

## **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 3 SEPTEMBER 2024**

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

**In Attendance:** District Cllr Denise O'Callaghan  
Alex King & Marlies Koutstaal, Frontier Estates  
Gerrie Messer, Kingsbridge Area Food Bank  
One member of public  
Martin Johnson (Secretary)

#### **24/42 APOLOGIES FOR ABSENCE**

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

#### **Public Open Forum**

Alex King and Marlies Koutstaal from Frontier Estates brief Members on proposals for a new care home at Wallingford Road and took questions from Members. The salient points were:

- Frontier Estates, based in London, had 25 years' experience of multi-sector property development and had/are delivering circa 3,500 care home beds.
- The proposal was to develop a 66 bed residential care home at the Avon Centre site in Wallingford Road previously used by Cornwall Farmers and currently Kingsbridge Area Food Bank. Copies of the plans were distributed to all Members.
- A previous planning application for residential housing on the site have been refused in early 2022.
- The brownfield site circa 0.87 acres/0.35 hectares of industrial buildings and car park hardstanding sloped to the west and was surrounded by trees, a watercourse and residential dwellings.
- A care home would not result in the loss of an employment site and was likely to employ 15 to 20 persons with on-site nursing staff.
- It was anticipated that circa 80% of the occupants would come from within 3 miles of the site and aimed at persons with limited mobility to provide a safe environment with landscaping, private garden space, internal lift, café, hairdresser, lounges and communal space.
- There would be 22 car parking spaces to include 2 disabled spaces and an ambulance space. The potential for staff to park within the residential locale was likely to be overcome.
- Light colours had been suggested for the building and the palette of materials was to be determined.

- The height at Wallingford Road side (east), beyond the car park, would be 2 storeys and 2.5 storeys at the watercourse side (west).
- Pre-planning application discussions had been held with South Hams District Council (SHDC) because the developer needed to be confident that the proposals were likely to be supported.
- The development would be built to Care Quality Commission standards.
- A public consultation was underway for 3 weeks duration with letters hand delivered to 163 properties in the site locale. Feedback had been requested by 10 September. To date, 12 responses had been received with 11 in favour and 1 opposed.

Gerrie Messer from Kingsbridge Food Bank supported the proposals for a Care Home and anticipated that a new location could be found for the charity.

The Chairman thanked Alex, Marlies and Gerrie for their statements.

*District Cllr O’Callaghan and representatives from Frontier Estates and Kingsbridge Area Food Bank left the meeting*

#### **24/43                      DECLARATIONS OF INTERESTS**

None.

#### **24/44                      PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

The following planning decisions were received from SHDC:

- |                  |  |
|------------------|--|
| <b>44.1</b>      | <b>1780/24/FUL</b>   |
| <b>Decision:</b> | <b>Conditional Approval</b>  |
| Decision date:   | 6 August 2024  |
| Case Officer:    | Richard Geary  |
| Applicant:       | Peacocks   |
| Proposal:        | Retention of existing fire escape staircase to rear elevation.   |
| Site:            | 2 Fore Street, Kingsbridge, TQ7 1NY  |
| <b>KTC:</b>      | <b>Recommended Approval</b>  |
| <br>             |  |
| <b>44.2</b>      | <b>1474/24/HHO</b>   |
| <b>Decision:</b> | <b>Conditional Approval:</b>   |
| Decision date:   | 7 August 2024  |
| Case Officer:    | Richard Geary  |
| Applicant:       | Mr & Mrs Carr  |
| Proposal:        | Householder application for proposed first floor side extension over car port, general alterations to previous approvals including some retrospective. |
| Site:            | Staunton Lodge, Embankment Road, Kingsbridge, TQ7 1JZ  |
|                  | <b>Recommend Refusal</b>   |
|                  | <b>Staunton Lodge is an iconic Edwardian property, unspoilt and visually attractive. The proposals are considered to be</b>                            |

**over development and will not integrate with the local built surroundings in such a prominent position contrary to Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy BE3 1a.**

District Cllr O'Callaghan had discussed the above application with the case officer and KTC's recommendation had been considered, as earmarked in the officer report, but was not supported on this occasion.

