

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 15 OCTOBER 2024

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Mike Jennings
Cllr Graham Price

In Attendance: Alan Houston, Through The Woods
One member of public
Martin Johnson (Secretary)

24/63 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Philip Cole, Chris Povey, Danielle Rawstron and Julia Wingate.

Public Open Forum

Alan Houston was the agent for planning application 2655/24/HHO (agenda item 67.3) at 17 Embankment Road who presented the proposals to Members and answered their questions. The salient points were:

- The owners did not use the front access to their home at present and there were also issues with the rear entrance from Lower Warren Road due to gradients and awkward steps. Moreover, the current garage was small and unfit for purpose but there was a need for off-road parking.
- The neighbouring property owners had been consulted on the proposals and were supportive. Neighbours views would be retained.
- The proposals included replacement of an existing conservatory with a single storey extension, a new lean-to cloakroom and WC plus a deck and ramp to provide improved access to the rear of the property, replacement of an existing garage with a workshop/home office/boat store and improved parking and vehicular turning on the driveway to create level pedestrian access around the house.
- Currently vehicles had to reverse out of the property to access Embankment Road however, the proposals would mean cars would be able to access and egress in a forward motion.
- The combined workshop/home office/boat store would have a zinc roof with integrated PV panels, be rendered to sill height and then have natural timber cladding. Effectively it would be a garden annex but there were no intentions for it to be used as ancillary accommodation. The current height of the garage was circa 2.4m and the proposed replacement development would be 3.5m.

The Chairman thanked Alan for his helpful briefing.

Mr Houston left the meeting

24/64 DECLARATIONS OF INTERESTS

None.

24/65 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

65.1 2152/24/ADV
Decision: **Advertisement Consent Granted**
Decision date: 4 October 2024
Case Officer: Belle Richer-Hughes
Applicant: Eagle Signs
Proposal: Advertisement consent for fixed non-illuminated signage
Site: The Health Hub, Fore Street, Kingsbridge, TQ7 1AX
KTC: **Recommend Approval**

65.2 2574/24/LBC
Decision: **Conditional Approval**
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**

CORRESPONDENCE AND REPORTS

The following correspondence was received:

65.3 3063/24/COM
Case Officer: Amy Hallett
Applicant: Openreach
Proposal: Notice of intent to install electronic communication apparatus comprising one new 8m light pole
Site: Near 24 Buckwell Road, Kingsbridge, TQ7 1NQ
KTC: **Members noted that planning regulations provided the applicant notice to inform SHDC of its intentions. However, Members agreed that the applicant should be requested to consider installing broadband apparatus underground.**

It was **RESOLVED** to note the above planning decisions and to feedback to SHDC Development Management with comments at 65.3.

24/66

TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

None.

24/67

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

67.1

3094/24/VAR

Case Officer:

Rosalie Metcalfe

Applicant:

Tesco Stores Ltd

Proposal:

Application for variation of condition 13 (car park management plan) of planning consent 28/2431/06/O

Site:

Tesco, Cookworthy Road, Kingsbridge, TQ7 1QN

KTC:

Recommend Refusal on the following grounds:

- **Tesco's interim trading results for 2024/25 available at <https://www.tescopl.com> are at the polar extreme of the assertion made in Redline Planning's letter dated 25 September 2024 regarding current parking arrangements having a negative impact on the attractiveness of the store and its trading performance.**
- **The local authority managed public car park adjacent to the Tesco store is always full due to the low cost charges (quoted by Redline above) and it is highly unlikely given expenditure of £1.00 for 3 hours parking that it makes the "Tesco car park more attractive to visitors". Such a claim is another ridiculous assertion.**
- **Many businesses continually battle to survive in today's tough economic climate and it is essential that Tesco shoppers have the opportunity to have long stay parking to allow them sufficient time to also access the town centre's independent shops in order to sustain its vibrancy.**
- **In summary, the proposal to reduce free parking from 2 hours to 1.5 hours at the Tesco store will have a negative impact on town centre shops, create a trading monopoly for Tesco, and is actually selfish, unfair and inconsiderate.**

67.2

2932/24/HHO

Case Officer:

Jason Skelton

Applicant:

Amanda Lubrani

Proposal:

Householder application for extensions and refurbishments to existing dwelling

Site:

49 Embankment Road, Kingsbridge, TQ7 1LA

KTC:

Recommend Approval

67.3 **2655/24/HHO**
Case Officer: Alexis Wilson
Applicant: Mr & Mrs Phil & Lu Chadders
Proposal: Householder application for extensions and alterations, replacement of garage with annex outbuilding and groundworks, removal of shed and construction of covered open air store
Site: 17 Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Recommend Approval subject to the following conditions:**

- **The garden annex (workshop/home office/boat store) should not be used for ancillary or holiday let accommodation.**
- **Soft landscaping to be introduced to the car parking area.**
- **All car parking should be contained within the land area of the property.**

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

24/68 ANY FURTHER CURRENT PLANNING MATTERS

Further to its introduction at the full council meeting held on 8 October 2024, Members noted the current consultation on the Salcombe Harbour Strategic Business Plan 2022-2027. It agreed to respond to the projects for Kingsbridge as follows:

- Kingsbridge Pontoon Development – support.
- Kingsbridge slipway dinghy rack – the proposal dovetailed with the KWAC Neighbourhood Plan 5.8.5 however, the type of storage and location should be carefully considered to ensure current turning ability for vehicles with trailers was preserved and KTC wished to be invited to any on-site meetings.

24/69 EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED**, in view of the nature of the business about to be transacted at agenda item 24/70 below, that it was advisable in the public interest, that the public and press be temporarily excluded.

A member of public left the meeting

24/70 PLANNING ENFORCEMENT

Members received SHDC’s listings of outstanding planning enforcement cases dated 7 October 2024. The information was confidential and could not be disseminated. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

24/71 DATE OF NEXT MEETING

6.30 p.m. on Tuesday 5 November 2024.

The meeting closed at 7.40 p.m.