

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 4 JULY 2023

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

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

23/24 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

Mr & Mrs Parbles were the applicants for planning application 1765/23/FUL (agenda item 28.1) and had moved to their home over 5 years ago. The house was in the Conservation Zone but was not Listed. The annexe attached to the main house had been sympathetically renovated following discussions with South Hams District Council (SHDC) heritage officers and had their support. Such renovations were deemed to be permitted development. It had been completed in summer 2018 whereupon family and friends had stayed before it was used as a holiday let for paying guests. Neighbours had been made aware and nil objections had been received. The current application sought to regularise an arrangement which had been ongoing for 4.5 years.

Members asked questions and the Chairman thanked Mr & Mrs Parbles for their statement.

23/25 DECLARATIONS OF INTERESTS

Cllr Balkwill declared a non-pecuniary interest in agenda item 23/28.2.

23/26 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decisions were received from SHDC:

26.1	1054/23/HHO
Decision:	Conditional Approval
Decision date:	16 June 2023
Case Officer:	Amy Hallett
Applicant:	Mr P Cole

Proposal: Householder application for deconstruction of existing dilapidated garden shed and replacement with a new shed of exactly the same proportions.

Site: 134 Fore Street, Kingsbridge, TQ7 1AW

KTC: **Recommended Approval**

26.2 4348/22/ARC

Decision: Discharge of Condition Approved

Decision date: 15 June 2023

Case Officer: Sarah Packham

Applicant: Mr L Winham – Legal Estates

Proposal: Application for approval of details reserved by condition 4 (Joinery Schedule) of planning consent 1516/17/LBC

Site: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB

KTC: **Noted**

26.3 4366/22/ARC

Decision: Discharge of Condition Approved

Decision date: 15 June 2023

Case Officer: Sarah Packham

Applicant: Mr L Winham – Legal Estates

Proposal: Application for approval of details reserved by condition 10 (Internal works schedule) of planning consent 1516/17/LBC

Site: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB

KTC: **Noted**

26.4 1473/23/FUL

Decision: Withdrawn

Decision date: 16 June 2023

Case Officer: Chloe Allen

Applicant: Mr N Williams – Fine Shine Ltd

Proposal: Creation of 5 No. Industrial/work units

Site: Unit 1, 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?**

CORRESPONDENCE & REPORTS

None.

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

23/27 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

The following planning applications were received from SHDC for consideration:

28.1 **1765/23/FUL**
Case Officer: Curtis Badley
Applicant: Mr & Mrs Parbles
Proposal: Use of existing self-contained accommodation as self-contained holiday let accommodation
Site: Bank Cottage, Rear of 47 Fore Street, Kingsbridge, TQ7 1PG
KTC: Recommend Approval

28.2 **1790/23/VAR**
Case Officer: James Gellini
Applicant: Kingsbridge Feoffees
Proposal: Application for variation of condition 2 (approved drawings) of Planning Consent 2097/18/FUL to include external decking
Site: Land off Derby Road, Kingsbridge
KTC: Recommend Approval

28.3 **1869/23/LBC**
Case Officer: Richard Gage
Applicant: Cathy Rayner
Proposal: Listed Building Application for the repairs of main three storey roof, replacement of flat roof, replacement of window on the west elevation & repointing & rendering of a wall on the north elevation
Site: 92 Fore Street, Kingsbridge, TQ7 1PP
KTC: Recommend Approval

28.4 **1966/23/HHO**
Case Officer: Alexis Wilson
Applicant: Mr & Mrs Robinson
Proposal: Householder application for demolition of outbuilding and extension to existing dwelling (resubmission of 1901/22/HHO)
Site: Thyme Cottage, 30a Fore Street, Kingsbridge, TQ7 1NY
KTC: Noted as Kingsbridge Town Council had supported previous, and grander, proposals which had been refused planning permission by the LPA and Planning Inspectorate

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

29.1 SHDC's decision to fell a Beech tree in Duncombe Park had been brought to KTC's attention as it was a significant tree in a public park which had much amenity value. The rationale for felling from SHDC, support for felling from a local resident and photographs were all received and discussed by Members. KTC's Tree Warden had visited the park and made the following report:

- The tree is approximately 18 inches inside the boundary wall of the park.
- It is well away from the cottages which bound the park as Eastern Backway runs between the cottage wall and the park wall.
- Although there is a vertical crack in the wall adjacent to the tree it is still stable and unlikely to cause any danger.
- It is not undermining nearby buildings.
- This is a healthy maturing tree and although close to the boundary should remain in place and be appropriately pollarded.
- If in the future it becomes a problem then replace it at a later date.

Notwithstanding the tree was located on SHDC's asset and was not protected, it was **RESOLVED** exceptionally to request SHDC:

- to re-consider its decision to fell the Beech in Duncombe Park as advertised,
- to pollard the tree instead, and
- to review the condition of the Beech in 2 years' time

29.2 The following planning application had been considered at the previous week's SHDC Development Management Committee when a supportive statement from KTC had been read out:

Reference:	2030/23/CLP
Decision:	Approved
Decision date:	28 June 2023
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

It was likely that a site visit to discuss proposal tree felling/replanting and landscaping proposals would take place on Wednesday 19 July on site.

29.3 SHDC had published the results of its My Place, My Views survey which had supplied residents' experiences regarding accessing facilities and services where they live. The views, available on SHDC's website, would inform the authority's future approach to the Joint Local Plan and conversations across its services.

29.4 SHDC's listing of outstanding planning enforcement cases dated 3 July 2023 was distributed to Members however, the information was confidential and was not for dissemination to the public or outside bodies. Members highlighted 2 matters.

23/30 DATE OF NEXT MEETING

6.00 p.m. on Tuesday 18 July 2023.

The meeting closed at 7.25 p.m.