

Kingsbridge Town Council (KTC)

**PLANNING COMMITTEE**

The next meeting of the Planning Committee will be held in the Council Chamber, Quay House at 6.30 p.m. on Tuesday 19 March 2024. Town Councillors are summoned to attend.

**AGENDA**

**23/124 APOLOGIES FOR ABSENCE**

To receive apologies for absence.

**Public Open Forum**

A period is set aside to enable members of public to present planning applications, to make representations on planning applications and/or to ask questions on other planning matters.

**23/125 DECLARATION OF INTERESTS**

To invite Members to declare any pecuniary interests or non-pecuniary interests.

**23/126 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

**Paper 1**

To receive the decisions made by the local planning authority; and to consider correspondence and reports.

**23/127 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS**

**Paper 2**

To receive the decisions made by the local planning authority; and to consider correspondence and applications received from the local planning authority, advice from the Tree Wardens and to make recommendations on behalf of Council.

**23/128 PLANNING APPLICATIONS**

**Paper 3**

To consider applications received from the local planning authority and to make recommendations on behalf of Council (and to the Council in respect of major applications).

**23/129 ANY FURTHER CURRENT PLANNING MATTERS**

To give Members the opportunity to debate other issues of immediate planning concern.

**23/130 EXCLUSION OF PUBLIC AND PRESS**

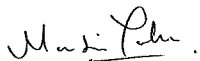
To consider a resolution that in view of the nature of the business about to be transacted at agenda item 23/131 below, it is advisable in the public interest, that the public and press be temporarily excluded.

**23/131 PLANNING ENFORCEMENT**

To receive South Hams District Council's outstanding planning enforcement cases dated 11 March 2024.

**23/130 DATE OF THE NEXT MEETING**

6.30 p.m. on Tuesday 2 April 2024.



Martin Johnson  
Town Clerk  
13 March 2024

Distribution: Town Mayor, Deputy Town Mayor, Cllr Anne Balkwill, Cllr Chris Povey, Cllr Graham Price, Cllr Danielle Rawstron, District Cllr Susan Jackson (for information), District Cllr Denise O'Callaghan (for information), Town Clerk, Facebook, website, noticeboards and Planning Committee file

23/126

## PLANNING DECISIONS, CORRESPONDENCE AND REPORTS

## DECISIONS

The following decisions have been received from South Hams District Council (SHDC) for consideration:

- 126.1**                      **0091/24/HHO**  
**Decision:**                **Withdrawn**  
Decision date:            22 February 2024  
Case officer:             Curtis Badley  
Applicant:                Mr & Mrs Campbell  
Proposal:                 Householder application for rear extension, landscaping works & retrospective consent for replacement terrace.  
Site:                        36 Knowle House Close, Kingsbridge, TQ7 1AN  
**KTC:**                    **Recommended Refusal on the following grounds of:**
- Overdevelopment of the site
  - Inadequate surface water drainage proposals as highlighted by South West Water
- 126.2**                      **0370224/ARC**  
**Decision:**                **Approved**  
Decision date:            28 February 2024  
Case officer:             Richard Nicholson  
Applicant:                Mr Tom Biddle, Baker Estates Ltd  
Proposal:                 Application for approval of details reserved by condition 6 (Play Areas) of planning consent 2434/18/ARM  
**KTC:**                    **Not consulted**
- 126.3**                      **1765/23/FUL**  
**Decision:**                **Conditional Approval**  
Decision date:            1 March 2024  
Case officer:             Curtis Badley  
Applicant:                Mr & Mrs Parbles  
Proposal:                 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 and doors in anthracite grey, removal of external timber cladding, local repairs to brickwork and pointing followed by a series of coatings of external limewash.  
Site:                        Bank Cottage, Rear of 47 Fore Street, Kingsbridge, TQ7 1PG  
**KTC:**                    **Recommended Refusal on the following grounds:**
- The proposals do not enhance the Kingsbridge Conservation Area and look incongruous and out of place in the setting of nearby listed buildings
- 126.4**                      **3360/23/FUL**  
**Decision:**                **Refused**  
Decision date:            6 March 2024  
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:**                    **Recommended Refusal on the following grounds:**
- 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

**126.5** **0656/24/ARC**  
**Decision:** **Withdrawn**  
Decision date: 8 March 2024  
Case officer: Richard Nicholson  
Applicant: G.I. Devon Ltd  
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:** **Withdrawn prior to KTC consultation**

**126.6** **3921/23/FUL**  
**Decision:** **Withdrawn**  
Decision date: 8 March 2024  
Case officer: David Stewart  
Applicant: Mr M Wills  
Proposal: Extension on 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:** **Recommend Refusal on the grounds of:**

- **over development,**
- **overshadowing, and**
- **harm to the setting of an adjacent Listed Building**

**126.7** **3318/23/VAR**  
**Decision:** **Withdrawn**  
Decision date: 11 March 2024  
Case officer: Liz Payne  
Applicant: G.I. Devon Ltd  
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**

**126.8** **3534/23/HHO**  
**Decision:** **Withdrawn**  
Decision date: 11 March 2024  
Case officer: Curtis Badley  
Applicant: Mr Alex 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**

## **CORRESPONDENCE**

None.

23/127

## TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

### DECISIONS & CORRESPONDENCE

The following decision has been received from South Hams District Council (SHDC) for consideration:

<b>127.1</b>	<b>0085/24/TPO</b>
<b>Decision:</b>	<b>Grant of Conditional Consent</b>
Decision date:	4 March 2024
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
<b>KTC:</b>	<b>Recommend Approval with the suggested replacement planting of a Norway Maple/Acer</b>

### APPLICATIONS

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

<b>127.2</b>	<b>0768/24/TPO</b>
Case officer:	Lee Marshall
Applicant:	Mr D Jones
Proposal:	T1: Fagus sylvatica (Beech) – remove to prevent failure.
Site:	Kahala Court Retirement Home, Embankment Road, Kingsbridge, TQ7 1JN

23/128

**PLANNING APPLICATIONS**

The following planning applications have been received from SHDC for consideration:

**128.1**

**0221/24/HHO**

Case Officer:

Alexis Wilson

Applicant:

Mr J Meredith

Proposal:

Householder application for demolition of garage & stores, single storey side extension, patio doors, construction of new garage & associated landscaping.

Site:

17 Fosse Road, Kingsbridge, TQ7 1NG

**128.2**

**0751/24/HHO**

Case Officer:

Richard Geary

Applicant:

Mr & Mrs Carr

Proposal:

Householder application for the removal of an existing detached garage and construction of a single storey side extension to form a car port.

Site:

Staunton Lodge, Embankment Road, Kingsbridge, TQ7 1JZ