

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 5 NOVEMBER 2024

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

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

24/72 APOLOGIES FOR ABSENCE

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

Public Open Forum

Neil Girling stated that the architect for planning application 3192/24/FUL (agenda item 76.2) was unable to attend the meeting however, as landowner of the Avon Centre he wished to show his support for the proposals and field any Members' questions if required. Kingsbridge Food Bank currently occupied part of the site however, the charity was actively seeking new premises in town from which to operate.

The Chairman thanked Neil for his attendance.

24/73 DECLARATIONS OF INTERESTS

None.

24/74 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

74.1	2679/24/VAR
Decision:	Variation or Removal of Condition Granted
Decision date:	14 October 2024
Case Officer:	Lee Marshall
Applicant:	Mr & Mrs Huggett
Proposal:	Application for variation of condition 5 (tree protection measures) of planning consent 0880/23/VAR
Site:	High House Point 56 Embankment Road Kingsbridge TQ7 1LA
KTC:	Noted

74.2 **2252/24/FUL**
Decision: **Conditional Approval**
Decision date: 21 October 2024
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 IJL
KTC: **Recommended Approval subject to matters raised by SHDC's Assets (Engineering) current object being resolved**

74.3 **2771/24/HHO**
Decision: **Conditional Approval**
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: **Recommended Approval**

74.4 **3063/24/COM**
Decision: **Permitted Development**
SHDC has responded to the applicant that a number of existing poles are already in situ in the immediate vicinity and recommended reconsideration for the position of the pole (to allow the pole and associated cabling to follow hedge lines to make it less visually intrusive) however, the pole may already have been installed
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.**

CORRESPONDENCE AND REPORTS

The following correspondence was received:

74.5 **3258/24/COM**
Case Officer: Amy Hallett
Applicant: Openreach
Proposal: Notice of intent to install electronic communication apparatus comprising new 8m light pole
Site: Near 24 Buckwell Road, Kingsbridge, TQ7 1NQ
Members noted that the above proposals were an identical notice of intention to agenda item 74.4 above (3063/24/COM) and said pole had already been installed.

Therefore it was unknown whether 2 poles at the same location were being proposed and SHDC had not responded to date to such an enquiry. However, on the available evidence it was assumed that Openreach had made an administrative error in the absence of any other information. SHDC had approved the application that day as Permitted Development.

KTC: No Comments

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

24/75 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decision was received from SHDC:

75.1 2742/24/TPO
Decision: Works to a TPO tree – Grant of Conditional Consent
Decision date: 22 October 2024
Case Officer: Lee Marshall
Applicant: Norman Brooking Builders Ltd
Proposal: 01: Oak – Crown lift over garden of No.60 to achieve 7/8 metres clearance – the tree is currently blocking the light from No. 60's conservatory it is now completely covering our greenhouse & raised veg plot. 03: Ash x 2 – Crown thinning by 25%, this will allow more light to reach the trees crown interior and with fewer branches the tree should thrive. 04: Turkey Oak – Reduce back from No. 58 by 2/3 metres – Reduce growth away from the dwelling and increase separation, to remove contact with the dwelling. 07: Turkey Oak – Reduce back from No. 58 by $\frac{3}{4}$ metres and crown lift over outbuilding by removing 1 branch and reduce growth away from the dwelling and to remove contact with the dwelling.
Site: 58 Northville Park, Kingsbridge, TQ7 1AR
KTC: Recommended Approval

APPLICATIONS

None.

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

24/76 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

76.1 **3191/24/HHO**
Case Officer: Alexis Wilson
Applicant: Mr & Mrs Walsham
Proposal: Householder application for single storey front extension.
Site: 16 Fosse Road, Kingsbridge, TQ7 1NG
KTC: **Recommend Approval subject to the planning authority's objection on drainage matters being overcome**

76.2 **3192/24/FUL**
Case Officer: Adrian Noon
Applicant: Frontier Estates (Mal) Ltd
Proposal: Redevelopment of site to provide a care home (use class C2 including access, parking, landscaping & other associated works
Site: Avon Centre, Wallingford Road, Kingsbridge, TQ7 1ND
Members closely considered the proposals and in particular SHDC's feedback to a pre-application, the design & access statement, planning statement, flood risk assessment, transport statement, landscaping plans and statement of community involvement. SHDC had determined the proposals to be a "Major Application" and, in accordance with its Terms of Reference, the Planning Committee had to provide its Recommendation to the next full council meeting rather than providing feedback direct to the planning authority.
KTC: **Recommend Approval**

It was **RESOLVED** to forward the findings of the above planning consultation at 76.1 to SHDC Development Management and the recommendation at 76.2 to the full council meeting on 12 November 2024.

24/77 **ANY FURTHER CURRENT PLANNING MATTERS**

77.1 KTC had been invited to attend SHDC's Development Management Committee on 7 November 2024 which would consider planning application 1614/24/CLE at 16 Becketts Road, Kingsbridge, TQ7 1RH. The proposals were to demonstrate that works had commenced for approved application 3090/19/HHO for a residential extension within 3 years of approval i.e. by latest 5 July 2023. At the Planning Committee held on 18 June 2024, KTC had noted the proposals as Members had no knowledge whether the development had indeed been started by the due date. Therefore, KTC had responded that it would not attend the forthcoming meeting.

77.2 SHDC Trees had approved a new Tree Preservation Order at Montagu Road, Kingsbridge on 1 November 2024 for 5 trees in situ: T1 Native Cherry, T2 Native Cherry, T3 Copper Beech, T4 Native Cherry and T5 Yew. Members supported the new order.

24/78 **DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 19 November 2024.

The meeting closed at 7.40 p.m.