

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 5 DECEMBER 2023

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Chris Povey
Cllr Graham Price

In Attendance: Three members of public
Martin Johnson (Secretary)

23/80 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Danielle Rawstron.

Public Open Forum

Peter Sandover and Allan & Caitlin Pollok-Morris briefed Members on the concept for a residential development on a greenfield plot of land located between Eastern Backway, Leigham Terrace and Wisteria Place. Members asked several questions and the salient points were:

- There had been historical unsuccessful attempts to develop the land which been refused by South Hams District Council (SHDC) and the Planning Inspectorate.
- However, it was considered that the principle for development had been established.
- The proposals were for a small home of less than 100m² which would respect the character and heritage of the Kingsbridge Conservation Area.
- The intention would be for a second home and in the future for it to be a permanent home.
- There were significant differences in the current proposals than those submitted previously including soft landscaping and a green roof on the property.
- It was noted that Kingsbridge, West Alvington & Churchstow Neighbourhood Plan Policy KWAC Env4 Locally Important Views KV15 highlighted the view from Saffron Park to St Edmonds Church which contained the locale however, the proposals would make little impact.
- The development aimed to include a small area of land between the site owned by Mr & Mrs Pollok-Morris and the Eastern Backway which was not owned by another party. Checks had been conducted with various agencies to verify this information including the Land Registry.
- However, utilising the above parcel of land would bring the building to a lower level to make it 'sit' better within the locale and lessen its impact on neighbouring properties. Members noted that SHDC's senior planning officer for conservation and the South Hams Society had viewed said parcel of land recently and noted its heritage value.

- Perimeter wall surveys had been actioned by a local engineering company.
- Any removal of trees and/or vegetation on the site would be compensated by new landscaping and it was anticipated for a 10% biodiversity net gain.
- Nil discussions had been held to date with SHDC as Mr Sandover and Mr & Mrs Pollok-Morris wished to engage with the local council and community in the first instance.

23/81 DECLARATIONS OF INTERESTS

There were no declarations of interest.

23/82 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

PLANNING DECISIONS

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

82.1	2386/23/FUL
Decision:	Conditional Approval
Decision date:	13 November 2023
Case Officer:	Graham Lawrence
Applicant:	Peter Betteridge
Proposal:	Installation of 4 x UC external heating units (retrospective)
Site:	Ground Floor, 20 Fore Street, Kingsbridge, TQ7 1NY
KTC:	Noted
82.2	2393/23/LBC
Decision:	Listed Building Consent Granted
Decision date:	13 November 2023
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
82.3	3137/23/NMM
Decision:	Non Material Minor Amendment Granted
Decision date:	14 November 2023
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, including new stone walls & flood gate, addition of walk-over glass within consented balcony
Site:	The Boathouse, Embankment Road, Kingsbridge, TQ7 1JZ
KTC:	Noted

82.4 **3174/23/HHO**
Decision: **Conditional Approval**
Decision date: 14 November 2023
Case Officer: Alexis Wilson
Applicant: Mr & Mrs D Boxwell
Proposal: Householder application for proposed two storey side extension and garage conversion
Site: 58 Northville Park, Kingsbridge, TQ7 1AR
KTC: **Recommended Approval**

82.5 **3263/23/ARC**
Decision: **Discharge of Conditions Not Approved**
Decision date: 14 November 2023
Case Officer: Richard Nicholson
Applicant: Susan Minihan, GI Devon
Proposal: Application for approval of details reserved by condition 4 (Surface Water Drainage Scheme) of planning consent 2876/21/FUL
Site: Development site, Tumbly Hill, Kingsbridge
KTC: **Noted**

82.6 **2579/23/NMM**
Decision: **Conditional Approval**
Decision date: 21 November 2023
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
KTC: **Noted**

CORRESPONDENCE AND REPORTS

None.

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

23/83 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

TREE WORKS' DECISIONS

The following tree works' decisions were received from SHDC:

83.1**3155/23/TPO****Decision:****Refusal of Consent with Agreed Lesser Works**

T6: Copper Beech - crown reduction on NE side of up to 3m, road side by 2-3m, crown height reduction by 1-2m, remove deadwood

T2: Ash - Fell Approval with replant

T3: Ash - Fell Approval with replant

T7: Ash - Fell Approval with replant

Date:

20 November 2023

Case Officer:

Lee Marshall

Applicant:

Mr L Leadbetter – LJL Property

Proposal:

T6: Copper Beech – crown reduction on NE side of up to 6m, road side by 2-3m, crown height reduction by 1-2m, remove deadwood, to reduce risk of limb failure, improve balance and reduce excessive shading

T2: Ash fell due to Ash Dieback present

T3: Ash fell due to Ash Dieback present

T7: Ash fell due to Ash Dieback evident

Site:

42 Scholars Walk, Kingsbridge, TQ7 1QL

KTC:

Recommend Approval for T2, T3 and T7.

Recommend Refusal for T6. The proposed 6m crown reduction is deemed to be excessive. Suggest lesser works to reduce the top of the crown by 1-2m, and remaining crown by 3m maximum, plus removal of deadwood.

83.2**3064/23/TPO****Decision:****Grant of Conditional Consent**

Date:

21 November 2023

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 Point (Widegates), 56 Embankment Road, Kingsbridge, TQ7 1LA

KTC:

Recommend Approval

TREE WORKS' CORRESPONDENCE & APPLICATIONS

None.

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

23/84**PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

84.1 **3582/23/HHO**
Case Officer: Alexis Wilson
Applicant: Mr & Mrs A Anderson
Proposal: Householder application for removal of existing single storey front entrance porch & replaced with single storey extension including external works for new patio area

Site: 7 Khartoum Place, Fore Street, Kingsbridge, TQ7 1QE
KTC: **Recommend Approval**

84.2 **3686/23/HHO**
Case Officer: Amy Hallett
Applicant: Miss & Mr L & J Powlesland & Miles
Proposal: Householder application for proposed 2 single storey extensions, internal modifications to the existing dwelling and new detached garage with associated parking and external landscaping.

Site: Croft Bungalow, Wallingford Road, Kingsbridge, TQ7 4AA
The site was within Buckland-Tout-Saints parish boundary but had been forwarded to KTC as the neighbouring authority
KTC: **Noted**

84.3 **3775/23/HHO**
Case Officer: Curtis Badley
Applicant: Mr J Cole
Proposal: Householder application for alteration and extension to dwelling.
Site: 3 Northville Park, Kingsbridge, TQ7 1AR
KTC: **Recommend Refusal on the grounds of over-development and loss of privacy for neighbours at the rear of the property**

84.4 **3780/23/FUL**
Case Officer: Belle Richer-Hill
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 (resubmission of 0619/23/FUL)

Site: Lower Union Road, Kingsbridge, TQ7 1EF
KTC: **Recommend Approval**

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

23/85 ANY FURTHER CURRENT PLANNING MATTERS

The following planning application had been Deferred at the previous meeting to

await further information from SHDC Development Management. That day, it had been confirmed that there were 3 existing bedrooms at the property and the proposals would retain the same number of bedrooms.

Reference: 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
KTC: **Recommend Approval**

23/86 **DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 19 December 2023.

The meeting closed at 7.40 p.m.