

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 19 DECEMBER 2023

Present: Cllr Martina Edmonds (Chairman)
Cllr Philip Cole
Cllr Graham Price

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

23/87 APOLOGIES FOR ABSENCE

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

Public Open Forum

There were no statements from members of public present.

23/88 DECLARATIONS OF INTERESTS

There were no declarations of interest.

23/89 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

89.1 Appeal Decision
Appeal: APP/K1128/Y/23/3320892
Decision: The Appeal is Dismissed
Date: 7 December 2023
Proposal: Listed building consent to replace existing softwood timber windows
Site: 60 Church Street, Kingsbridge, TQ7 1DD
KTC: Recommended Refusal as the use of PVC-U windows (to replace wood sash windows) will have a detrimental impact on a listed building

CORRESPONDENCE AND REPORTS

The following correspondence was received from SHDC:

89.2 **3955/23/ARC**

Case Officer: Richard Nicholson
 Applicant: Ms Nicole Stacey, Baker Estates Limited
 Proposal: Application for approval of details reserved by Condition 4 (CEMP) of planning consent 1108/23/FUL
 Site: Land at Sx 729 441, Morley Way, Kingsbridge
There was no statutory consultation for the above application and SHDC had forwarded it for information only

KTC: Noted**89.3** **4006/23/ARC**

Case Officer: Richard Nicholson
 Applicant: Susan Minihan, G.I. Devon
 Proposal: Application for approval of details reserved by Conditions 6 (Materials) and 7 (Natural Stone) of planning consent 2876/21/FUL
 Site: Development site, Tumbly Hill, Kingsbridge
There was no statutory consultation for the above application and SHDC had forwarded it for information only

KTC: Noted

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

23/90 **TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS****DECISIONS & CORRESPONDENCE**

The following tree works' decision was received from SHDC:

90.1 **3243/23/TPO****Decision: Works to a TPO Tree - Grant of Conditional Consent**

Case Officer: Lee Marshall
 Applicant: Leadbetter – LJL Property Management
 Proposal: T67: Horse Chestnut – Crown raise to 4m from ground level on South, North and West sides to give clearance above pedestrian pavement and vehicle access; tertiary growth only with pruning cuts to be no greater than 75mm

Site: Waterside, The Promenade, Kingsbridge, TQ7 1JH

KTC: Recommend Refusal

The Horse Chestnut T67 is a mature tree in a very prominent location at the junction of Derby Road and Embankment Road. It has excellent amenity value and is in a healthy condition. Therefore, there does not appear to be any reason to carry out tree management at the present time.

TREE WORKS' APPLICATIONS

90.2 None.

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

23/91 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

- 91.1 3738/23/FUL**
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs Kavanagh
Proposal: To lower the existing gable glazing on the first floor to create a new Juliet balcony with two sliding doors
Site: Clipper Quay, Embankment Road, Kingsbridge, TQ7 1SJ
KTC: Recommend Approval
- 91.2 3534/23/HHO**
Case Officer: Curtis Badley
Applicant: Mr A Lammie
Proposal: Householder application for single storey extension to existing dwelling
Site: 1 Culver Park Close, Kingsbridge, TQ7 1LD
KTC: Recommend Approval subject to drainage requirements for the extension being met and a permeable membrane for the parking area in accordance with the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Policy KWAC Env6 Prevention of flooding and impact on water quality
- 91.3 3579/23/ADV**
Case Officer: Chloe Allen
Applicant: St Austell Brewery
Proposal: READVERTISEMENT (revised description & amended plans)
Application for advertisement consent for replacement of existing banner sign with new on gable end of building, new letters displaying pub name mounted to rendered wall & illuminated letters mounted to existing fencing, signage vinyl applied to glass balustrade on first floor & mezzanine timber fascia, pub name painted onto stone fascia & rendered wall, 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 Env5 Prevention of light pollution

91.4 **1765/23/FUL**
Case Officer: Curtis Badley
Applicant: Mr & Mrs Parbles
Proposal: READVERTISEMENT (amended description, plans &
documents) Part retrospective renovation works to previously
dilapidated outbuilding to enable building to be used as self-
contained holiday let accommodation Replacement roofing
material in anthracite grey galvanised steel, replacement
windows & doors in anthracite grey, removal of external timber
cladding, local repairs to the brickwork and pointing, followed by
a series of coatings of external limewash
Site: Bank Cottage, rear of 47 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Recommend Approval**

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

23/92 **ANY FURTHER CURRENT PLANNING MATTERS**

The agenda for the next scheduled committee meeting needed to be produced on 22 December, due to forthcoming festive season bank holidays, and there were no planning applications which required early consideration. Therefore, Members agreed to cancel the Planning Committee for 2 January 2024.

23/93 **DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 16 January 2024.

The meeting closed at 6.53 p.m.