

Kingsbridge Town Council (KTC)

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.00 P.M. ON TUESDAY 19 SEPTEMBER 2023

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

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

23/52 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Graham Price.

Public Open Forum

There were no statements from members of public present.

23/53 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 23/57.

23/54 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decision was received from South Hams District Council (SHDC):

54.1 0880/23/VAR
Decision: Variation or removal of condition granted
Decision date: 31 August 2023
Case Officer: Graham Smith
Applicant: Mr & Mrs Huggett
Proposal: Application for variation of condition 2 (approved drawings) following planning consent 0427/16/FUL
Site: Widegates, Embankment Road, Kingsbridge, TQ7 1LA
KTC: After a full discussion, including whether the proposals supported KWAC Neighbourhood Plan policy BE3.1.a. regarding Design Quality the application was **Recommended for Approval** subject to the careful control of any external lighting so that the development does not have a negative visual impact from the estuary and surrounding area

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

54.2 **Planning Appeal Decision for planning application 0182/23/HHO**
Appeal Ref: **APP/K1128/D/23/3321997**
Appeal Decision: **The Appeal is dismissed**
Decision date: 6 September 2023
Appellant: Sarah Tyers
Site: 6 Henacre Road, Kingsbridge, TQ7 1DN
Proposal: Householder application for alterations and extension to existing dwelling, to include single storey ground floor extension and off street parking area

The appeal followed Refusal of planning permission by SHDC on 11 April 2023 (KTC Recommended Approval).

54.3 From SHDC a listing of outstanding planning enforcement cases dated 7 September 2023. The information was confidential and could not be disseminated to the public or outside bodies.

54.4 **3027/23/PHH**
Case Officer: Curtis Badley
Applicant: Miss C Paul
Proposal: Application to determine if prior approval is required for proposed single storey ground floor rear extension 3.00m high x 2.5m to eaves
Site: 19 Lime Grove, Kingsbridge, TQ7 1TP
There was no statutory consultation requirement for the above application
KTC: **Noted**

23/55 **TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

23/56 **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

56.1 **2324/23/HHO**
Case Officer: Craig Hewitt
Applicant: Mr & Mrs P Tarr
Proposal: Householder application for conversion of integral garage into utility
Site: Baggywrinkles, 23 Northville Park, Kingsbridge, TQ7 1AR
The Chairman read out an email received from the applicants which provided the rationale for the proposals
KTC: **Recommend Approval**

56.2 **2242/23/VAR**
Case Officer: Graham Lawrence
Applicant: Mr L Winham – Legal Estates
Proposal: Application for variation of condition 2 (approved drawings) of listed building consent 1516/17/LBC (Listed building consent for proposed change of use a conversion of Grade II Listed hotel, into residential units on upper floors and commercial premises at ground level

Site: Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB
KTC: **Recommend Approval however, the developer should be aware of the historical parking matter at the east of the site, identified by a neighbour, which should be rectified and overcome**

56.3 **2753/23/HHO**
Case Officer: Amy Hallett
Applicant: Ms B Tsang
Proposal: Householder application for alterations and replacement single storey extension with terrace over

Site: Creek View, Tacketwood, Kingsbridge, TQ7 3AY
Within West Alvington parish boundary – KTC consulted as the neighbouring parish
KTC: **Noted**

56.4 **2320/23/FUL**
Case Officer: Curtis Badley
Applicant: Mr J Gall
Proposal: Incorporation of lower part of garden, creation of terrace landscaping work along with erection of summerhouse (part retrospective)

Site: 120 Fore Street, Kingsbridge, TQ7 1AW
KTC: **Recommend Approval subject to a condition that the summerhouse should not be occupied and used as ancillary accommodation or as a holiday let**

56.5 **0619/23/FUL**
Case Officer: Charlotte Howrihane
Applicant: Watchtower of Britain
Proposal: Proposed change of use of existing building to Religious Meeting Hall, works include partial demolition of existing building, reinstalment of highway access, redefined parking areas & new internal reconfiguration of existing building

Site: The Moorland, Lower Union Road, Kingsbridge, TQ7 1EF
KTC: **Recommend Approval subject to the assessment earmarked in Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Policy KWAC EM1**

56.6 **0620/23/ADV**
Case Officer: Charlotte Howrihane
Applicant: Watchtower of Britain

Proposal: Advertisement consent for two fascia panels displaying name & logo of the building use
Site: The Moorland, Lower Union Road, Kingsbridge, TQ7 1EF
KTC: Recommend Approval subject to the assessment earmarked in Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Policy KWAC EM1

56.7 **2887/23/FUL**
Case Officer: Rosalie Metcalfe
Applicant: Mr R Rogers
Proposal: Erection of a storage building
Site: Land At Sx 736 452, Coombe Lane, Kingsbridge
KTC: Recommend Approval subject to a condition that the storage building should not be occupied and used as ancillary accommodation or as a holiday let

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

23/57 ANY FURTHER CURRENT PLANNING MATTERS

KTC had reported to SHDC the felling of a significant tree in town which was subject to a Tree Preservation Order and may not have had permission for its removal.

23/58 DATE OF NEXT MEETING

6.00 p.m. on Tuesday 3 October 2023.

The meeting closed at 7.10 p.m.