

KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE

Thursday 19th January 2023 held at St Mary's Garage, Kingskerswell

Minutes

1. Apologies:

The Chair opened the meeting at 6:30pm

Apologies were received from Cllr J Taylor

Cllr R Raybould did not attend.

Attending – Cllr W Dixon (Chair), Cllr J Carter, Cllr S Talbot, A Huntley and J Thompson (PC Clerk).

2. Declaration of Interests:

None

3. Planning Committee comments and matters arising from previous meeting:

3.1 Responses to various planning matters and enforcement issues raised:

It was agreed to respond to comments made by the developers of 22/01621/MAJ to confirm that the PC still believe that developers have revised the application since the PC made its original comments.

3.2 The resignation of R Jones and L Bullock was noted.

4. Applications to consider:

22/02401/HOU – 23 Lonsee Gardens

Conservatory to rear, porch to front and create two new openings for windows on the rear elevation.

The Planning Committee agreed that the proposal was an improvement and had no issues with the application

22/02275/FUL – Maddacombe Farm, Maddacombe Road

Provision of an industrial building (Use classes E and B8)

The Planning Committee object to this proposal as the history of the site shows that farm and industrial buildings have been changed to business or residential and this questions the requirement for further industrial building, so we would ask that TDC refer to previous comments and objections to site applications and planning conditions imposed and take into account comments regarding planning application 22/02272/FUL which apply to both sites.

We are surprised that DCC Highways have no objections to the potential traffic generation and would request that they revisit the site.

Because of the multiple requests for changes over the years of different buildings and their uses, the PC have repeatedly requested that TDC carry out a site visit.

22/02274/HOU – 2 Trevenn Drive

Loft conversion with side dormers and new roof lantern.

The Planning Committee supported this proposal which was in keeping with neighbouring properties.

CB Design were complimented on their easy to view plans and drawings.

22/02272/FUL – Squires Wood, Maddacombe Road

Proposed general storage use

The Planning Committee support the comments made by Mrs K Walker regarding the engineering works already carried out on site and request that the applicants are required to submit a drainage report.

We also note a possible conflict of interest in part of one of the objections – ‘Proximity to existing storage yards’ - storage is owned by the author.

In addition to the fact that excavation work, placing of hardcore and removal of topsoil had already been done prior to the ecology report and panning application.

22/02170/FUL – Cleveland House, 1 Edginswell Lane

Installation of a 25-panel ground mounted solar PV system

The Planning Committee welcomed this carefully thought-out application and were pleased to see renewables in the village.

5. Consents to note:

22/02240/CLDP – Belmont House, Barnhill Road

Loft conversion

Certificate of lawful use or development

22/02230/TPO – 12 Church End Road

T1 Beech - Crown lift to provide clearance of the building by: I. Remove two secondary branches at 8.5m and 9m above ground level on the western side of the tree, growing over the building, from the northern primary stem. II. Remove the secondary branch at 11m above ground level from the western side of the southern primary stem. III.

Remove minor tertiary branches (up to 25mm in diameter from the main stem up to 8m above ground level on the western side of the tree. T2 Beech - Crown lift secondary branches up to 5m above ground level on all sides. Final pruning cuts restricted to a maximum branch diameter of 100mm.

Grant of consent

22/02126/CLDP – 1 Lyndhurst Avenue

Certificate of lawfulness proposed, to replace wooden / decked patio with a concrete block patio

Certificate of lawful use or development

22/00268/FUL – Land off Churchway Lane

Change of use of agricultural land to an activity area for a local youth organisation
Grant of conditional planning permission

20/02378/FUL – Horizon View, Whilborough Road

Change of use from agriculture to mixed use agriculture and health and well-being
centre
Grant of conditional planning permission

6. To discuss and agree on any highway maintenance issues:

The VAS camera at Stadium Drive needs adjusting as it is not capturing all the vehicles.

7. Date of next meeting – Thursday 23rd February 2023

The meeting ended at 7:10pm

Signed:

Chair of the Kingskerswell Parish Council Planning Committee

Dated: