

## **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 19 NOVEMBER 2024**

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

**In Attendance:** Two members of public  
Martin Johnson (Secretary)

#### **24/79 APOLOGIES FOR ABSENCE**

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

#### **Public Open Forum**

Mark Brookes, Wallingford Road, stated that the applicant for the Dennings housing development (agenda item 83.1) did not communicate with local residents and there was some ambiguity within different parts of the application regarding the timings for completion of the working day. Moreover, debris from previous works at the original Dennings house remained on site including plasterboard which required specific disposal routines.

The Town Clerk, on behalf of the Chairman, reported that the developer was not bound to communicate with nearby households and effectively said communication was the Construction and Environment Management Plan (CEMP) should it be approved. The Chairman responded that Mr Brookes should contact South Hams District Council's (SHDC) Environmental Health if he considered there was a potential environmental matter at the development site.

#### **24/80 DECLARATIONS OF INTERESTS**

Cllrs Cole and Jennings declared non-pecuniary interests in agenda item 24/83.1.

#### **24/81 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

The following planning decisions were received from SHDC:

**81.1 2796/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 30 October 2024  
Case Officer: Jason Skelton

Applicant: Mr N Eaton  
Proposal: Householder application for first floor extension  
Site: 13 Manor Park Kingsbridge TQ7 1BB  
**KTC: Recommended Approval**

**81.2 2655/24/HHO**

**Decision: Withdrawn**  
Decision date: 11 November 2024  
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, and**
- **all car parking should be contained within the land area of the property**

## **CORRESPONDENCE AND REPORTS**

None.

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

**24/82 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS**

None.

**24/83 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**83.1 3422/24/ARC**

Case Officer: Molly Northmore  
Applicant: David Whittington Developments  
Proposal: Application for approval of details reserved by conditions 3 (CEMP), 4 (Tree Protection Plan) and 5 (Reptile Translocation) to planning consent 1386/22/FUL (Appeal Ref: APP/K1128/W/23/3315666)

Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

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

- **The proposed working hours on site within the CEMP are not supported.**



**24/84**

**ANY FURTHER CURRENT PLANNING MATTERS**

It was agreed to contact Baker Estates regarding the “Welcome to Kingsbridge” sign in West Alvington Hill which had been moved during the preparatory stage of the approved K5 housing development but had been re-instated in an unsatisfactory condition.

**24/85**

**EXCLUSION OF PUBLIC AND PRESS**

It was **RESOLVED**, in view of the nature of the business about to be transacted at agenda item 24/86 below, that it was advisable in the public interest, that the public and press be temporarily excluded.

*A member of public left the meeting*

**24/86**

**PLANNING ENFORCEMENT**

Members received SHDC’s listings of outstanding planning enforcement cases dated 6 November 2024. The information was confidential and could not be disseminated. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

**24/87**

**DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 3 December 2024.

*The meeting closed at 7.30 p.m.*