

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 20 FEBRUARY 2024

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

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

23/110 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Danielle Rawstron.

Public Open Forum

Mr Putt, the applicant for planning application 0062/24/FUL (provision of external flue/chimney to connect to internal ventilation system to serve takeaway premises at 7-7a Mill Street, Kingsbridge) noted that KTC had some concerns with the proposals. He stated that amended plans had been submitted to South Hams District Council (SHDC). Indeed, a further adjustment was due to be made shortly. SHDC Environmental Health had made a site visit and were content with the proposals. The process had been difficult due to a dispute and related legal matters which he considered were resolved. In summary, he had worked hard to satisfy all issues.

The Chairman thanked Mr Putt for his statement and reported that the amended plans would be considered at the next Planning Committee to be held on 5 March 2024.

Ms Snell, Mr Keddie, Ms Weir, Mr Walshe, Mr Walker, Mr Franklin and Ms Ruddock, residents of Pindar Lodge and The Malt, made representations regarding planning application 3921/23/FUL (extension to existing marine retail unit to provide a new showroom and café on existing boat storage yard) to be considered at agenda item 114.1. The salient points were:

- Loss of light to adjacent residential properties.
- Lack of access to maintain The Coach House, Pindar Lodge.
- Negative impact on the current amenity enjoyed by Pindar Lodge communal garden.
- Negative impact on the current level of residential amenity enjoyed per se.
- Negative impact on the Kingsbridge Conservation Area.
- Increased noise from the boatyard business.
- Introduction of noise and smells from the café business.
- Negative impact on the setting of a listed building.

- Loss of the vista from the Town Square.
- Loss of privacy.
- The development would be built directly up to wall adjoining Pindar Lodge and The Malt.
- The roof height would be overbearing for adjacent properties.
- Current parking issues on The Promenade footway would be exacerbated.
- Another café in town was not required.
- The modern build proposals would be out-of-keeping within the locale.

Mr Wills, the owner of Wills Marine and applicant for planning application 3921/23/FUL, presented the proposals. The salient points were:

- All objections had been viewed.
- The boat yard had been a former South West Water depot until circa 2000.
- The area beyond the current railings/wall fronting The Promenade used to be a small shop and café.
- There was extant planning permission on the site to further develop the showroom with a roofline which followed the current buildings on site.
- The new proposals were for an extension of the showroom space and a small café located where the former café had been situated.
- There would be 3 in number pitched roofs to blend old and new together and to provide a maritime feel to the locale.
- The extension had been designed in sympathy of its surroundings.
- The development would be an asset to the town and he hoped that Members would take all matters into consideration.

The Chairman thanked all local residents and Mr Wills for their comments.

23/111 DECLARATIONS OF INTERESTS

None.

23/112 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

112.1	3893/23/ARC
Decision:	Refusal
Decision date:	1 February 2024
Case officer:	Richard Nicholson
Applicant:	Susan Minihan
Proposal:	Application for approval of details reserved by condition 4 (Surface Water Drainage) of planning consent 2876/21/FUL
Site:	Development Site, Tumbly Hill, Kingsbridge
KTC:	Noted

CORRESPONDENCE AND REPORTS

The following correspondence was received:

- 112.6** **Variation to Premises Licence**
An application from St Austell Brewery Company Limited to vary the Premises Licence for The Crabshell Inn, Embankment Road, Kingsbridge, TQ7 1JZ.
The application is to:
Vary the layout and design of the premises to include the “Shepherd Hut Servery” as part of the permitted licensable area.
To add the following conditions to Annex 2:
The “Shepherd Hut Servery” shall be used between the hours of 12.00 until 23.00 Monday to Sunday.
- KTC:** **Recommend Refusal on the grounds that planning application 3360/23/FUL for the “new shepherds hut/shack on wheels” had been objected to at the Planning Committee held on 6 February 2024 (overdevelopment, loss of car parking and loss of outlook/amenity value)**

It was **RESOLVED** to note the above planning decisions and to forward the findings of the above licensing consultation (agenda item 112.6) to SHDC Licensing.

23/113 TREE WORKS’ DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

23/114 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

- 114.1 3921/23/FUL**
Case Officer: David Stewart
Applicant: Mr M Wills
Proposal: Extension to existing marine retail unit to provide a new showroom and café on existing boat storage yard
Site: Wills Marine Ltd, The Promenade, Kingsbridge, TQ7 1JF
KTC: **Recommendation Deferred until site visits had been completed at The Malt, Pindar Lodge and Wills Marine with re-consideration at the next Planning Committee to be held on 5 March 2024 (date/time for said site visits to be arranged with neighbouring residents and Wills Marine)**

114.2 **0448/24/HHO**
Case Officer: Elliot James
Applicant: Mrs J Piper
Proposal: Householder application for single storey garden room to East elevation with glazed roof, 3 windows to North elevation and sliding doors to East elevation with stepped access to rear garden

Site: 17 Manor Park, Kingsbridge, TQ7 1BB
KTC: **Recommend Approval however, the proposed introduction of a glazed roof and windows 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**

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

23/115 **ANY FURTHER CURRENT PLANNING MATTERS**

Members noted several A-frame advertising boards had appeared around town and some may be counter to Devon County Council regulations. It was agreed for the Town Clerk to conduct a walkabout and to liaise with DCC's local highways officer.

23/116 **DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 5 March 2024.

The meeting closed at 8.10 p.m.