
KTC: **Noted**

14.3 **1280/23/HHO**
Case Officer: Curtis Badley
Applicant: Liz Taylor
Proposal: Householder application for 2 storey side extension
Site: 4 Hillside Drive, Kingsbridge, TQ7 1JT
KTC: **Recommend Approval**

14.5**0049/23/HHO**

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

*SHDC advised that the above planning application would be considered by the
Development Management Committee at its meeting on 7 June following a site visit
on 5 June*

KTC:**Recommend Approval**

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

23/15**ANY FURTHER CURRENT PLANNING MATTERS**

Members noted the concerns of residents living close to the K4/Lock's Hill
development site off Derby Road and that SHDC Environmental Health had been
informed of dust and noise issues. District Cllr O'Callaghan was aware of
such matters.

23/16**DATE OF NEXT MEETING**

7.00 p.m. on Tuesday 6 June 2023.

The meeting closed at 7.02 p.m.