

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 21 JANUARY 2025

Present: Cllr Martina Edmonds (Chairman)
Cllr Philip Cole
Cllr Mike Jennings
Cllr Chris Povey
Julie Taylor (Cllr designate)

In Attendance: District Cllr Denise O'Callaghan
Martin Johnson (Secretary)

24/104 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Anne Balkwill, Graham Price and Julia Wingate.

Public Open Forum

There were no members of public present.

24/105 DECLARATIONS OF INTERESTS

Cllr Cole declared a non-pecuniary interest in agenda item 24/107.1.

24/106 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

106.1 3686/24/HHO
Decision: Conditional Approval
Decision date: 6 January 2025
Case Officer: Elliot James
Applicant: Mr & Mrs A Muir
Proposal: Householder application for parking area, changes to fenestration, raised patio/deck and internal alterations
Site: 22 Embankment Road, Kingsbridge, TQ7 1LA
KTC: Recommend Approval

106.2 3616/24/LBC
Decision: Withdrawn
Decision date: 6 January 2025
Case Officer: Lauren Hutton
Applicant: Tindle Newspapers Ltd

Proposal: Listed Building Consent for proposed internal alterations to subdivide shop into two units and convert the first and second floor to residential flats
Site: 101-103 Fore Street, Kingsbridge, TQ7 1AF
KTC: **Recommend Approval**

CORRESPONDENCE & REPORTS

None.

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

24/107 TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

APPLICATIONS

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

107.1 **0003/25/TPO**
Case Officer: Lee Marshall
Applicant: Mr G O'Shea
Proposal: T1: Sycamore – remove SE stem
T3, 4 & 5 – Ashes – cut to ground
T6, 7 & 8 – Sycamore – cut to ground
Further details and justification for removals are all included in the document entitled Tree Inspection Report 2
Site: 93 Church Street, Kingsbridge, TQ7 1DB

Members noted a representation in support of the application on SHDC's planning portal and an email objection received from a local resident.

KTC: Recommend Refusal on the following grounds:

- **The angle of the Sycamores growing into the highway from the east of the site do not raise concerns for the Town Council and they should not be felled.**
- **Should the above Sycamores be removed there would be a significant area of land without tree cover which will have a negative impact on the amenity value currently enjoyed by the current street scene.**
- **The Planning Inspectorate in a planning appeal decision dated 1 May 2008, referring to the east of the site, reported: "Although overgrown at the time of my inspection, the site's greenery combined with trees at the rear provides a pleasant natural element in the local townscape". However, replanting is only proposed for the north of the site with no replanting earmarked for the east of the site. The Town Council supports replanting on the east of the site, bordering the highway, should SHDC support the proposals.**

DECISIONS

None.

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

24/108 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

108.1 **4060/24/HHO**
Case Officer: Alexis Wilson
Applicant: Mr & Mrs Phil & Lu Chadder
Proposal: Householder application for proposed replacement of conservatory with single storey extension, construction of new single storey infill extension & deck, alterations to path & removal of existing garden shed
Site: 17 Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **Recommend Approval**

108.2 **4074/24/FUL**
Case Officer: Adrian Noon
Applicant: Sarah de Buriatte
Proposal: Deconversion from two flats to single dwelling
Site: Churston Lodge, The Promenade, Kingsbridge, TQ7 1JG
KTC: **Recommend Approval**

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

24/109 ANY FURTHER CURRENT PLANNING MATTERS

109.1 At the previous meeting, Members noted SHDC's approval of 3422/24/ARC which supported working hours at the Dennings development site off Wallingford Road to include Monday to Friday 0800-1800 after Members had recommended 0800-1700. SHDC had responded that approval of the original planning consent 1386/22/FUL had been approved by the Planning Inspectorate at Appeal and therefore the authority could not intervene. Members also noted that construction management plans for developments elsewhere in town had recently been approved for beyond 1700.

109.2 Members received SHDC's listing of outstanding planning enforcement cases received on 16 January 2025. While the information was confidential, and could not be disseminated, in the absence of members of public it was taken in open session. It was **RESOLVED** to:

- note the current enforcement cases in Kingsbridge,
- raise a potential environmental nuisance matter with SHDC, and
- investigate advertisement signs at a commercial property.

24/110

DATE OF NEXT MEETING

6.30 p.m. on Tuesday 4 February 2025.

The meeting closed at 7.09 p.m.