

## Kingsbridge Town Council (KTC)

### MINUTES OF THE EXTRAORDINARY MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 6 AUGUST 2024

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Anne Balkwill  
Cllr Philip Cole  
Cllr Chris Povey

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

#### 24/33 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Graham Price, Cllr Danielle Rawstron and District Cllr Denise O'Callaghan.

#### Public Open Forum

There were no statements from members of public present.

#### 24/34 DECLARATIONS OF INTERESTS

None.

#### 24/35 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

##### DECISIONS

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

**35.1 0754/24/ARC**  
**Decision:** Approval of Details Reserved  
Decision date: 25 June 2024  
Case Officer: Debbie Reade  
Applicant: Mr S Coetzee  
Proposal: Application for approval of details reserved by condition 3 (CMP) of planning consent 3822/23/HHO  
Site: 4 Leigham Terrace, Kingsbridge, TQ7 1BP  
**KTC:** Noted

**35.2 1265/24/FUL**  
**Decision:** Conditional Approval  
Decision date: 27 June 2024  
Case Officer: Sarah Carroll  
Applicant: Punch Pubs & Co  
Proposal: Stretch tent & prefabricated pergola in existing beer garden

Site: The Seven Stars, 13 Mill Street, Kingsbridge, TQ7 1ED  
**KTC: Recommended Approval**

**35.3** **1040/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 28 June 2024  
Case Officer: Alexis Wilson  
Applicant: Mr & Mrs Cole  
Proposal: Householder application for alteration and extension to dwelling  
Site: 3 Northville Park, Kingsbridge, TQ7 1AR  
**KTC: Recommended Approval**

**35.4** **1358/24/FUL**  
**Decision: Withdrawn**  
Decision date: 3 July 2024  
Case Officer: Ian Cousins  
Applicant: Kingsbridge Rugby Club  
Proposal: Extension to existing clubhouse  
Site: Kingsbridge Rugby Club, Derby Road, Kingsbridge, TQ7 1JL  
**KTC: Recommend Approval**

**35.5** **1472/24/FUL**  
**Decision: Conditional Approval**  
Decision date: 15 July 2024  
Case Officer: Richard Gage  
Applicant: Kingsbridge Feoffees  
Proposal: Installation of new access stair to clock turret and increased size to dormer  
Site: The Reel Cinema, Fore Street, Kingsbridge, TQ7 1PP  
**KTC: Recommend Approval**

**35.6** **0685/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 16 July 2024  
Case Officer: Alexis Wilson  
Applicant: Mr D Tattersall  
Proposal: Householder application for removal of first floor sunroom, replace existing door to sunroom with window, square off existing rectangular recess currently beneath the sunroom, fit French windows, put pitched roof on the remaining ground floor element  
Site: 18 Waverley Road, Kingsbridge, TQ7 1EZ  
**KTC: Recommended Approval**

**35.7** **1340/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 16 July 2024  
Case Officer: Alexis Wilson  
Applicant: Elizabeth Taylor  
Proposal: Householder application for single storey side extension.

Site: 4 Hillside Drive, Kingsbridge, TQ7 1JT  
KTC: **Recommended Approval**

**35.8** **1779/24/HHO**

**Decision:** **Conditional Approval**

Decision date: 29 July 2024

Case Officer: Elliot James

Applicant: Mr R Roll & Miss R Cadogan

Proposal: Householder application for rear dormer window with associated works to facilitate attic conversion

Site: 10 Waverley Road, Kingsbridge, TQ7 1EZ

KTC: **Recommend Refusal on the grounds of the negative visual appearance of the proposed 4 in number Velux windows on the east (front) elevation**

## **CORRESPONDENCE AND REPORTS**

The following correspondence was received:

**35.9** **1880/24/CLP**

Case Officer: Richard Geary

Applicant: Mr I Norton

Proposal: Certificate of Lawfulness for proposed re-building walls with no increase in footprint

Site: 4 Fosse Road, Kingsbridge, TQ7 1NG

*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: **Noted**

**35.10** **2187/24/CLE**

Case Officer: Charlotte Howrihane

Applicant: Wills Marine Ltd

Proposal: Certificate of Lawfulness for existing use is to establish that permission 28/1382/00/F, as amended by applications 28/1315/01/F, 28/1990/02/F, and 28/0797/04/F, has been lawfully commenced remains extant.

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 following grounds:**

**It is contested that the remaining development (retail showroom to be built in the current yard) can be lawfully implemented because a 450mm wide boundary wall (north west boundary) has been built where the external wall of the retail unit permitted by 28/1382/00/F (and subsequent amendments) would be positioned as reported in the withdrawn planning application 1355/24/NMM.**

**35.11**                            **3360/23/FUL**  
**Appeal:**                            **APP/K1128/W/24/3347148**

Notification from the Planning Inspectorate that an appeal has been validated and upon appointment of an Inspector the process will start setting out details of the timetable and procedure (the 'start letter') and confirmation when the Inspector's site visit/hearing will take place

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

**SHDC:**                            **Refusal on the grounds of:**

- **Customers in conflict with manoeuvring cars**
- **Cooking smells impact on neighbouring amenity**
- **Loss of parking spaces**
- **Insufficient information regarding flood resilience**

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

- **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**

Members noted the Appeal notification.

