

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 6 FEBRUARY 2024

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

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

23/101 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Steve Mammatt and Danielle Rawstron.

Public Open Forum

Andrea Wilson stated that she was in the process of purchasing the former Barclays Bank building in Bridge Street which had been empty since 2021 and had not been rented since the branch closure. She anticipated submitting a planning application shortly for proposals to create 3 in number commercial units on the ground floor at circa 50m² each and 6 in number smaller units on the first floor adjacent to a central communal space. The proposals included changes to the frontage and windows. The overall concept was to create a business hub within a 'non-corporate' setting and she had some nice ideas for internal fixtures and fittings.

The Chairman thanked Andrea for her statement.

Cllrs Jennings and Wingate left the meeting

23/102 DECLARATIONS OF INTERESTS

Cllr Povey declared a non-pecuniary interest in agenda item 105.4.

23/103 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

103.1	2661/23/ARC
Decision:	Conditional Approval
Decision date:	5 January 2024

Case Officer: Richard Nicholson
Applicant: Mr T Biddle, Baker Estates Ltd
Proposal: Application for approval of details reserved by condition 3 (electric vehicle charging points) of planning consent 2434/18/ARM
Site: Allocated Site K5, Land at SX 729 440, West Alvington Hill, Kingsbridge
KTC: Noted

103.2 **2675/23/ARC**
Decision: Conditional Approval
Decision date: 9 January 2024
Case Officer: Richard Nicholson
Applicant: Mr T Biddle, Baker Estates Ltd
Proposal: Application for approval of details reserved by condition 20 (outdoor lighting scheme) of planning consent 28/0508/15/O
Site: Allocated Site K5, Land at SX 729 440, West Alvington Hill Kingsbridge
KTC: Noted

103.3 **3738/23/FUL**
Decision: Conditional Approval
Decision date: 9 January 2024
Case Officer: Charlotte Howrihane
Applicant: Mr & Mrs Kavanagh
Proposal: Application to lower the existing gable glazing on the first floor to create a new Juliette balcony with two sliding doors
Site: 1 Clipper Quay, Embankment Road, Kingsbridge, TQ7 1SJ
KTC: Recommended Approval

103.4 **3780/23/FUL**
Decision: Conditional Approval
Decision date: 12 January 2024
Case Officer: Belle Richer-Hill
Applicant: Watchtower of Britian
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 and new internal reconfiguration of existing building (resubmission of 0619/23/FUL)
Site: The Moorland, Lower Union Road, Kingsbridge, TQ7 1EF
KTC: Recommended Approval

103.5 **3955/23/ARC**
Decision: Conditional Approval
Decision date: 17 January 2024
Case Officer: Richard Nicholson
Applicant: Ms Nicole Stacey, Baker Estates Ltd
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
KTC: **Noted**

103.6 **3579/23/ADV**
Decision: **Advertisement Consent Granted**
Decision date: 16 January 2024
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 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**

103.7 **4006/23/ARC**
Decision: **Conditional Approval**
Decision date: 24 January 2024
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
KTC: **Noted**

103.8 **3775/23/HHO**
Decision: **Refused**
Decision date: 26 January 2024
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**

CORRESPONDENCE AND REPORTS

The following report was received:

103.9 Cllrs Cole, Edmunds and Price, and Town Clerk, had attended an informative SHDC's Planning Training for Town & Parish Councils event held on 24 January 2024 via remote Teams Meeting. It was considered that a 'masterclass' session could be held in future.