**44.3**                                **1880/24/CLP**  
**Decision:**                        **Certificate of Lawfulness Granted**  
Decision date:                15 August 2024  
Case Officer:                 Richard Geary  
Applicant:                      Mr I Norton  
Proposal:                        Certificate of Lawfulness for proposed re-building of existing walls with no increase in footprint  
Site:                              4 Fosse Road, Kingsbridge, TQ7 1NG  
**KTC:**                              **Noted**

## **CORRESPONDENCE AND REPORTS**

The following correspondence was received:

**44.4**                                **Planning Appeal APP/K1128/W/24/3347148**  
Start date:                      14 August 2024  
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**

The Appeal will be determined by Written Representation. Any comments made at the application stage would be forwarded to the Planning Inspectorate. KTC could make representations or modify or withdraw previous representations by 18 September 2024. Members agreed to retain KTC's original recommendation and comments above.

It was **RESOLVED** to note the above planning decisions and to note a current planning appeal.

24/45

## **TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS**

### **DECISIONS & CORRESPONDENCE**

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

**45.1**                                **2259/24/TCA**  
Decision:                            No Objections Raised  
Decision date:                    16 August 2024  
Case Officer:                    Lee Marshall  
Applicant:                         Peter Stanton  
Proposal:                         T10: Holm Oak – pollard at 6m due to Ganoderma and uncertain structural condition. The tree is in close proximity to school.  
Site:                                 Dodbrooke Rectory, Church Street, Kingsbridge TQ7 1NW  
**KTC:**                                **Recommended Approval**

### **APPLICATIONS**

**45.2**   None.

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

24/46

## **PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**46.1**                                **2252/24/FUL**  
Case Officer:                    Charlotte Howrihane  
Applicant:                         Mr I Brooking  
Proposal:                         Extension to an existing clubhouse (resubmission of 1358/24/FUL)  
Site:                                 Kingsbridge Rugby Club, Derby Road, Kingsbridge, TQ7 1JL  
**KTC:**                                **Recommend Approval subject to matters raised by SHDC's Assets (Engineering) current object being resolved**

**46.2**                                **2679/24/VAR**  
Case Officer:                    Charlotte Howrihane  
Applicant:                         Mr & Mrs Huggett  
Proposal:                         Application for variation of condition 5 (tree protection measures) of planning consent 0880/23/VAR  
Site:                                 High House Point (formerly Widegates), 56 Embankment Road, Kingsbridge, TQ7 1LA  
**KTC:**                                **Noted**

**46.3**                                **2574/24/LBC**  
Case Officer:                    Belle Richer-Hill  
Applicant:                        Stephen Guard Architects  
Proposal:                         Listed building consent for re-slating roof  
Site:                                6 Devon Square, Kingsbridge, TQ7 1EE  
**KTC:**                                **Recommend Approval**

It was **RESOLVED** to forward the findings of the above planning consultation to SHDC Development Management and to determine whether planning approval per se was required alongside listed building consent for agenda item 46.3

## **24/47**                                **ANY FURTHER CURRENT PLANNING MATTERS**

**47.1** Members discussed delivery unloading in the town centre and the Town Clerk would contact Devon County Council's local highways officer with suggestions for improvements.

**47.2** Government was consulting on "Proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system" with a deadline of 24 September 2024 for responses to a large number of set questions. It was agreed for the consultation to be reviewed by Cllr Edmonds and the Town Clerk and to re-consider the current NPPF consultation at the next meeting.

**47.3** Further to the previous meeting the Kingsbridge Parish Profile (KPP) had been reviewed alongside the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan appendices A7 "Affordable Housing" and A8 "Housing Needs Assessment" both of which had used the 2011 census for information. The KPP reported the current stock of affordable housing provided by Live West, Westward Housing and Guinness Partnership but did not include Kingsbridge Feoffees and Dodbrooke Feoffees housing. Chiefly, the KPP occupancy ratings for bedrooms reported only 1.6% of households lacking one bedroom and 0.1% lacking 2 or more bedrooms. There was no data in the Neighbourhood Plan evidence base however, anecdotal evidence presented to KTC identified that the reported percentages may be inaccurate. It was agreed to request Kingsbridge Feoffees to check their recent housing application processes to ascertain if there was a need for more bedroom space from families with children and thereafter to progress KTC's feedback to SHDC.

*District Cllr O'Callaghan re-attended the meeting*

**47.4** It was **RESOLVED**, in view of the nature of the business about to be transacted at agenda item 24/47.5 below, that it was advisable in the public interest, that the public and press be temporarily excluded.

*A member of public left the meeting*

**47.5** Members received SHDC's listings of outstanding planning enforcement cases dated 3 September 2024. The information was confidential and could not be disseminated. It was **RESOLVED** to note the current enforcement cases in

Kingsbridge and to request further information from SHDC regarding a recently closed case.

**24/48**

**DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 17 September 2024.

*The meeting closed at 8.25 p.m.*