**35.12** A request from Sandover Associates for the Planning Committee to make a site visit, alongside adjacent landowners, to consider the future of a small plot of land off Eastern Backway. It was **RESOLVED** to consider the potential future use of a small plot of land adjacent to Eastern Backway, between Wistaria Place and Leigham Terrace, at the next council meeting.

It was **RESOLVED** to note the above planning decisions; to feedback to SHDC Development Management regarding non-statutory consultation planning applications; to note a forthcoming planning appeal; and an agenda item for full council.

**24/36**                            **TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS**

The following tree works' applications were received from SHDC for consideration:

**36.1**                            **2259/24/TCA**

Case Officer:                     Lee Marshall

Applicant:                        Peter Stanton, Diocese of Exeter

Proposal:                         T10: Holm Oak – pollard at 6m due to Ganoderma and uncertain structural condition. Tree is in close proximity to school.

Site:                                Dodbrooke Rectory, Church Street, Kingsbridge, TQ7 1NW

**KTC:**                            **Recommend Approval**

*The following agenda item was taken early out-of-turn:*

**38.1**                      **2431/24/TCA**  
Case Officer:            Lee Marshall  
Applicant:                Mr Carl Padley, Bartlett Tree Experts  
Proposal:                 T1: Arbutus – reduce by 3m in height, cut back from next  
                                         neighbouring building by 1m  
Site:                        65-67 Fore Street, Kingsbridge, TQ7 1PN  
**KTC:**                    **Recommend Refusal on the grounds that the tree is in good  
                                         condition with no visible defects which provides good  
                                         amenity value within the locale and appears to be an  
                                         uncommon species of Arbutus**

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

## **24/37**                      **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**37.1**                      **2184/24/LBC**  
Case Officer:            Richard Gage  
Applicant:                Stephen Guard Associates  
Proposal:                 Listed building consent for replacement of window to rear 1<sup>st</sup>  
                                         floor bedroom.  
Site:                        81 Church Street, Kingsbridge, TQ7 1BY  
**KTC:**                    **Recommend Approval**

**37.2**                      **2234/24/HHO**  
Case Officer:            Jason Skelton  
Applicant:                Mr& Mrs J Davis  
Proposal:                 Householder application for side extension to dwelling.  
Site:                        54 Northville Park, Kingsbridge, TQ7 1AR  
**KTC:**                    **Recommend Refusal on the grounds that the loss of a  
                                         garage would leave a single parking space only which was  
                                         contrary to the Plymouth & South West Devon  
                                         Supplementary Planning Document DEV 29.3 guidance  
                                         which earmarks the provision of 3 parking spaces for a 4  
                                         bedroom dwelling including residential conversions and the  
                                         Kingsbridge, Churchstow & West Alvington Neighbourhood  
                                         Plan Policy KWAC T3**

**37.3**                      **2324/24/HHO**  
Case Officer:            Alexis Wilson  
Applicant:                Mr Harry Carter  
Proposal:                 Householder application for dropped curb, creation of new  
                                         parking area and bin store  
Site:                        51 Henacre Road, Kingsbridge, TQ7 1DP  
**KTC:**                    **Recommend Approval**

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

#### **24/38 ANY FURTHER CURRENT PLANNING MATTERS**

**38.2** SHDC had introduced the use of Parish Housing Profiles which provided the affordable housing needs for each parish and the reports were available on the authority's website. SHDC had invited comments on the information and Members considered the same. It was then **RESOLVED** to delegate feedback on the Kingsbridge Housing Profile to Cllr Edmonds and the Town Clerk.

*Cllr Povey left the meeting*

**38.3** A local resident wished to introduce a plaque to commemorate the bombing of Kingsbridge during World War II and had been advised to liaise with the Cookworthy Museum, SHDC heritage and conservations officer, property landowners and tenants.

**38.4** Members had provided a listing of queries to SHDC following a recent Ropewalk housing developments' meeting and agreed to request feedback on the same.

#### **24/39 EXCLUSION OF PUBLIC AND PRESS**

It was **RESOLVED**, in view of the nature of the business about to be transacted at agenda item 24/40 below, that it was advisable in the public interest, that the public and press be temporarily excluded.

*A member of public left the meeting*

#### **24/40 PLANNING ENFORCEMENT**

Members received SHDC's listings of outstanding planning enforcement cases dated 4 July 2024 and 5 August 2024. The information was confidential and could not be disseminated. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

#### **24/41 DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 3 September 2024.

*The meeting closed at 7.40 p.m.*