

KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE

Monday 26th October 2023 at 7pm held at St Mary's Garage, Kingskerswell

Minutes

1. Apologies:

Apologies received from Cllr S Talbot.

Attending – Cllr W Dixon (Chair), Cllr J Taylor, Cllr J Carter, Cllr M Daniell, A Huntley and J Thompson.

2. Declaration of Interests:

Cllr M Daniell for any DCC Highways issues.

3. To agree the minutes of the previous meetings:

It was agreed by all to accept the minutes of the meeting of Monday 2nd October 2023 as a true and accurate record.

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

At the request of the landowner, additional concrete has gone into the steep field at the entrance to Kerswell Gardens, to prevent run off.

A comment had been received about whether it was more dangerous for pedestrians using the pavements around the Kerswell Gardens development, but Cllr M Daniell confirmed that as the estate had not changed from business use, there was no need to make any changes to pavements.

5. Applications to consider:

23/01838/NPA – Wheatsheaf Barn, Lower Cuthill Farm, Saturdays Lane

Application for Prior Approval under Part 3 Class Q (a) and (b) and Paragraph W of the GDPO for change of use of agricultural building to a dwelling

The planning committee objected to this application.

The ground has previously been assessed as unstable and this has not changed.

The building is not suitable for conversion – it would need to be demolished and rebuilt.

23/01569/LBC – Rock House Cottage, Maddacombe Road

Replacement windows and door

No objections

23/01157/MAJ – Land at Aller Road

Variation of condition 2 on planning permission 19/00123/MAJ (Variation of condition 2 on planning permission 16/02402/MAJ (Erection of 12 dwellings (3 affordable)) to change plots 1, 2, 5, 6, 7 & 8 to detached dwellings) to amend design of plot 3

Comments were made about overdevelopment of the site and whether the proposal of detached plots would result in the loss of parking spaces and green space.

The planning committee had no objections to this application, as long as the changes did not affect the footprint of the affordable housing plots and result in loss of off-street parking and green space.

6. Consents to note:

23/01441/HOU – Nimbus

Alteration to side extension, replace roof dormers, replacement windows and widening driveway.

Grant of conditional planning permission

22/00501/MAJ – Land off Coffinswell Lane / Newton Road

Approval of details for public hall (Phase 1) (approval sought for appearance, landscape, layout and scale) and discharge of associated conditions pursuant to outline planning permission 17/00132/MAJ.

Revised decision notice

22/00268/COND1 – Land at Ngr 287420 67428

Request to Discharge Condition 4 (LEMP) on application 22/00268/FUL for Change of use of agricultural land to an activity area for local youth organisation (sui generis)

Approved

22/00104/FUL – SOS Storage Ltd, Old Newton Road

Change of use from agricultural to B8 Storage

Grant of conditional planning permission

7. Refusals to note:

23/01573/TPO – High Gables

T1 – London plane tree – removal due to evidential movement within the trees base.

The tree has outgrown its current area and is causing major issues to the surroundings.

T2 – horse chestnut – crown reduction by up to 2 metres to the nearest growth point.

The tree is showing signs of dieback.

Refusal of consent.

8. Applications withdrawn

23/01572/TPO – Estaro, Greenhill Road

T1 – English Oak – crown reduce the tree by 3 – 4 metres as previously allowed and remove deadwood to contain the trees size with its close proximity to the houses below.

Application withdrawn.

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

None

10. Date of next meeting – Thursday 23rd November 2023

The meeting closed at 7:45pm

Signed:

Chair of the Kingskerswell Parish Council Planning Committee

Dated:

DRAFT