

KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE

Monday 24th June 2024 at 6:30pm held at The Pavilion, Kingskerswell

Minutes

1. It was proposed by Cllr J Carter, seconded by Cllr J Rice and agreed by all that Cllr M Daniell be elected as Chair.
2. It was proposed by Cllr S Talbot, seconded by Cllr W Dixon and agreed by all that Cllr J Carter be elected as Vice Chair.

In the absence of the Chair, the Vice Chair took the meeting.

3. Apologies:

The Vice Chair opened the meeting at 7:05pm and thanked the outgoing Chair – Cllr W Dixon.

Apologies were received from Cllr M Daniell and A Huntley.

Present – Cllr J Carter (acting Chair), Cllr W Dixon, Cllr S Talbot and Cllr J Rice.

Attending – Mrs J Thompson (Clerk) and nine members of the public

Also, in attendance – Cllr J Radford, Cllr J Taylor, Cllr N Hayter, Cllr A Dewhirst (DCC) and C Hill (Deputy Clerk).

4. Declaration of Interests:

None

5. To agree the minutes of the previous meetings:

It was proposed by Cllr J Rice, seconded by Cllr J Carter and agreed by all to accept the minutes of the meeting of Thursday 16th May 2024 as a true and accurate record.

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

None.

7. Applications to consider:

24/00806/FUL – Land at Church End Road, Stables

Construction of two storey dwelling and carport with associated landscaping and demolition of existing stables.

The applicant attended the meeting to introduce themselves and answer any questions on the application.

Cllr J Taylor explained that this application has been 'called in' to committee as a development on the opposite side of the rail tracks was refused in 2020, for the reasons of flood risk and that the site is within the flight path of Greater Horseshoe Bats.

The planning committee also commented on the proposal not being in keeping with any other buildings in the immediate area (132 in the National Planning Policy Framework 2023).

24/00734/TPO – Estaro, Greenhill Road.

T1 – English Oak – 2-3 metre crown reduction back to previous pruning points.

There were no objections to this proposal.

24/00853/CAN – St Mary's Church, Church End Road
Holly Tree to be removed from churchyard.

The planning committee were in favour of the removal of the holly tree.

8. Consents to note:

24/00476/FUL – Redlands Farm, Whilborough
Extensions to an existing agricultural building
Grant of conditional planning permission

24/00664/HOU – Kittiver, Southey Lane
Single storey front extension
Grant of conditional planning permission

24/00534/CLDP – 14 Edginswell Lane
Certificate of Lawfulness for proposed attic conversion with hip to gable conversion to rear and new side flat roof dormer.
Certificate of lawful use or development

21/01414/AMD1 – The Moy, Yon Street
Non-material amendment (re-instate doorway, timber windows and reduce mezzanine size) to planning permission 21/01414/FUL for change of use to a dwelling and associated works.
Approval of non-material amendment.

23/01556/LBC – The Moy, Yon Street
Re-instate doorway, timber windows and reduce mezzanine size, alter bedroom layout, reduce internal doorway openings.
Grant of conditional consent.

21/01415/COND1 – The Moy, Yon Street
Discharge of conditions 3 (historic building recording), 4 (doors), 5 (windows) & 6 (plaques) on permission 21/01415/LBC for change of use to a dwelling and associated works.
Approved

23/02043/FUL – Horizon View, Whilborough Road
New health and wellbeing centre and animal shelter
Grant of conditional planning permission

9. Application withdrawn:

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.
Application withdrawn.

10. Appeal to note:

24/00008/NONDET – Squireswood, Maddacombe Road
Appeal against the non-determination of 23/01319/FUL – Proposed external open storage area for B8 Use Class (retrospective)

11. Appeal decision:

24/00001/REF – Wheatsheaf Barn, Lower Cuthill Farm
Appeal against the refusal of planning application 23/01838/NPA 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.
Appeal Allowed

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

None

13. Date of next meeting – Thursday 25th July 2024.

It was proposed by Cllr J Carter, seconded by Cllr W Dixon and agreed by all to incorporate planning committee meetings into the PC meetings, holding the meetings during or after the main Parish Council meetings.

The meeting was closed at 7:19pm

Signed:
Chair of the Kingskerswell Parish Council Planning Committee

Dated: