

Kingsbridge Town Council (KTC)

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 10.00 A.M. ON WEDNESDAY 24 JANUARY 2024

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

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

23/94 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Chris Povey and Danielle Rawstron.

Public Open Forum

Caroline Coetzee was the householder for planning application 3822/23/HHO (agenda item 98.1). She stated that Members had supported an application for an extension to the property in November 2022 for proposals with the same footprint and a similar number of rooms as the current application. Unfortunately a green/turf roof had not been supported for the former application. Indeed, an extant planning permission at the site had established the right to build on the plot but did not provide enough space for the family and therefore the revised proposals had been submitted. Pre-application advice sought from South Hams District Council for the current proposals had highlighted that they were likely to be supported by the authority.

23/95 DECLARATIONS OF INTERESTS

There were no declarations of interest.

23/96 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

96.1	3229/23/HHO
Decision:	Conditional Approval
Decision date:	22 December 2023
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:	Recommended Approval

96.2 **3582/23/HHO**
Decision: **Conditional Approval**
Decision date: 22 December 2023
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: **Recommended Approval**

96.3 **2955/23/HHO**
Decision: **Refusal**
Decision date: 15 December 2023
Case Officer: Curtis Badley
Applicant: Mr & Mrs Carr
Proposal: Householder application for general alterations including replacement of existing garage with a side & rear extension (resubmission)

Site: Staunton Lodge, Embankment Road, Kingsbridge, TQ7 1JZ
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.**

CORRESPONDENCE AND REPORTS

The following correspondence was received from SHDC:

96.4 **3893/23/ARC**
Case Officer: Richard Nicholson
Applicant: Susan Minihan
Proposal: Application for approval of details reserved by condition4 (surface water drainage scheme) 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.

23/97

TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

23/98

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

98.1

3822/23/HHO

Case Officer:

Alexis Wilson

Applicant:

Mr S Coetzee

Proposal:

Householder application for side extension

Site:

4 Leigham Terrace, Kingsbridge, TQ7 1BP

KTC:

Recommend Approval however, the proposed introduction of roof lights, windows and glass doors were noted which should not have an adverse impact on the locale in accordance with Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC Env3 Prevention of light pollution

98.2

4059/23/VAR

Case Officer:

David Stewart

Applicant:

LJL Property Management

Proposal:

Application for variation of condition 3 (door colour) of planning consent 4336/22/FUL

Site:

The Moorings, Embankment Road, Kingsbridge, TQ7 1LP

KTC:

Recommend Approval

98.3

3993/23/LBC

Case Officer:

Graham Lawrence

Applicant:

Mr & Mrs Parbles

Proposal:

Listed Building consent for 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 (part retrospective)

Site:

47 Bank Cottage, Rear of Fore Street, Kingsbridge, TQ7 1PG

KTC:

Recommend Approval

98.4

4140/23/HHO

Case Officer:

Curtis Badley

Applicant:

Mr & Mrs Carr

Proposal:

Householder application for two storey rear extension

Site:

Staunton Lodge, Embankment Road, Kingsbridge, TQ7 1JZ

KTC:

Recommend Approval

