

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 17 SEPTEMBER 2024

Present: Cllr Martina Edmonds (Chairman)
Cllr Philip Cole
Cllr Mike Jennings

In Attendance: Four members of public
Martin Johnson (Secretary)

24/49 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill, Chris Povey, Graham Price, Danielle Rawstron and Julia Wingate.

Public Open Forum

Andrea Quintana requested that KTC considered, within its response to government's proposed National Planning Policy Framework (NPPF) reform consultation, a suggested amendment to paragraphs 121 and 122 regarding applications for electronic communications and justification for the same. Andrea had previously emailed a report on the subject to all town councillors.

The Chairman replied that KTC would take her report into account.

24/50 DECLARATIONS OF INTERESTS

Cllr Jennings declared a non-pecuniary interest in agenda item 53.1.

24/51 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decisions were received from SHDC:

51.1	2184/24/LBC
Decision:	Listed Building Consent
Decision date:	3 September 2024
Case Officer:	Richard Gage
Applicant:	Stephen Guard Associates
Proposal:	Listed building consent for replacement of window to rear 1 st floor bedroom.
Site:	81 Church Street, Kingsbridge, TQ7 1BY
KTC:	Recommend Approval

51.2 **2234/24/HHO**
Decision: **Conditional Approval**
Decision date: 4 September 2024
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**

Members agreed that SHDC should be contacted in order to gain a better understanding of the above mentioned SPD DEV29.3 and in particular an explanation of “residential conversions”.

CORRESPONDENCE AND REPORTS

The following correspondence was received:

51.3 **Planning Appeals**
APP/K1128/C/23/3317807
APP/K1128/C/23/3317808
APP/K1128/C/23/3317810
APP/K1128/C/23/3317811
Start date: 22 March 2023
Appellants: Ms Imke Wood, Mr Bogdan Szafranek, Mr Roger Tyler, Ms Joyce Tyler
Description: Operational development without planning permission
Site: The Old Orchard, Dennings Paddock, Wallingford Road, Kingsbridge, TQ7 1NF

The Appeal follows the issue of an enforcement notice by SHDC on 1 February 2023. The Appeal will be determined by Hearing to be held on 10 October 2024 in Follaton House, Plymouth Road, Totnes, TQ9 5NE commencing at 10.00 a.m. and is expected to last for one day. KTC may attend the Hearing if it wished and at the discretion of the Inspector may take part in discussion.

Members agreed that SHDC should be contacted to query how local residents are made aware of planning appeals which related to enforcement notices.

It was **RESOLVED** to note the above planning decisions, a planning appeal and to contact SHDC regarding items 51.2 and 51.3.

24/52

TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

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

52.1	2431/24/TCA
Decision:	Works to a Tree in a Conservation Area – No Objections Raised
Decision date:	2 September 2024
Case Officer:	Lee Marshall
Applicant:	Mitie Landscapes Ltd
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

APPLICATIONS

None.

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

24/53

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

53.1	2152/24/ADV
Case Officer:	Belle Richer-Hill
Applicant:	Eagle Signs
Proposal:	Advertisement consent for fixed non illuminated signage
Site:	The Health Hub, Fore Street, Kingsbridge, TQ7 1AX
KTC:	Recommend Approval
53.2	2771/24/HHO
Case Officer:	Jason Skelton
Applicant:	Mr Ian Norton
Proposal:	Householder application for first floor roof extension and alterations to dwelling
Site:	4 Fosse Road, Kingsbridge, TQ7 1NG
KTC:	Defer to Planning Committee on 1 October 2024 subsequent to a site visit

53.3 **2796/24/HHO**
Case Officer: Jason Skelton
Applicant: Mr N Easton
Proposal: Householder application for first floor extension
Site: 13 Manor Park, Kingsbridge, TQ7 1BB
KTC: **Recommend Approval**

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management and to re-consider item 53.2 at the Planning Committee to be held on 1 October 2024.

24/54 **ANY FURTHER CURRENT PLANNING MATTERS**

Members received an update on KTC's proposed response to the NPPF Reform consultation introduced at the previous meeting and were mindful of comments made during the Public Open Forum. KTC's feedback needed to be worked-up further and would also be received at the Environment, Transport & Resilience Committee to be held on 24 September 2024 regarding policies relating to climate change matters before that day's deadline for comments.

24/55 Unallocated.

24/56 Unallocated.

24/57 **DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 1 October 2024.

The meeting closed at 7.23 p.m.