

## **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 21 MAY 2024**

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

**In Attendance:** Ten members of public  
Martin Johnson (Secretary)

#### **24/01 ELECTION OF CHAIRMAN**

It was **RESOLVED** to elect Cllr Edmonds as the Chairman of the Planning Committee for mayoral year 2024/25.

#### **24/02 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Anne Balkwill, Mike Jennings, Chris Povey and Julia Wingate.

#### **Public Open Forum**

Dan Stathers stated that there was much local speculation about the future of the Locks Hill (K4/Garden Mill) development site off Derby Road following the recent Planning Inspectorate decision to refuse a planning appeal. A particular concern was the condition of the access lane to the Rugby Club which was also used as the only Devon Air Ambulance night flying landing site in town.

Robin East stated similar concerns and reported that the former development site was a total eyesore, the landowner/developer had washed their hands of the site, legal cases were still pending and was KTC concerned?

The Chairman thanked Dan and Robin for their statements and replied that the site remained in private ownership and KTC had little leverage to influence the current situation. However, a request would be made to Devon County Council/Devon Building Control for the integrity of the lane adjacent to the site to be investigated. Moreover, on completion of a court case scheduled for 19 August 2024 KTC, in liaison with South Hams District Council (SHDC), could consider seeking the landowner's future intentions for the site.

#### **24/03 DECLARATIONS OF INTERESTS**

Cllr Edmonds declared a non-pecuniary interest in agenda item 24/07.2.

**24/04**

## **TERMS OF REFERENCE**

Members noted an amendment and it was **RESOLVED** to adopt the Terms of Reference for the Planning Committee.

**24/05**

## **PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

### **DECISIONS**

The following planning decision was received from South Hams District Council (SHDC):

**05.1**

**Appeal Decision Appeal Ref: APP/K1128/D/23/3328120**

**Decision:**

**Appeal is dismissed**

Decision date:

3 May 2024

Applicant:

Mr S Coetzee

Proposal:

Side extension

Site:

4 Leigham Terrace, Kingsbridge, TQ7 1BP

**KTC:**

**Recommend Refusal on the following grounds:**

- **The proposals would be over dominant in the locale spoiling the original concept and historical significance of the burgage plot**
- **Negatively impact on Locally Important View KV15 Saffron Park to St Edmunds Church identified in the KWAC Neighbourhood Plan**
- **Take out of the local housing market a modest 2 bedroom dwelling**

### **CORRESPONDENCE AND REPORTS**

The following correspondence was received from SHDC:

**05.2**

**1355/24/NMM**

Case Officer:

Ian Cousins

Applicant:

Wills Marine Ltd

Proposal:

Non-material minor amendment to planning consent 28/1382/00/F to move the retail unit slightly away from the side (North West) boundary wall and omit the windows on this elevation

Site:

Wills Marine Ltd, The Promenade, Kingsbridge, TQ7 1JF

*SHDC reported that there was no statutory consultation requirement for the above planning application and the particulars had been sent for information purposes only*

**KTC:**

**Recommend Refusal on the grounds of:**

- **over development,**
- **overshadowing, and**
- **harm to the setting of an adjacent listed building**

It was **RESOLVED** to note the above planning decision and forward the findings of

the above planning consideration to SHDC Development Management.

## **24/06 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS**

### **DECISIONS & CORRESPONDENCE**

The following tree works' decision was received from SHDC:

#### **06.1 Serving of Tree Preservation Order RP/498715**

Trees: T1: Native Cherry  
T2: Native Cherry  
T3: Copper Beech  
T4: Native Cherry  
T5: Yew  
Site: Montagu Close, Kingsbridge, TQ7 1AG

### **APPLICATIONS**

None.

It was **RESOLVED** to note the above tree works' decision.

## **24/07 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

#### **07.1 1319/24/FUL**

Case Officer: Elliot James  
Applicant: Mr J Kennedy  
Proposal: Erection of a detached garage  
Site: 1 Knowle Terrace, Fore Street, Kingsbridge, TQ7 1AU  
**KTC: Recommend Approval**

#### **07.2 1047/24/HHO**

Case Officer: Jason Skelton  
Applicant: Mr G Joliffe  
Proposal: Householder application for single story extension to side and front, two storey infill extension to front corner, changes to fenestration and new roof lights  
Site: 14 Kenwith Drive, Kingsbridge, TQ7 1DU  
**KTC: Recommend Approval**

**07.3**                                **1371/24/HHO**  
Case Officer:                     Richard Geary  
Applicant:                         Mrs N Stamp  
Proposal:                         Householder application to permit replacement of existing open bracketed mono-pitched canopy roof construction with a new enclosed porch to the front door of the property  
Site:                                 Mellow, 6A Hurrell Road, Kingsbridge, TQ7 1ER  
**KTC:**                                **Recommend Approval**

**07.4**                                **1316/24/HHO**  
Case Officer:                     Elliot James  
Applicant:                         Mr & Mrs Simmonds  
Proposal:                         Householder application for external alterations to provide additional vehicular parking along with new boundary wall.  
Site:                                 7 Lower Warren Road, Kingsbridge, TQ7 1LF  
**KTC:**                                **Recommend Approval subject to the surface water drainage proposals being acceptable to the Local Planning Authority**

**07.5**                                **1340/24/HHO**  
Case Officer:                     Alexis Wilson  
Applicant:                         Elizabeth Taylor  
Proposal:                         Householder application for single storey extension  
Site:                                 4 Hillside Drive, Kingsbridge, TQ7 1JT  
**KTC:**                                **Recommend Approval**

**07.6**                                **0694/24/HHO**  
Case Officer:                     Sarah Carroll  
Applicant:                         Sarah Tyres  
Proposal:                         Resubmission of application 1082/23/HHHO – Householder application doe alterations and extension to existing dwelling, to include single storey ground floor extension and off street parking area.  
Site:                                 6 Henacre Road, Kingsbridge, TQ7 1DN  
*Deferred at the Planning Committee held on 7 May 2024*  
**KTC:**                                **Recommend Refusal on the grounds of inadequate space for off-street parking as highlighted by Devon County Council**

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

**24/08**                                **ANY FURTHER CURRENT PLANNING MATTERS**

None.

**24/09**                                **EXCLUSION OF PUBLIC AND PRESS**

It was **RESOLVED** in view of the nature of the business about to be transacted at agenda item 24/10 below, that it was advisable in the public interest, for the public and press to be temporarily excluded.

**24/10**

**PLANNING ENFORCEMENT**

Members reviewed SHDC's outstanding planning enforcement cases dated 14 May 2024.

**24/11**

**DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 4 June 2024.

*The meeting closed at 7.35 p.m.*