

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 3 OCTOBER 2023

Present: Cllr Martina Edmonds (Chairman)
Cllr Philip Cole
Cllr Barrie Fishman

In Attendance: District Cllr Denise O'Callaghan
Two members of public
Martin Johnson (Secretary)

The meeting was delayed and commenced at 6.45 p.m.

23/59 APOLOGIES FOR ABSENCE

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

Public Open Forum

Lee Bonham stated that 2 planning appeals had been submitted for the K4/Locks Hill development off Derby Road. Close reading of all the documentation was required to understand a complex case because previous planning conditions and decisions were being challenged. South Hams District Council's (SHDC) responses to the appeals were not available at present.

Julie Taylor stated that the above appeals brought up a number of issues:

- The outline planning permission for the development was time lapsed.
- High House Lane leading to the Rugby Club, and used by Devon Air Ambulance for night landings, was vulnerable.
- The variation of the housing development plans identified sewage connection to the Garden Mill industrial site.

The Chairman thanked Lee and Julie for their statements and reported that local residents should forward their representations to the Planning Inspectorate.

23/60 DECLARATIONS OF INTERESTS

There were no declarations of interest.

A member of public left the meeting

23/61 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decision was received from SHDC:

61.1 **1966/23/HHO**
Decision: **Conditional Approval**
Decision date: 20 September 2023
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**

CORRESPONDENCE & REPORTS

The following correspondence and reports were received:

61.2 **Appeal reference: APP/K1128/W/23/3325969 – APP/K1128/W/23/3327455**
Applications: **1170/23/ARC and 1803/23/VAR**
Appellant: Blakesley Estates (Kingsbridge) Ltd
Proposal: Application for approval of details reserved by condition 8 (materials) of planning consent 28/1560/15/O (APP/K1128W/16/3156062)
Application for variation of condition 7 of outline application 28/1560/15/O (Appeal Ref: APP/K1128/W/16/3156062) to allow for revised dwelling design and layout and variation of condition 1 of reserved matters application 0826/20/ARM to allow for revised landscaping
Appeal start: 7 September 2023
Site: Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA
The appeals would be determined based on a Hearing
All representations must be received by 12 October 2023

It was **RESOLVED** to respond to the Planning Inspectorate that Kingsbridge Town Council unreservedly supported SHDC's decisions to Decline to Determine application 1170/23/ARC and Non-Validation of application 1803/23/VAR.

61.3 SHDC has informed KTC of a formal public consultation for the emerging Conservation Area Appraisal and Management Plan. However, there was an opportunity for early engagement for local interest groups to consider:

- Any suggested boundary changes and why?
- Are there any additional buildings or features that make a positive contribution to the Conservation Area?
- Are there any additional buildings or features that make a negative contribution to the Conservation Area?

- Any suggested character areas?

The deadline for informal comments was 27 October 2023.

Members reviewed the present Kingsbridge Conservation Area map and information from SHDC, Historic England (within the Neighbourhood Plan evidence base) and Plymouth & South West Devon Supplementary Planning Document. The South Hams Society had also expressed an interest in the above early engagement. It was then **RESOLVED** to invite SHDC's Senior Planning Officer (Conservation) to a meeting regarding the Kingsbridge Conservation Area Appraisal and Management Plan.

23/62 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

The following application was received from SHDC for consideration:

62.1 3064/23/TPO
Case Officer: Lee Marshall
Applicant: Mr Huggett
Proposal: T253 Holm Oak – Crown raise over road and driveway to provide a clearance of 5.2m for proposed management works.
Site: High House, 56 Embankment Road, Kingsbridge, TQ7 1LA
KTC: Recommend Approval

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

23/63 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

63.1 2955/23/HHO
Case Officer: Curtis Badley
Applicant: Mr & Mrs Carr
Proposal: Householder application for general alterations including replacement of existing garage with a side and rear extension (resubmission of 1255/23/HHO)
Site: Staunton Lodge, Embankment Road, Kingsbridge, TQ7 1JZ
Members acknowledged that amendments had been made to the original concept to extend Staunton Lodge but did not support the proposals
KTC: Recommend Refusal. 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.

63.2

2983/23/CLP

Case Officer:

Curtis Badley

Applicant:

Ms C Paul

Proposal:

Certificate of Lawfulness for proposed rear dormer window extension under Schedule 2, Part 1, Class B (resubmission of 2146/23/CLP)

Site:

19 Lime Grove, Kingsbridge, TQ7 1TP

There is no statutory consultation requirement for the above application

KTC:

Noted

63.3

3137/23/NMM

Case Officer:

David Stewart

Applicant:

Mr & Mrs Smith

Proposal:

Non-material minor amendment to planning consent 3831/22/VAR for minor adjustments to ground floor, include new external stone walls and flood gate, addition of walk-over glass within consented balcony

Site:

The Boathouse, Embankment Road, Kingsbridge, TQ7 1JZ

There is no statutory consultation requirement for the above application

KTC:

Noted

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

23/64

ANY FURTHER CURRENT PLANNING MATTERS

64.1 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

64.2 Members reviewed the current listing of planning enforcement cases and recent potential enforcement matters which had been brought to KTC's attention:

- SHDC would investigate the recent felling of trees in a residential street which had also been reported to KTC by a local resident.
- A property in the Conservation Area was the subject of an ongoing enforcement case and Members agreed for KTC to request an update from SHDC Development Management.
- Two alleged enforcement cases recently reported by KTC were ongoing.

23/65

DATE OF NEXT MEETING

6.00 p.m. on Tuesday 17 October 2023.

The meeting closed at 8.15 p.m.