

## **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 7 JANUARY 2025**

**Present:** Cllr Martina Edmonds (Chairman)  
Cllr Anne Balkwill  
Cllr Philip Cole  
Cllr Chris Povey  
Cllr Graham Price

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

#### **24/95 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mike Jennings, Danielle Rawstron and Julia Wingate.

#### **Public Open Forum**

Graham Smith, Kingsbridge Age Concern, reported that he was in attendance to listen to Members' comments on the development proposals for the Age Concern building.

#### **24/96 DECLARATIONS OF INTERESTS**

Cllr Cole declared a non-pecuniary interest in agenda item 24/97.8.

#### **24/97 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

##### **DECISIONS**

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

<b>97.1</b>	<b>2932/24/HHO</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	27 November 2024
Case Officer:	Jason Skelton
Applicant:	Linda Lubrani
Proposal:	Householder application for extension and refurbishment to existing dwelling
Site:	49 Embankment Road, Kingsbridge, TQ7 1LA
<b>KTC:</b>	<b>Recommended Approval</b>
<b>97.2</b>	<b>3191/24/HHO</b>
<b>Decision:</b>	<b>Conditional Approval</b>
Decision date:	2 December 2024

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

**97.3** **3422/24/ARC**  
**Decision: Conditional Approval**  
Decision date: 9 December 2024  
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.**
- **Given the close proximity of neighbouring homes the Monday to Friday working hours on site should be 0800-1700 (not 1800 as proposed) and should also include no working on bank holidays.**

Members were disappointed with SHDC's decision and agreed to discuss the same with SHDC Ward Members at the next full council meeting on 14 January 2025.

**97.4** **1735/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 16 December 2024  
Case Officer: Alexis Wilson  
Applicant: Mr & Mrs C Doughty  
Proposal: Householder application for proposed rear extension  
Site: 11 Manor Park, Kingsbridge, TQ7 1BB  
**KTC: Recommend Refusal due to lack of information regarding surface water drainage**

**97.5** **2955/24/FUL**  
**Decision: Conditional Approval**  
Decision date: 16 December 2024  
Case Officer: Jason Skelton  
Applicant: Rachel Rowland  
Proposal: Reduction of height of chimney stacks & associated repair works  
Site: 18 Duke Street, Kingsbridge, TQ7 1HU  
**KTC: Recommend Approval**

**97.6** **3565/24/POD**  
**Decision: Required and Refused**  
Decision date: 19 December 2024

Case Officer: Lauren Hutton  
Applicant: Tindle Newspapers Ltd  
Proposal: Application to determine if prior approval is required for a proposed change of use from commercial, Business & Service (Class E) to dwellinghouse (Class C)  
Site: 101-103 Fore Street, Kingsbridge, TQ7 1AF  
KTC: **Recommend Approval**

## **CORRESPONDENCE & REPORTS**

The following correspondence was received:

**97.7**                      **Appeal Reference: APP/K1128/W/24/3347148**  
**Application Ref: 3360/23/FUL**  
**Appeal Decision: Appeal Dismissed**  
Appeal date: 6 December 2024  
Applicant: St Austell Brewery  
Proposal: Retrospective application for new shepherds hut/shack on wheels, consisting of a bar dispense area and pizza kitchen with servery.  
Site: The Crabshell Inn, Embankment Road, Kingsbridge T7 1JZ  
KTC: **Recommended 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**

**97.8** Kingsbridge Age Concern's development concept and request for comments.

It was **RESOLVED** for Kingsbridge Town Council to consent to Kingsbridge Age Concern making a planning application for planning permission in order to sustain its community services. However, it would be inappropriate to make comments on the development concept itself, at this stage, as it may lead to pre-determination prior to the Planning Committee's consideration of said planning application during the consultation process.

**97.9** The National Planning Policy Framework (NPPF) revision dated 12 December 2024, government's response to the public consultation and a briefing on the same.

