

KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE

Thursday 27th July 2023 at 7pm held at St Mary's Garage, Kingskerswell

Minutes

1. Apologies:

Apologies received from Cllr W Dixon (Chair).

Attending – Cllr J Taylor (Acting Chair), Cllr J Carter, Cllr S Talbot, Cllr M Daniell, A Huntley and J Thompson.

2. Declaration of Interests:

Cllr M Daniell for any DCC matters.

Cllr J Carter for 23/01275/CAN – neighbours.

3. To agree the minutes of the previous meetings:

It was agreed by all to accept the minutes of the meeting of Thursday 22nd June 2023 as a true and accurate record.

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

None

5. Applications to consider:

23/01275/CAN – Rock House, 1 Maddacombe Road

2 x wild cherry trees; T1 and T2 on sketch. Removing 3 x lower branches from each tree to raise the canopy. Remove the very top growth from each tree.

There were no objections to the proposal – the applicant is simply carrying out planned maintenance works.

23/01124/TPO – Abbots Brook House, Church End Road

G1 – Beech – reduce the lateral branches by 1.5 metres to 2 metres.

It was agreed that the branches needed to be cut back, therefore there were no objections to the proposal.

23/01112/CAN – Abbots Brook House, Church End Road

T0099 – Dismantle semi mature Sycamore.

The planning committee do not object to the proposal, but as the tree is in a conservation area request that TDC consider this in their recommendations.

23/01107/HOU – 12 Coffinswell Lane

Single storey rear extension to replace a conservatory and infilling of existing porch.

There were no objections to this proposal.

23/01157/MAJ – Land at Aller Road

Variation of condition 2 on planning permission 16/02402/MAJ (Erection of 12 dwellings (3 affordable)) to amend design of Plot 3 and discharge conditions 3, 6, 7, 8, 9 and 10.

The planning committee wanted this 'called in' and further discussion was needed as to what comments to make.

23/01064/HOU – 27 Lonsee Gardens

Rear single storey extension

The planning committee object to this proposal.

To be able to maintain the proposed extension the owners would need to go onto the neighbouring property to gain access.

The door leading from the proposed kitchen would, when open, only give a 20cm clearance before the existing fence, thus creating a fire risk.

The proposed extension takes away valuable off-street parking, in an area that is already struggling for parking spaces.

23/01060/HOU – Tree Tops, Daccabridge Road

Retention of works, single storey extension and alterations to fenestration rendering of southwest elevation.

There were no objections to this application.

23/01029/FUL – Tree Tops, Daccabridge Road

New dwelling, off road parking and associated landscaping

There were no objections to this proposal.

23/01035/HOU – Fluder Heights, 27 Fluder Hill

Proposed roof alterations including loft conversion and new porch.

The planning committee object to this proposal which is as a total overbuild for the plot and restated the comments made on the previous application, which were:

Previous comments:

Object to the proposal – 21/02785/HOU

Kingskerswell Parish Council Planning Committee object to this proposal on the grounds of overdevelopment.

The application proposes an approximate 50% increase in the size of the property; the description of loft conversion is misleading, as this is significantly more than a loft conversion.

What is the long-term plan for this huge property?

As stated with planning application 21/02553/OUT – Land at Fluder Hill for nine self-build plots - Fluder Hill's narrow road is already an area of great concern for residents and users' safety, with the 20mph speed limit rarely observed. Additional building in this area will simply make the roads more congested and hazardous.

The location of the extra build will impact on neighbouring properties by obscuring visibility, with loss of light and the proposal is not in keeping with other properties in the area.

Being built on clay soil give rise to concerns about the stability of waste pipes and damage caused by further building works.

It has been noted that the resident has already removed a Devon Bank, shrubbery and trees from the front of the property.

23/01016/HOU – 3 Lyndhurst Avenue

Front and rear single storey extensions and conversion of garage into studio

There were no objections to this application.

23/00955/FUL – 2 Orchard Drive

Retention of parking area

The planning committee object to this retrospective application.

Can the applicant confirm that they own the land and therefore have the right to apply for permission for retention of the parking area?

If the business operates from the site, then this will cause parking problems for those using the service as well as the residents.

Can residential land be used for locating a business?

23/00881/FUL – Colstray, Yon Street

Retention of agricultural storage building with access track.

There were no objections to this application.

23/00193/FUL – Odicknoll Farm House, Edginswell Lane

Conversion of barn to two dwellings

The planning committee question whether the plot is big enough to hold two dwellings and whether the proposal will comply with building regulations.

The previous application conditions (2002/2042/16/03) called for the retention of the existing structure of the barn and we would like to see this condition kept if planning permission be granted.

6. Consents to note:

23/00815/HOU – The Nook, 3 Torquay Road
Single storey side / rear extension
Grant of conditional planning permission

23/00593/DCC – Zig Zag Quarry, Aller Brake Road
Consultation from Devon County Council on county matter application for importation of inert waste for the purpose of filling the void as part of the restoration scheme following the future cessation of quarrying activities (DCC Ref SP/DCC/4339/2023)
Grant of conditional planning permission

23/00332/HOU – 14 Woodland Avenue
Single storey extension to rear and side
Grant of conditional planning permission

22/01787/FUL – Hunters Lodge, Crockwell Park
Change of use of land for holiday purposes and stationing of a mobile holiday unit
Grant of conditional planning permission

E2/16/26 – Zig Zag Quarry, Aller Brake Road
Tree preservation order confirmed with modifications

7. Refusals to note:

23/00212/TPO – Estaro
approT0100, Oak: Crown reduction (Veteranisation) to retain a tree with a height of approx. 16m.
Refusal of consent

22/02160/FUL – Land at Ngr 288490 67330, Fluder Hill
Two dwellings and associated works
Refusal of planning permission

21/02066/FUL – Land at Ngr 28784 66393, Whilborough
New barn / paddock, new vehicle turning circle, small child's playing area and change of use from agricultural to sui generis
Refusal of planning permission

8. Applications withdrawn:

23/00207/FUL – Land to the west of Coles Lane, Brookedor
Erection of two wooden sheds in field to provide storage for tools
Application withdrawn

22/01995/HOU – The Old Ironmongers, Coles Lane
Dormer to side roof slope creating first floor side extension
Application withdrawn

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

23/01024/FUL – Land at Maddacombe Road, Maddacombe Road, Kingskerswell
Demolition of existing building and erection of an office building (Class E (g) (i) Use) and
change of use of existing yard area to B8 Use.

Although this application is in the parish of Abbotskerswell, the planning committee
wished to comment.

The planning committee object to the application for yet another industrial site on
Maddacombe Road. There is no identified need for any further industrial type
development, with nearby properties changing from industrial use.

Furthermore, the development has not been identified in the Teignbridge Local Plan.

It was noted that the pavement outside the Co-op was being reconstructed to what it
was before.

Diversion routes have not been received for the Huxnor Road road works.

Bus diversion routes have been received for the Coles Lane road works.

Further information regarding the relocation of the bus stop at Jury's Corner has been
sent to DCC.

10. Date of next meeting – Thursday 27th July 2023

The meeting closed at 7:52pm

Signed:

Chair of the Kingskerswell Parish Council Planning Committee

Dated: