

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 7 MAY 2024

Present: Cllr Anne Balkwill (Chairman)
Cllr Philip Cole
Cllr Graham Price
Cllr Chris Povey

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

23/139 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Martina Edmonds, Mike Jennings and Danielle Rawstron.

Public Open Forum

There were no statements from members of public.

23/140 DECLARATIONS OF INTERESTS

Cllr Balkwill declared a non-pecuniary interest in agenda item 23/143.5.

23/141 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

141.1	Appeal Decision
Appeal Ref:	APP/K1128/W/23/3327455
Decision:	Appeal Dismissed
Appellant:	Blakesley Estates Ltd (Kingsbridge)
Appeal A	The appeal is dismissed and planning permission for an outline application with some matters reserved for a residential development scheme for 32no. dwellings at allocated site K4 without complying with a condition imposed on a permission is refused
Appeal B	The appeal is dismissed and approval of the reserved matters is refused, namely: details and samples of materials to be used on the external elevations of the dwellings submitted in pursuance of condition 8 attached to planning permission Ref 28/1560/15/O granted on 5 June 2017, under Appeal Ref: APP/K1128/W/3156062
Site:	Land at Garden Mill, Derby Road, Kingsbridge, TQ7 1SA
Date:	3 April 2024

141.2	0424/24/LBC
Decision:	Listed Building Consent Granted
Decision date:	9 April 2024
Case Officer:	Graham Lawrence
Applicant:	Vision Residences LLP
Proposal:	Listed Building Consent for fit out internally of retail unit 4
Site:	Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB
KTC:	Recommended Approval
141.3	0444/24/ARC
Decision:	Conditional Approval
Decision date:	27 March 2024
Case Officer:	Rosalie Metcalfe
Applicant:	Mr R Rogers
Proposal:	Application for approval of details reserved by condition 4 (Surface Water Drainage) of planning consent 2887/23/FUL
Site:	Land At SX 736 452, Coombe Lane, Kingsbridge
KTC:	Noted
141.4	4210/23/HHO
Decision:	Conditional Approval
Decision date:	28 March 2024
Case Officer:	Curtis Badley
Applicant:	Mr & Mrs Rowan Hargreaves
Proposal:	Householder applications for alterations/extension to dwelling & associated landscaping. Works to roof space to create loft storage. Installation of solar panels.
Site:	18 Pippin Place, Kingsbridge, TQ7 1FJ
KTC:	Recommended Refusal on the grounds of overdevelopment of the site
141.5	0062/24/FUL
Decision:	Conditional Approval
Decision date:	4 April 2024
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
KTC:	Recommended Approval
141.6	0448/24/HHO
Decision:	Conditional Approval
Decision date:	10 April 2024
Case Officer:	Elliot James
Applicant:	Mrs J Piper
Proposal:	Householder application for single storey garden room to East elevation with glazed roof, 3 windows to North elevation & sliding doors to East elevation with stepped access to rear garden

Site: 17 Manor Park, Kingsbridge, TQ7 1BB
KTC: **Recommended Approval however, the proposed introduction of a glazed roof and windows were noted which should not have an adverse impact on the locale in accordance with Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC Env3 Prevention of light pollution**

141.7 **0497/24/ARC**
Decision: **Conditional Approval**
Decision date: 10 April 2024
Case Officer: Richard Nicholson
Applicant: Mr & Mrs Huggett
Proposal: Application for approval of details reserved by conditions 4 (Construction Methodology of Tree of Heaven) & 6 (LEMP) of planning consent 0880/23/VAR
Site: High House Point (formerly Widegates), 56 Embankment Road, Kingsbridge, TQ7 1LA
KTC: **Noted**

141.8 **0716/24/ARC**
Decision: **Conditional Approval**
Decision date: 10 April 2024
Case Officer: Richard Nicholson
Applicant: Baker Estates Ltd
Proposal: Application for approval of details reserved by condition 5 (CMP) of planning consent 1108/23/FUL
Site: Land at Sx 729 441, Morley Way, Kingsbridge
KTC: **Noted**

141.9 **0221/24/HHO**
Decision: **Conditional Approval**
Decision date: 17 April 2024
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
KTC: **Recommended Approval**

141.10 **0698/24/CLE**
Decision: **Certificate of lawfulness Granted**
Decision date: 18 April 2024
Case Officer: April Waterman
Applicant: Peter & Helen Sturdgess & King
Proposal: Certificate of lawfulness for existing use as a single self-contained dwellinghouse
Site: 5 Ebrington Street, Kingsbridge, TQ7 1DE
KTC: **Noted**

141.11 **0751/24/HHO**
Decision: **Conditional Approval**
Decision date: 23 April 2024
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: **Recommended Approval**

CORRESPONDENCE AND REPORTS

The following correspondence was received from SHDC:

