

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 2 APRIL 2024

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Mike Jennings
Cllr Graham Price
Cllr Danielle Rawstron

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

23/132 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Philip Cole and Chris Povey.

Public Open Forum

There were no statements from members of public.

23/133 DECLARATIONS OF INTERESTS

None.

23/134 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

134.1 1993/23/FUL
Decision: **Conditional Approval**
Decision date: 15 March 2024
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 1BQ
KTC: **Recommended Approval**

134.2 4154/23/LBC
Decision: **Withdrawn**
Decision date: 15 March 2024
Case Officer: Richard Gage
Applicant: Stephen Guard Architects

Proposal: Listed Building Consent for replacement rear window, alteration to rear rainwater drainage and internal operations.
Site: 81 Church Street, Kingsbridge, TQ7 1BY
KTC: Recommended Approval

CORRESPONDENCE AND REPORTS

None.

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

23/135 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

None.

APPLICATIONS

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

135.1 0856/24/TPO
Case Officer: Lee Marshall
Applicant: Mr Owain Holland (LiveWest)
Proposal: (T8): Ash – dismantle to 3-4m habitat stump due to advancing ash dieback infection and replace with 3 replacement plantings
Site: 15 Skelmersdale Close, Kingsbridge, TQ7 1QP
KTC: Recommend Approval

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

23/136 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

136.1 0698/24/CLE
Case Officer: April Waterman
Applicant: Peter & Helen Sturgess & King
Proposal: Certificate of lawfulness for existing use of a single self-contained dwelling house
Site: 5 Ebrington Street, Kingsbridge, TQ7 1DE
KTC: Recommend Approval

136.2 0128/24/HHO
Case Officer: Curtis Badley
Applicant: Mr I Treblanche

Proposal: Householder application for proposed alterations, new dormer and rear extension.

Site: 13 Highfield Drive, Kingsbridge, TQ7 1JW

KTC: **Recommend Refusal on the following grounds:**

- **the proposals for layout and density of the building design were inappropriate for the setting, and**
- **the proposals represented over-development of the site**

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

23/137 ANY FURTHER CURRENT PLANNING MATTERS

137.1 Recent letters from the Primrose Trail Steering Group and the Save The Avon Valley Group alongside an email from Devon County Council had been received regarding progress of the concept for a multi-use trail from Kingsbridge to South Brent. Specifically way markers on existing highway and public rights of way over a section of the route had been addressed.

Members noted that the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan had introduced the feasibility of the trail at 5.7.6 which appeared to be extant:

- The route had not been finalised and discussions were ongoing with stakeholders.
- If successful, the Primrose Trail would be delivered in phases as and when landowner agreement is secured.
- Where landowners decide not to support the line alternative routes will be designed.

137.2 A Notice of Hearing for the premises licence at The Crabshell Inn had been received from SHDC. The Licensing Sub-Committee would consider the application at its meeting at 2.00 p.m. on Thursday 18 April. KTC had been invited to attend and had the opportunity to provide additional information.

KTC had Recommended Refusal, at the Planning Committee held on 5 March 2024, on the grounds that one of the licensing objectives Public Safety would not be met. The area in the vicinity of the Shepherd Hut is a car park. A Premises Licence would create greater footfall in the area and therefore be a hazard for families with children attempting to negotiate traffic flow.

It was agreed for further comments to be delegated to the Chairman and Town Clerk to meet the feedback deadline of 11 April 2024 ahead of the hearing.

23/138 DATE OF NEXT MEETING

6.30 p.m. on Tuesday 16 April 2024.

The meeting closed at 7.07 p.m.