

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 5 SEPTEMBER 2023

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

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

23/45 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

There were no statements from members of public present.

23/46 DECLARATIONS OF INTERESTS

None.

23/47 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

47.1	1869/23/LBC
Decision:	Conditional Approval
Decision date:	4 August 2023
Case Officer:	Richard Gage
Applicant:	Cathy Rayner
Site:	92 Fore Street, Kingsbridge, TQ7 1PP
Proposal:	Listed building application for the repairs of main 3 storey roof, replacement of flat roof, replacement of window on the west elevation and the repointing and rendering of a wall on the north elevation.
KTC:	Recommended Approval
47.2	2465/23/COM
Decision:	Objection
Decision date:	2 August 2023

Case Officer: Craig Hewitt
Applicant: Airband
Site: 2 Fore Street Kingsbridge TQ7 1NY
Proposal: Notice of intention to install Electronic Communication Apparatus consisting of a new cabinet for the provision of FTTP

KTC: Recommended 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.

Members noted SHDC Development Management's letter 2454/23/COM dated 2 August 2023 to the applicant in response to the planning application which reported the authority's Objection to the proposed pole and commented that the additional cabinet would not reduce the visual impact of the development. It was the **RESOLVED** to contact SHDC to request how the application would be progressed?

47.3

1745/23/LBC

Decision: Listed Building Consent Granted

Decision date: 7 August 2023
Case Officer: Richard Gage
Applicant: Mr M Noble
Proposal: Listed Building Consent for reconfiguration of internal layout.
Site: Flat 2, Duncombe House, Duncombe Street, Kingsbridge, TQ7 1LR

KTC: Recommended Approval

47.4

1439/23/HHO

Decision: Conditional Approval

Decision date: 16 August 2023
Case Officer: Curtis Badley
Applicant: Mr & Mrs Parbles
Proposal: (Retrospective) 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

47.5 **1932/23/HHO**
Decision: **Conditional Approval**
Decision date: 23 August 2023
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: **Recommended Approval**

47.6 **2146/23/CLP**
Decision: **Withdrawn**
Decision date: 23 August 2023
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
KTC: **Noted**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

47.7 **Appeals start notification for planning application 4465/22/LBC**
Appeal: **APP/K1128/Y/23/3320829**
Start date: 7 August 2023
Appellant: Mr Liam Wall
Site: 60 Church Street Kingsbridge TQ71DD
Proposal: Listed Building Consent to replace existing softwood timber windows

The appeal followed the Refusal of planning permission by SHDC and would be determined on written representation (KTC Recommended Refusal). Any comments made at the application stage would be forwarded to the Planning Inspectorate. Representations, modifications/withdrawal of previous representations may be made by 11 September 2023.

47.8 **2579/23/NMM**
Case Officer: Bryn Kitching
Applicant: Mr Tom Biddle, Baker Estates Ltd
Proposal: Non Material Minor Amendment to planning consent 2434/18/ARM for minor changes to the approved layout of the

vicinity of plots 12, 13, 14, and 15; plot 12 parking configuration changer to linear form with additional landscaping, plot 13 & 14 location has been pushed west slightly to allow for a change in the design of the turning head, plot 15 benefits from a slightly larger roadside landscaped area

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

SHDC reported that there was no statutory consultation requirement for the above Application and the information had been sent for information only

KTC: **Noted**

47.9

2675/23/ARC

Case Officer: Richard Nicholson

Applicant: Mr Tom Biddle Baker Estates Ltd

Proposal: Application for approval of details reserved by condition 20 (Outdoor Lighting Scheme) of planning consent 28/0508/15/O

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

SHDC reported that there was no statutory consultation requirement for the above Application and the information had been sent for information only

KTC: **Supports the outdoor lighting scheme at the K5 development but feels very strongly that the mounted luminaries to the rear of each dwelling should be installed during the construction phase rather than being placed with the purchaser/home owner to action at a later date.**

47.10

2661/23/ARC

Case Officer: Richard Nicholson

Applicant: Mr Tom Biddle Baker Estates Ltd

Proposal: Application for approval of details reserved by condition 3 (Electric vehicle charging points) of planning consent 2434/18/ARM

SHDC reported that there was no statutory consultation requirement for the above Application and the information had been sent for information only