Members noted that the government had decided to revise the NPPF in accordance with its proposals notwithstanding some considerable negative feedback received. For example, Question 2 (of 106 questions) had received 42% in agreement with 58% of respondents not in agreement however, the government intended to make the changes as proposed.

It was **RESOLVED** to note the above planning decisions and correspondence, to bring up item 24/97.3 at the next full council meeting, and to feedback to Kingsbridge Age Concern regarding item 24/97.8 above.

24/98

## TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

### DECISIONS

The following tree works' decision was received from SHDC:

**98.1**                      **Appeal Ref: APP/TPO/K1128/9688**  
**Appeal Decision:**    **Appeal Dismissed**  
Appeal date:            27 November 2024  
Applicant:              Mrs G Burn  
Proposal:                T2: Beech - crown height reduction of 1-1.5m, crown lift to 4m from g/l, lateral crown reduction on N, E and S aspect of 1.5m, lateral crown reduction on W aspect of 2m, crown thin of 20% on outer crown, due to tree being too dense  
Site:                      Wits End, The Promenade, Kingsbridge, TQ7 1JF  
**KTC:**                    **Recommended Approval**

### APPLICATIONS

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

**98.2**                      **4032/24/TPO**  
Case Officer:          Lee Marshall  
Applicant:               Mrs A Merritt  
Proposal:                TPO no 32, 2004, ref 697. For works to see Aboricultural Survey and Tree Risk Assessment Report.  
Site:                      Melleray, 70 Embankment Road, Kingsbridge, TQ7 1LA  
**KTC:**                    **Deferred to the full council meeting to be held on 14 January 2025**

It was **RESOLVED** to note the above tree works' decision and to re-consider item 98.2 at the full council meeting on 14 January 2025.

24/99

## PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

**99.1**                      **3862/24/LBC**  
Case Officer:          Richard Gage  
Applicant:               Mr & Mrs Hayes  
Proposal:                Listed building consent for restoration of roof cladding, internal ceiling and wall linings and two new rooflights in existing openings  
Site:                      20 Fore Street, Kingsbridge, TQ7 1NZ  
**KTC:**                    **Recommend Approval**

**99.2**                      **3866/24/HHO**  
Case Officer:          Alexis Wilson  
Applicant:               Mr & Mrs Cheetham

Proposal: Householder application for proposed entrance porch extension, external refurbishment including rationalising of fenestration, internal reconfiguration and external landscaping works  
Site: 42 Embankment Road, Kingsbridge, TQ7 1LA  
KTC: **Recommend Approval subject to the potential for external lighting to be considered in accordance with Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC Env5 Prevention of Light Pollution**

**99.3** **3999/24/LBC**  
Case Officer: Belle Richer-Hill  
Applicant: Mr A Jones  
Proposal: Listed building consent for refurbishment and alterations  
Site: The Warehouse, Moonhoney Meadery, Prince of Wales Road, Kingsbridge, TQ7 1DY  
KTC: **Recommend Approval**

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

#### **24/100 ANY FURTHER CURRENT PLANNING MATTERS**

**100.1** Members noted that several Bay trees had been felled adjacent to 93 Church Street however, SHDC had confirmed that permission had been granted via the Senior Tree Officer. Said trees did not have Tree Preservation Orders placed upon them and were not part of planning application 0003/25/TPO for the site which would be considered at the next Planning Committee to be held on 21 January 2025.

**100.2** Members noted a SHDC update received in late December regarding the proposed affordable-led housing development off Ropewalk.

#### **24/101 EXCLUSION OF PUBLIC AND PRESS**

It was **RESOLVED** that in view of the nature of the business about to be transacted at agenda item 24/102 below, it was advisable in the public interest, that the public and press be temporarily excluded.

#### **24/102 PLANNING ENFORCEMENT**

It was **RESOLVED** to submit an alleged planning enforcement case to SHDC.

#### **24/103 DATE OF NEXT MEETING**

6.30 p.m. on Tuesday 21 January 2025.

*The meeting closed at 7.35 p.m.*