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

23/104 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decision was received from SHDC:

104.1	0066/24/TEX
Decision:	Grant of Exemption
Decision date:	10 January 2024
Case Officer:	Lee Marshall
Applicant:	Duncan Harper
Proposal:	T3: Hawthorn – Removal of fallen Hawthorn, it has been blown over in strong recent winds onto bank above busy road
Site:	Woodspring, Bowcombe Road, Kingsbridge, TQ7 2DJ
KTC:	Not consulted

APPLICATIONS

The following tree works' application was received from SHDC for consideration:

104.2	0085/24/TPO
Case Officer:	Lee Marshall
Applicant:	Mr A Sutton
Proposal:	T1: Sycamore – Sectional dismantle due to eastern upper crown in severe dieback in close proximity to road
Site:	Coombe Croft, Coombe Lane, Kingsbridge, TQ7 4AB
KTC:	Recommend Approval with the suggested replacement planting of a Norway Maple/Acer

It was **RESOLVED** to note the above tree works' decision and forward the findings of the above tree works' consultation to SHDC Development Management.

23/105 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

105.1	3318/23/VAR
Case Officer:	To be confirmed
Applicant:	G.I.Devon
Proposal:	Application for variation of condition 2 (approved drawings) of planning consent 2876/21/FUL

Site: Development site, Tumbly Hill, Kingsbridge
KTC: Recommend Refusal on the grounds of inadequate drainage strategy proposals as highlighted by the local planning authority

105.2 **0062/24/FUL**
Case Officer: David Stewart
Applicant: Mr Putt
Proposal: Provision of external flue/chimney to connect to internal ventilation system to serve takeaway premises
Site: 7-7a Mill Street, Kingsbridge, TQ7 1ED
KTC: Recommend Refusal on the grounds of:

- **Confusion over the submitted drawings and whether they refer to Kings Kebab House or the Mahabharat Restaurant**
- **Smells and fumes from the external flue/chimney**
- **Lack of clarity regarding the external flue/chimney outlet options which are both shown as turned over rather than vertical as highlighted by Environmental Health**

105.3 **0091/24/HHO**
Case Officer: Curtis Badley
Applicant: Mr & Mrs Campbell
Proposal: Householder application for rear extension, landscaping works and retrospective consent for replacement terrace
Site: 36 Knowle House Close, Kingsbridge, TQ7 1AN
KTC: Recommend Refusal on the grounds of:

- **Overdevelopment of the site**
- **Inadequate surface water drainage proposals as highlighted by South West Water**

105.4 **3360/23/FUL**
Case Officer: Liz Payne
Applicant: St Austell Brewery
Proposal: New shepherds hut/shack on wheels, consisting of a bar dispense area and pizza kitchen servery (retrospective)
Site: The Crabshell Inn, Embankment Road, Kingsbridge, TQ71JZ
KTC: Recommend Refusal on the grounds of:

- **Overdevelopment of the site**
- **Loss of car parking on site**
- **Loss of outlook/amenity value for the community as the shepherds hut effectively 'hides' the estuary from Embankment Road**

105.5 **4210/23/HHO**
Case Officer: Curtis Badley
Applicant: Mr & Mrs Rowan Hargreaves

Proposal: Householder application for alterations / extension to dwelling and associated landscaping. Works to roof space to create loft storage. Installation of solar panels.
Site: 18 Pippin Place, Kingsbridge, TQ7 1FJ
KTC: Recommend Refusal on the grounds of overdevelopment of the site

105.6 **1993/23/FUL**
Case Officer: Graham Smith
Applicant: Mr P O'Donnell
Proposal: Use of existing self-contained annexe as self-contained holiday let accommodation (retrospective)
Site: 1 Buckwell Road, Kingsbridge, TQ7 1NQ
KTC: Recommend Approval

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

23/106 ANY FURTHER CURRENT PLANNING MATTERS

23/107 EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED** that due to the nature of the business about to be transacted at agenda item 23/108 below it was advisable, in the public interest, that the public and press be temporarily excluded.

23/108 PLANNING ENFORCEMENT

It was **RESOLVED** to note SHDC's outstanding planning enforcement cases dated 12 January 2024 (which had been superseded by a listing dated 6 February 2024 subsequent to the agenda being issued).

23/109 DATE OF NEXT MEETING

6.30 p.m. on Tuesday 20 February 2024.

The meeting closed at 8.10 p.m.