141.12 **Amendment to Variation to Premises Licence**
Decision: **Conditional Approval**
Decision date: 18 April 2024
Applicant: St Austell Brewery
Site: The Crabshell Inn, Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Recommend Refusal 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 License would create greater footfall in the area and therefore be a hazard for families with children to attempt to negotiate traffic flow.**

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

23/142 TREE WORKS’ DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works’ decisions were received from SHDC:

142.1 **0595/24/TCA**
Decision: **No Objections Raised**
Decision date: 28 March 2024
Case Officer: Lee Marshall
Applicant: Mr J Gall
Proposal: **T1:** Holm Oak – Lateral reduction by 3 metres on North facing side (back to boundary) due to becoming increasingly overgrown
T2: Leylandii – Lateral reduction by 1.5 metres on North facing side (back to boundary) due to becoming increasingly overgrown
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: **Recommended Approval**

142.2 **0978/24/TEX**
Decision: Grant of Exemption

Decision date: 17 April 2024
Case Officer: Lee Marshall
Applicant: Mr D Harper
Proposal: T4: Monterey Pine – Remove dead & dangerous branches due to large dead branch which has become detached and has partially fallen becoming suspended among other branches, it is a danger and could cause injury
Two other large dead branches are attached but hanging down and could fall and cause injury
T5: Maritime Pine – Remove 3 x vertical limbs due to being dead

Site: Woodspring, Bowcombe Road, Kingsbridge, TQ7 2DJ
KTC: **Not Consulted**

142.3 **0768/24/TPO**
Decision: Refusal

Decision date: 23 April 2024
Case Officer: Lee Marshall
Applicant: Mr D Jones
Proposal: T1: Fagus sylvatica(Beech) - remove to prevent failure
Site: Kahla Court Retirement Hotel, Embankment Road, Kingsbridge, TQ7 1JN

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

142.4 **0856/24/TPO**
Decision: Conditional Approval

Decision date: 23 April 2024
Case Officer: Lee Marshall
Applicant: Mr O Holland (Livewest)
Proposal: KBDG 124 (T8): Ash – dismantle to 3-4m habitat stump to advancing ash dieback infection and replace with 3 replacement plantings

Site: 15 Skelmersdale Close, Kingsbridge, TQ7 1QP
KTC: **Recommended Approval**

APPLICATIONS

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

143.4 **1190/24/LBC**
Case Officer: Richard Gage
Applicant: Punch Pubs & Co
Proposal: Listed Building Consent for stretch tent and pre-fabricated pergola in existing beer garden
Site: The Seven Stars, 13 Mill Street, Kingsbridge, TQ7 1ED
KTC: **Recommend Approval**

143.5 **1157/24/LBC**
Case Officer: Richard Gage
Applicant: Kingsbridge Feoffees
Proposal: Listed Building Consent for fabric repairs to the clock turret, oriel window, pediment roof and render on the street elevation. Installation of new dormer and access ladder to clock turret for maintenance
Site: The Reel Cinema, Fore Street, Kingsbridge, TQ7 1PP
KTC: **Recommend Approval**

143.6 **0294/23/HHO**
Case Officer: Alexis Wilson
Applicant: Harry Carter
Proposal: Householder application for dropped curb with new parking space added in front garden
Site: 51 Henacre Road, Kingsbridge, TQ7 1DP
KTC: **Recommend Refusal on the grounds of inadequate space for 2 cars as highlighted by Devon County Council**

143.7 **1264/24/ADV**
Case Officer: Ian Cousins
Applicant: Tesco
Proposal: Advertisement consent for the installation of 1 x 42" LCD media screen size – 860(W) X 2160(H)MM Screen size – 530(W) X 930(H)mm
Site: Tesco, Cookworthy Road, Kingsbridge, TQ7 1QN
KTC: **Recommend Approval**

143.8 **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
KTC: **Deferred for consideration at the next Planning Committee to be held on 21 May 2024**

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management and re-consider a planning application at the next committee meeting.

23/144

ANY FURTHER CURRENT PLANNING MATTERS

It was queried whether the Planning Committee held on the first Tuesday of each month should be moved from 6.30 p.m. to 6.00 p.m. in order to better accommodate all Members. It was agreed to discuss when all Members were present.

23/145

EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED** in view of the nature of the business about to be transacted at agenda item 23/146 below, that it was advisable in the public interest, for the public and press to be temporarily excluded.

23/146

PLANNING ENFORCEMENT

Members reviewed SHDC's outstanding planning enforcement cases dated 9 April 2024 and a further 2 in number potential planning enforcement matters were identified.

23/145

DATE OF NEXT MEETING

6.30 p.m. on Tuesday 21 May 2024.

The meeting closed at 7.07 p.m.