KTC: **Supports the installation of electric vehicle charging points a the K5 development conditional that the proposals for the lower site/east of Norden Lane conform with the requirements of the Plymouth & SW Devon Supplementary Planning Document 8.39, Plymouth & SW Devon Climate Emergency Planning Statement 7.27 and 2021 Building Regulations Approved Document Requirement S1.**

47.11

Planning Appeal Decision for planning application 1386/22/FUL

Appeal Ref: **APP/K1128/W/23/3315666**

Appeal Decision: **The Appeal is allowed and planning permission is granted**

Decision date: 18 August 2023

Appellant: Mr Dick Whittington – Dick Whittington Developments Ltd

Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

Proposal: Erection of 6 new residential dwellings (resubmission of 3830/20/FUL)

The appeal followed Refusal of planning permission by SHDC on 16 December 2022 (KTC Recommended Refusal).

47.12 Notification of valid Appeal for planning application 1555/23/HHO

Appeal: APP/K1128/D/23/3328120

Appellant: Mr Stephen Coetzee

Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP

Proposal: Householder application for side extension (resubmission of 3622/22/HHO)

The appeal followed the Refusal of planning permission by SHDC on 7 July 2023 (KTC Recommended Refusal). A 'start' letter would be issued in due course.

47.13 From the Devon Housing Commission (DHC), notification of a public online survey on housing issues in the South Hams. In July, SHDC had joined forces with other organisations across the county to form the DHC consisting of 11 local authorities to conduct an in-depth analysis of the various housing markets, social economics and demographical changes across Devon to help influence significant housing and social policy change.

It was **RESOLVED** for Members to consider the survey independently and to provide comments to the Town Clerk for a KTC response to be worked up and forwarded to the DHC.

47.14 From SHDC a listing of outstanding planning enforcement cases dated 7 August 2023. The information was confidential, could not be disseminated to the public or outside bodies and therefore would be received later in the meeting under Confidential matters.

It was **RESOLVED** to note the above planning decisions and to forward the findings at 47.8, 47.9 and 47.10 to SHDC Development Management.

23/48 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decisions were received from SHDC:

48.1 2188/23/TPO

Decision: Tree Preservation Order - Grant of Conditional Consent

Decision date: 21 August 2023

Case Officer: Lee Marshall

Applicant: Mr Martin Johnson – 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: Nil comments

48.2 **2502/23/TCA**
Decision: **Trees in a Conservation Area – Notification to Undertake Works**
Decision date: 24 August 2023
Case Officer: Lee Marshall
Applicant: Mr Andrew Barnard
Proposal: T1: Eucalyptus – fell due to signs of dying, close to property replace with indigenous tree
Site: 25 Duncombe Street, Kingsbridge, TQ7 1LR
KTC: **Recommend Approval and replacement with an indigenous species in close proximity to the existing tree e.g. a semi-dwarf Apple tree**

APPLICATIONS

None.

It was **RESOLVED** to note the above tree works' decisions.

23/49 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

49.1 **2386/23/FUL**
Case Officer: Graham Lawrence
Applicant: Peter Betteridge
Proposal: Installation of 4 x UC external heating units
Site: Ground floor 20 Fore Street, Kingsbridge, TQ7 1NY
KTC: **Noted**

49.2 **2393/23/LBC**
Case Officer: Graham Lawrence
Applicant: Peter Betteridge
Proposal: Listed Building Consent for 4 x external heating units (retrospective)
Site: Ground floor 20 Fore Street, Kingsbridge, TQ7 1NY
KTC: **Noted**

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

23/50 ANY FURTHER CURRENT PLANNING MATTERS

50.1 Members noted that Cllr Price was the sole Tree Warden for KTC however, he had previously been supported by other Members for liaison on tree matters and to take on the role in his absence. It was **RESOLVED** for Cllr Cole to support Cllr Price regarding all tree works' applications received by KTC and for the former to become a member of the South Hams Tree Warden Network.

50.2 It was **RESOLVED** that in view of the nature of the business about to be transacted it was advisable, in the public interest, that the public and press be temporarily excluded.

A member of public left the meeting

50.3 Members received a briefing on SHDC's current listing of outstanding planning enforcement cases dated 7 August 2023 (brought forward from agenda item 47.14). It was **RESOLVED** to request information from SHDC regarding 3 in number longstanding cases.

23/51 DATE OF NEXT MEETING

6.00 p.m. on Tuesday 19 September 2023.

The meeting closed at 7.20 p.m.