

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

### **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 21 NOVEMBER 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)

#### **23/73 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **Public Open Forum**

There were no comments from members of public present.

#### **23/74 DECLARATIONS OF INTERESTS**

There were no declarations of interest.

#### **23/75 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **PLANNING DECISIONS**

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

**75.1 3027/23/PHH**  
**Decision: Prior Approval Required and Given**  
Decision date: 12 October 2023  
Case Officer: Curtis Badley  
Applicant: Miss C Paul  
Proposal: Application to determine if prior approval is required for proposed single storey ground floor extension 3.00m high x 2.50m to eaves  
Site: 19 Lime Grove, Kingsbridge, TQ7 1TP  
**KTC: Noted**

**75.2 2983/23/CLP**  
**Decision: Certificate of Lawfulness (Proposed) Certified**  
Decision date: 18 October 2023  
Case Officer: Curtis Badley  
Applicant: Miss 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

**KTC: Noted**

### **75.3**

**1790/23/VAR**

**Decision: Conditional Approval**

Decision date: 19 October 2023

Case Officer: David Stewart

Applicant: Kingsbridge Feoffees

Proposal: Application for Variation of Condition 2 (approved drawings) of planning 2097/18/FUL to include external decking

Site: Land off Derby Road, Kingsbridge

**KTC: Noted**

### **75.4**

**2242/23/VAR**

**Decision: Conditional Approval:**

Decision date: 18 October 2023

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 for proposed change of use and conversion of Grade II listed hotel into residential units on upper floors and commercial premises on ground floor

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

**KTC: Noted**

### **75.5**

**2324/23/HHO**

**Decision: Conditional Approval**

Decision date: 16 October 2023

Case Officer: Craig Hewitt

Applicant: Mr & Mrs Tarr

Proposal: Householder application for conversion of integral garage into utility

Site: Baggywrinkles, 23 Northville Park, Kingsbridge, TQ7 1AR

**KTC: Recommended Approval**

### **75.6**

**3182/23/NMM**

**Decision: Conditional Approval**

Decision date: 16 October 2023

Case Officer: David Stewart

Applicant: Liam & Becky Wall

Proposal: Non-material minor amendment to planning consent 0327/23/HHO for modifications to window openings

Site: 15 Hurrell Road, Kingsbridge, TQ7 1ER

**KTC: Noted**

<b>75.7</b>	<b>1689/23/NMM</b>
<b>Decision:</b>	<b>Withdrawn</b>
Decision date:	20 October 2023
Case Officer:	Richard Gage
Applicant:	Mrs N Farrelly Kent
Proposal:	Non-material minor amendment to planning consent 28/1552/14/F to change the position of one internal wall between hallway & second bedroom
Site:	87C Fore Street, Kingsbridge, TQ7 1AB
<b>KTC:</b>	<b>Noted</b>
<b>75.8</b>	<b>0619/23/FUL</b>
<b>Decision:</b>	<b>Withdrawn</b>
Decision date:	17 October 2023
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, re-instatement of highway access, redefined parking areas & new internal reconfiguration of existing building
Site:	The Moorland, Lower Union Road, Kingsbridge, TQ7 1EF
<b>KTC:</b>	<b>Recommend Approval subject to the assessment earmarked in Kingsbridge, West Alvington &amp; Churchstow Neighbourhood Plan Policy KWAC EM1</b>
<b>75.9</b>	<b>0620/23/ADV</b>
<b>Decision:</b>	<b>Advertisement Control Consent Granted</b>
Decision date:	24 October 2023
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
<b>KTC:</b>	<b>Recommend Approval subject to the assessment earmarked in Kingsbridge, West Alvington &amp; Churchstow Neighbourhood Plan Policy KWAC EM1</b>
<b>75.10</b>	<b>2320/23/FUL</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	3 November 2023
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
<b>KTC:</b>	<b>Recommended Approval subject to a condition that the summerhouse should not be occupied and used as ancillary accommodation or as a holiday let</b>

## CORRESPONDENCE AND REPORTS

The following correspondence and reports were received:

**75.11** From SHDC a listing of outstanding planning enforcement cases dated 6 November 2023. The information was confidential and could not be disseminated to the public or outside bodies.

