

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 18 JULY 2023

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole

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

23/31 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Danielle Rawstron, Chris Povey and Graham Price.

Public Open Forum

There were no statements.

23/32 DECLARATIONS OF INTERESTS

Cllr Edmonds declared a non-pecuniary interest in agenda item 35.2.

23/33 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decisions were received from SHDC:

33.1 1280/23/HHO

Decision: Conditional Approval

Decision date: 29 June 2023

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

33.2 1687/23/ARC

Decision: Discharge of Condition Approved

Decision date: 10 July 2023

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

33.3 **1569/23/ARC**
Decision: **Discharge of Condition Approved**
Decision date: 4 July 2023
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**

33.4 **1555/23/HHO**
Decision: **Refusal**
Decision date: 7 July 2023
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**

CORRESPONDENCE & REPORTS

The following correspondence was received from SHDC:

33.5 **2146/23/CLP**
Case officer: Curtis Badley
Applicant: Ms Charlotte Paul
Proposal: Certificate of lawfulness for proposed replacement single storey extension to the rear of existing dwelling, formation of rear facing dormer to roof of existing dwelling (resubmission of withdrawn application 1169/23/HHO)
Site: 19 Lime Grove, Kingsbridge, TQ7 1TP
SHDC reported that there was no statutory consultation requirement for the above application; the information had been sent for information only
KTC: **Noted**

33.6 **1689/23/NMM**
Case officer: Richard Gage
Applicant: Mrs Nicola Farrelly Kent
Proposal: Non-material minor amendment to planning consent 28/1552/14/F to change the position of one internal partition wall between hallway & second bedroom

Site: 85a Fore Street, Kingsbridge, TQ7 1AB
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.

23/34 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decisions were received from SHDC:

34.1 2189/23/TEX Decision: Exemption Granted

Decision date: 30 June 2023
Case officer: Lee Marshall
Proposal: T1: Rhuss – remove, dead tree uprooted
Site: 118 Fore Street, Kingsbridge, TQ7 1AW
KTC: Not consulted

34.2 1552/23/TCA Decision: Trees in a Conservation Area – Notification to Undertake Works

Decision date: 4 July 2023
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 led 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)

APPLICATIONS

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

34.3 2188/23/TPO

Case officer: Lee Marshall
Applicant: Kingsbridge Town Council
Proposal: T1 – Cherry – Reduce up to 5 branches on Bandstand roof by 2m
Site: Quay House, Ilbert Road, Kingsbridge, TQ7 1DZ
KTC: No comments

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

23/35 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

35.1 1749/23/HHO

Case officer: Amy Hallett
Applicant: Mrs D Salter
Proposal: Householder application for construction of conservatory
Site: 11 Russet Gardens, Kingsbridge, TQ7 1FH
KTC: Recommend Approval

35.2 1932/23/HHO

Case officer: Alexis Wilson
Applicant: Mr P Medway
Proposal: Householder application for single storey extension at first floor rear elevation
Site: 2 Knowle Terrace, Fore Street, Kingsbridge, TQ7 1AU
KTC: Recommend site visit at 3.00 p.m. on Wednesday 26 July 2023

It was **RESOLVED** to forward the findings of the above planning consultation at 35.1 to SHDC Development Management and to arrange the site visit at 35.2.

23/36 ANY FURTHER CURRENT PLANNING MATTERS

36.1 2276/23/TPO

Case officer: Lee Marshall
Applicant: Terry Spencer
Proposal: T005 7 T006: Common Ash – dismantle and fell, both have minor dieback within crown, minor deadwood within main canopy of tree, significant defects within main framework of tree
Site: Land at SX 739 438 Garden Mill, Derby Road, Kingsbridge, TQ7 1SA

The application had been received from SHDC on 14 July with a deadline for feedback of 11 August and therefore was brought up early rather than the following scheduled meeting on 5 September

KTC: Defer a KTC Recommendation

36.2 SHDC had informed KTC, that day, that the Development Management Committee on 26 July would consider planning application 1108/23/FUL for the proposed construction of employment buildings and associated works at Morley Way, Kingsbridge (K5 development off West Alvington Hill). KTC had Recommended Approval for the proposals at the Planning Committee held on 2 May 2023. Members noted SHDC Tree Officer and Landscape Specialist reports and District Cllr O'Callaghan's reasoning for bringing up the application at the Committee. It was **RESOLVED** to thank SHDC for the invitation to attend and speak however, the Town Council had no further comments to make regarding planning application

1108/23/FUL and would not be represented at the Development Management Committee on 26 July.

36.3 Further to the previous meeting, several Members were scheduled to attend the skatepark meeting to discuss landscaping matters on the following day 19 July.

36.4 The children's trampoline for Duncombe Park funded by S106 developer contributions via a planning application, and KTC's 'community projects' budget allocation, would be installed in circa 8 weeks' time following a site visit with the suppliers Wicksteed on 12 July. All cleaning and ongoing maintenance would fall to KTC.

36.5 Members noted recent works at New Bridge slipway and the Town Clerk would request information from SHDC/Harbour Authority.

23/37 DATE OF NEXT MEETING

6.00 p.m. on Tuesday 6 September 2023 (or previously during the August recess if required).

The meeting closed at 6.50 p.m.