

## **Kingsbridge Town Council (KTC)**

### **MINUTES OF THE EXTRAORDINARY MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.00 P.M. ON TUESDAY 8 AUGUST 2023**

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

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

#### **23/38 APOLOGIES FOR ABSENCE**

None.

#### **Public Open Forum**

There were no statements from members of public present.

#### **23/39 DECLARATIONS OF INTERESTS**

None.

#### **23/40 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

#### **DECISIONS**

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

<b>40.1</b>	<b>1519/23/LBC</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	17 July 2023
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
<b>KTC:</b>	<b>Recommended Approval</b>
<b>40.2</b>	<b>1727/23/HHO</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	17 July 2023
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: Recommended Approval**

**40.3** **1108/23/FUL**  
**Decision: Conditional Approval**

Decision date: 26 July 2023  
Case Officer: Bryn Kitching  
Applicant: Baker Estates Ltd  
Proposal: Proposed construction of employment buildings & associated works

Site: Land at Sx 729 441, Morley Way, Kingsbridge

**KTC: Recommended Approval**

**40.4** **0549/23/NMM**  
**Decision: Conditional Approval**

Decision date: 25 July 2023  
Case Officer: Amy Hallett  
Applicant: Mr T Biddle – Baker Estates Ltd  
Proposal: Non material amendment to planning consent 2434/18/ARM for minor changes to the approved parking strategy within the parcel to the east of Norden Lane.

Site: Allocated site K5, Land at Sx 729 440, West Alvington Hill  
Kingsbridge

**KTC: Noted**

**40.5** **1255/23/HHO**  
**Decision: Withdrawn**

Decision date: 25 July 2023  
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.**

**40.6** **1749/23/HHO**  
**Decision:** **Withdrawn**  
Decision date: 28 July 2023  
Case Officer: Amy Hallett  
Applicant: Mrs D Salter  
Proposal: Householder application for construction of conservatory  
Site: 11 Russet Gardens, Kingsbridge, TQ7 1FH  
**KTC:** **Recommended Approval**

## **CORRESPONDENCE & REPORTS**

The following correspondence was received from SHDC:

**40.7** **2465/23/COM**  
Case Officer: Craig Hewitt  
Applicant: Airband  
Proposal: Notice of intention to install Electronic Communication Apparatus consisting of a new cabinet for the provision of FTTP  
Site: 2 Fore Street, Kingsbridge, TQ7 1NY  
*SHDC reported that there was no statutory consultation requirement for the above application, the information has been sent for information only*  
**KTC:** **Recommend Refusal**  
Kingsbridge Town Council strongly objects to the proposals for the following reasons:

- The very large cabinet will be overbearing and a carbuncle situated at the primary pedestrian and vehicular gateway to the town centre and therefore the location is totally inappropriate.
- Other alternative and less intrusive options and locations should be explored.
- The bright green paintwork is wrong and would not blend in with surrounding street furniture which is all painted black (RAL 9005 Jet Black) i.e. bollards, litter bins, planters and seating. The Town Council has developed a 'house style' for the public realm and the proposed cabinet represents the polar opposite and an intrusion.
- The proposal will impact negatively and dilute the amenity value enjoyed by nearby community mosaic artworks.
- Related reference to the installation of a pole within the application is not understood as no information has been provided for such apparatus.

It was **RESOLVED** to note the above planning decisions and to forward the findings at 40.7 above to SHDC Development Management.

### DECISIONS

The following tree works' decision was received from SHDC:

<b>41.1</b>	<b>1376/23/TPO</b>
<b>Decision:</b>	<b>Refusal of Consent with Agreed Lesser Works</b>
Decision date:	17 July 2023
Case Officer:	Lee Marshall
Applicant:	Mr P James
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
<b>KTC:</b>	<b>Recommended Approval conditional on the planting of replacement trees for those earmarked for felling</b>

### APPLICATIONS

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

<b>41.2</b>	<b>2502/23/TCA</b>
Case Officer:	Lee Marshall
Applicant:	Mr A Barnard
Proposal:	T1: Eucalyptus – fell due to signs of dying, close to property, replace with indigenous tree
Site:	25 Duncombe Street, Kingsbridge, TQ7 1LR
<b>KTC:</b>	<b>Recommend Approval and replacement with an indigenous species in close proximity to the existing tree e.g. a semi-dwarf Apple tree</b>

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 application was received from SHDC for consideration:

**42.1 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

*The application has been considered at the previous meeting and Members had subsequently made a site visit on 26 July 2023*

**KTC: Recommend Approval**

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

**23/43 ANY FURTHER CURRENT PLANNING MATTERS**

**43.1** Planning Inspectorate appeals were ongoing for applications 1386/22/FUL and 0182/23/HHO.

**43.2** Members had Deferred a Recommendation on the following planning application at the previous meeting:

**Reference: 2276/23/TPO**

Case officer: Lee Marshall

Applicant: Terry Spencer

Proposal: T005 & 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

**KTC: Recommend Refusal on the following grounds:**

- **The application reports only minor Ash dieback within the crown and only minor deadwood within the main canopy and therefore it is likely that the trees could recover indeed, the application itself reports “good vitality”.**
- **Any defects within the trees’ main framework are likely to have been caused by the ongoing development works which do not have the benefit of planning permission.**
- **As the Town Council has previously reported several trees on the site appear to be an inconvenience for the development to be progressed but this is not a reason for them to be felled and the earmarked Ash trees T5 and T6 should be retained.**

**43.3** Members agreed that further information on the South Hams Tree Warden Network should be sought.

**43.4** Works to the external wall of a property in town was likely to be explored by Devon County Council and SHDC.

**43.5** A property in Fore Street was deteriorating externally and KTC had previously contacted the landowner to request maintenance and repairs. Members agreed for further liaison to be progressed.

**23/44                      DATE OF NEXT MEETING**

6.00 p.m. on Tuesday 6 September 2023.

*The meeting closed at 6.40 p.m.*