**75.12** From SHDC information on the introduction of a new Planning IT system meaning a reduced service 22 to 29 November 2023 until the resumption of business.

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

### **23/76                      TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS**

#### **TREE WORKS' DECISIONS**

The following tree works' decision was received from SHDC:

<b>76.1</b>	<b>2276/23/TPO</b>
<b>Decision:</b>	<b>Refusal of Consent</b>
Decision date:	25 October 2023
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 structural defects within main framework of tree, T008: Ash – Reduce entire crown by up to 2.5metres this will reduce the dynamic load on the defect (the crown of T008 is heavily bias to the south of which the large stem has a significant lean & the larger stem also has a significant cavity which is soil filled) & 1010: Ash – Sectional dismantle & fell, signs of ADB throughout crown & tree is now considered to be in poor form.
Site:	Land at SX 739 438, Garden Mill, Derby Road, Kingsbridge, TQ7 1SA
<b>KTC:</b>	<b>Recommend Refusal on the following grounds:</b> <ul style="list-style-type: none"><li>• <b>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”.</b></li><li>• <b>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.</b></li><li>• <b>As the Town Council has previously reported several trees on the site appear to be an inconvenience for</b></li></ul>

**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.**

## **TREE WORKS' CORRESPONDENCE & APPLICATIONS**

None.

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

### **23/77 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

#### **77.1 3229/23/HHO**

Case Officer: Alexis Wilson

Applicant: Mr & Mrs M Phillips

Proposal: Householder application for alterations and additions to existing house and courtyard garden

Site: 47 Belle Cross Road, Kingsbridge, TQ7 1NL

*Members considered there was ambiguity in the plans regarding the existing number of bedrooms at the property and clarification had been requested from SHDC Development Management*

**KTC:** **Defer** (upon receipt, further information to be forwarded to the Planning Committee for comments and a KTC Recommendation to be devolved to Cllr Edmonds and the Town Clerk).

#### **77.2 3579/23/ADV**

Case Officer: Chloe Allen

Applicant: St Austell Brewery

Proposal: Application for advertisement consent for replacement of existing banner sign with new on gable end of building, new letters displaying pub name mounted on rendered wall and illuminated letters mounted to existing fencing, signage vinyl applied to glass balustrade on first floor and mezzanine timber fascia, pub name painted onto stone fascia, rendered wall and shepherds hut timber cladding, replacement of existing totem sign with new illuminated signage post

Site: The Crabshell Inn, Embankment Road, Kingsbridge, TQ7 1JZ

**KTC:** **Recommend Approval subject to the outside lighting being switched off after midnight in accordance with the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Policy KWAC Env3.**

**The above Recommendation for Approval does not include signage earmarked for the shepherds hut which KTC perceives to be a temporary rather than permanent fixture.**

It was **RESOLVED** to take the action earmarked at 77.1 above and to forward the findings of the planning consultation at 77.2 above to SHDC Development Management.

**23/78**

**ANY FURTHER CURRENT PLANNING MATTERS**

**78.1** SHDC had arranged planning training for local councillors and clerks 4.00-7.00 p.m. on Wednesday 24 January 2024 which would be divided into 2 sessions: The Planning Process and Development Management. The training would be held remotely via MS Teams.

All Planning Committee Members and Staff would attend the training.

**78.2** KTC's Tree Wardens would apply to SHDC for 2 in number significant trees to be considered for Tree Protection Orders.

**78.3** Members noted that a 5G mast was being installed off Cookworthy Road near the junction with Lower Union Road which had encouraged public comment. Cellnex had made a Notice of Intent via application 2570/22/COM in July 2022 and SHDC had made no comments. Planning rules for 5G masts in England stated that ground-based mobile masts up to 30 metres in height, in non-protected areas, were deemed to be permitted development.

**23/79**

**DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 5 December 2023.

*The meeting closed at 7.15 p.m.*