

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 MARCH 2024

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

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

23/117 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Chris Povey and Danielle Rawstron.

Public Open Forum

Mr Wills, the owner of Wills Marine and applicant for planning application 3921/23/FUL (agenda item 121.1) made a statement. The salient points were:

- Wills Marine was a long established local family business which had celebrated its 60th birthday in 2023.
- The previous Wills' generations had managed both motorcycle and car sales with repair workshop from the same location for nearly 100 years.
- The business was now a national dealer for inflatable and hard boat brands which also generated substantial income into the Ukrainian economy.
- Wills Marine had customers across the country and abroad who came specifically to Kingsbridge utilising local hotels, restaurants and shops.
- It had 10 in number members of staff and planned to employ additional people shortly.
- The boatyard was formerly a South West Water (SWW) depot which was made up of industrial buildings (including one directly connected to the Coach House at the same height as the current proposal), offices, café and souvenir shop. The depot was in operation until approximately 2003.
- Previously the yard had been part of the industrial buildings and malthouses from the 18th century onwards which occupied the commercial quayside of the town.
- Recently the yard had been part of the original phase 3 Malt Mill apartments' development including ground floor retail units alongside the development of the yard to complete a shopping arcade.
- Demolition of the buildings and shop occupying the yard had taken place however, construction of the yard retail units had not commenced for which there was extant planning permission.
- Consequently, it had only been since 2003/4 that the yard had been a clear space and surrounding properties had received their current views and at that time The Malt flats had not been built.

- The proposal was to develop a single storey showroom along with a coffee shop. There had been a café and shop on the site for decades. There were no plans to cook, no music and no kitchen extraction.
- The proposal had been sympathetically designed to be in keeping and relate well to neighbouring properties.
- South Hams District Council (SHDC) pre-application advice and the Heritage & Impact Statement were both positive.
- The current workshop had not been in use for several years as all service work was now carried out at Torr Quarry.
- The boat displays would be semi-permanent leading to fewer vehicle movements and less noise.
- Delivery vans all parked on the convenient wide pavement outside the yard to service properties along The Promenade.
- When listed in 1972, Pindar Lodge and adjacent buildings looked out on the operational SWW depot, storage buildings, café/shop, public toilets as now and the Bonwitco factory. The town square did not exist and was used for car parking.
- In summary, the proposals would be a positive enhancement in appearance, character and sustain the conservation of Kingsbridge's historic commercial Quayside area.

The Town Clerk read out a letter addressed to the Planning Committee on behalf of Mr Putt, the owner of 7 Mill Street, and applicant for planning application 0062/24/FUL (agenda item 121.2). The salient points were:

- The Town Council may have been unaware that the proposal was to re-erect a chimney which had been in situ for 20 plus years.
- The former chimney had been cut down by a third party in 2022 which had been reported to the Police and a crime log issued.
- A brand new extraction system had been installed and all filter and fan motors were located within the shop.
- The above system had been inspected on 2 occasions by South Hams District Council planning and environmental officers. The latest inspection was undertaken on 19 February 2024 which included the rear of the property.
- The new chimney was proposed to be vertical 0.5m above the level of the gutter. A photo had been supplied of the flat roof which highlighted the exit hole with a cover placed over it.
- Mr Putt had lived in Kingsbridge for his entire life, had purchased Kings Kebab takeaway upon retirement, and managed the business for 6 years before leasing it to a new tenant.
- The new tenants were eager to open the shop and he hoped that the Planning Committee could support the application.

The Chairman thanked Mr Wills and Mr Putt for their statements.

23/118

DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 120.1.

The following agenda items were taken early out-of-turn:

23/121

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

121.2

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

Review of the Recommendation agreed at the Planning Committee held on 6 February 2024 and subsequent submission of an amended plan

KTC: Recommend Approval

121.1

3921/23/FUL

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

Review following Deferral at the Planning Committee held on 20 February 2024 and subsequent site visit held on 26 February 2024

Members noted that since the previous meeting more information had been received: further objections and support for the proposals were available on SHDC's planning portal, a new drawing of the proposed front elevation with dimensions included, historic photos of Wills Marine and locale, and a report from D20 Architects provided to the Case Officer which addressed local residents' concerns regarding: loss of light and impact on neighbouring properties, impact on Listed Buildings, cooking smells and pests from café, increased traffic and highway safety, impact on other business, noise from workshop, employment and architectural form. The latter report was read out verbatim. A full discussion followed.

KTC: Recommend Refusal on the grounds of:

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

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

23/119

PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

None.

CORRESPONDENCE AND REPORTS

The following correspondence was received:

T3: Ornamental Cherry – lateral reduction by 2.5 metres on North facing side (back to boundary) due to becoming increasingly overgrown

T4: Holly – crown height reduction by 3 metres to prevent this becoming a problem and increase new growth lower down

T5 & T6: Sycamore-lateral reduction by 2.5 metres on South facing side (back to boundary) due to dropping large amounts of seeds each autumn which then sprout as many hundreds of seedlings in the vegetable garden

Site: 120 Fore Street, Kingsbridge, TQ7 1AW

KTC: Recommendation Deferral to the council meeting to be held on 12 March 2024 to allow a KTC Tree Warden site visit

It was **RESOLVED** to re-consider the above tree works' application at the next full council meeting.

23/121 PLANNING APPLICATIONS

The following planning application was received from SHDC for consideration:

121.3	0424/24/LBC
Case Officer:	Graham Lawrence
Applicant:	Vision Residences (Phase Two) LLP
Proposal:	Listed building consent for fit out internally of retail unit 4
Site:	Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB
KTC:	Recommend Approval

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

23/122 ANY FURTHER CURRENT PLANNING MATTERS

None.

23/123 DATE OF NEXT MEETING

6.30 p.m. on Tuesday 19 March 2024.

The meeting closed at 8.00 p.m.