

## 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 19 MARCH 2024

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Philip Cole  
Cllr Mike Jennings  
Cllr Graham Price  
Cllr Danielle Rawstron

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

#### **23/124 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Anne Balkwill and Chris Povey.

#### **Public Open Forum**

There were no statements from members of public.

#### **23/125 DECLARATIONS OF INTERESTS**

Cllr Jennings declared a non-pecuniary interest in agenda item 128.2.

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

##### **DECISIONS**

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

**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**Decision:** **Withdrawn**  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 AND REPORTS**

None.

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

23/127

## TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

### DECISIONS & CORRESPONDENCE

The following tree works' decision was received from SHDC:

**127.1**                      **0085/24/TPO**  
**Decision:**                **Grant of Conditional Consent**  
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  
**KTC:**                      **Recommend Approval with the suggested replacement planting of a Norway Maple/Acer**

### APPLICATIONS

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

**127.2**                      **0768/24/TPO**  
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

KTC's Tree Wardens had conducted on-site visits to view the tree. The diameter of the trunk was approximately 1 metre and while it was showing some defects around the top of the crown, and there were some lower branches overhanging but clear of the roof of the building, it was not a threat to the building nor its residents. With some focussed management at an appropriate time to mitigate any safety risk the tree should be retained as it had good amenity value.

**KTC:**                      **Recommend Refusal as the risk of harm was tolerable and the tree had good amenity value**

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

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## PLANNING APPLICATIONS

The following planning applications were 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 and associated landscaping

Site: 17 Fosse Road, Kingsbridge, TQ7 1NG  
KTC: **Recommend Approval**

**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  
KTC: **Recommend Approval**

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

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

**129.1** **0716/24/ARC**  
Case officer: Richard Nicholson  
Applicant: Ms N Stacey, Baker Estates Ltd  
Proposal: Application for approval of details reserved by Condition 5 (Construction Management Plan) of planning consent 1108/23/FUL  
Site: Land at Sx 729 441, Morley Way, Kingsbridge  
*SHDC reported that there was no statutory consultation requirement for the above application, the information had been sent for information only*  
KTC: **Noted**

**129.2** **0754/24/ARC**  
Case officer: Debbie Reade  
Applicant: Mr Stephen Coetzee  
Proposal: Application for approval of details reserved by Condition 3 (Construction Management Plan) of planning consent 3822/23/HHO  
Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP  
*SHDC reported that there was no statutory consultation requirement for the above application, the information had been sent for information only*  
KTC: **Recommend Approval subject to signage being positioned in Duncombe Street Car Park to alert motorists/members of public to the time periods when delivery of materials would take place**

**129.3** Members noted that the agenda for the next committee meeting to be held on 2 April 2024 would be produced early due to 2 in number bank holidays.

**129.4** Members briefly brought up:

- The positioning of the Fun Fair during Fair Week given the ongoing housing development at Tumbly Hill.

- The deteriorating condition of 50-52 Fore Street (former YMCA building) and noted that the UK agent for the landowner was liaising with a local property management company to progress maintenance matters.
- The “Welcome to Kingsbridge” sign in West Alvington Hill was damaged and the Town Clerk would investigate.
- Three flowering Cherry trees had been planted in the lawn adjacent to Montagu Mews off Fore Street.

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

It was **RESOLVED** that due to the nature of the business about to be transacted at agenda item 23/131 below it was advisable, in the public interest, that the public and press be temporarily excluded.

**23/131                      PLANNING ENFORCEMENT**

It was **RESOLVED** to note SHDC’s outstanding planning enforcement cases dated 11 March 2024.

**23/132                      DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 2 April 2024.

*The meeting closed at 7.35 p.m.*