

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 18 FEBRUARY 2025

Present: Cllr Martina Edmonds (Chairman)
Cllr Anne Balkwill
Cllr Philip Cole
Cllr Mike Jennings
Cllr Graham Price
Cllr Julie Taylor

In Attendance: Martin Johnson (Secretary)

24/118 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Chris Povey.

Public Open Forum

There were no members of public present.

24/119 DECLARATIONS OF INTERESTS

None.

24/120 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

The following planning decision was received from South Hams District Council (SHDC):

120.1	3862/24/LBC
Decision:	Conditional Approval
Decision date:	29 January 2025
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

CORRESPONDENCE & REPORTS

None.

It was **RESOLVED** to note the above planning decision.

24/121

TREE WORKS' DECISIONS, CORRESPONDENCE & APPLICATIONS

APPLICATIONS

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

121.1

0325/25/TPO

Case Officer:

Lee Marshall

Applicant:

Mr Whittington

Proposal:

T964 (New tag): Ash (*Fraxinus excelsior*): Fell

Recent failure and structural defect present, combined with reduced vitality from early stages of ADB and risk of damage to the vineyard

Re-plant with one standard Turkey Oak (*Quercus cerris*) and proposal for a new copse to be planted 10m to the east

Site:

The Vineyard, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

KTC:

Recommend Refusal on the following grounds:

The Ash should be provided time to recover and therefore should be retained and reviewed in 24 months' time

CORRESPONDENCE & REPORTS

None.

It was **RESOLVED** to forward the findings of the above tree works' consultation to SHDC Development Management.

24/122

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

122.1

4087/24/HHO

Case Officer:

Elliot James

Applicant:

Alex Lammie

Proposal:

Householder application for remodelling of existing front porch. Extension to rear outhouses and remodelling of rear elevation

Site:

11 Waverley Road, Kingsbridge, TQ7 1EZ

KTC:

Recommend Approval

122.2

0317/25/HHO

Case Officer:

Alexis Wilson

Applicant:

Mr & Mrs P & Lu Chadder

Proposal:

Householder application for proposed construction of new garden annex outbuilding to replace existing garage, ancillary to dwelling & including associated ground works, landscaping & excavation into bank to create larger footprint

Site:

17 Embankment Road, Kingsbridge, TQ7 1JZ

KTC:

Recommend Approval subject to the following conditions:

- The garden annex outbuilding should not be used for ancillary or holiday let accommodation.
- All car parking should be contained within the land area of the property.

122.3

Case Officer:

Applicant:

Proposal:

Site:

KTC:

0276/25/FUL

Graham Lawrence

Mr & Mrs D & C Hassall

Change of use of first floor office to 2 bedroom apartment

6 Fore Street, Kingsbridge, TQ7 1NY

Recommend Approval

122.4

Case Officer:

Applicant:

Proposal:

Site:

KTC:

0277/25/LBC

Graham Lawrence

Mr & Mrs D & C Hassall

Listed Building Consent for change of use of first floor office to 2 bedroom apartment

6 Fore Street, Kingsbridge, TQ7 1NY

Recommend Approval

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

24/123

ANY FURTHER CURRENT PLANNING MATTERS

SHDC had reported that 10 days of constant evidence was required in order to investigate potential light pollution incidents.

24/124

DATE OF NEXT MEETING

6.30 p.m. on Tuesday 4 March 2025.

The meeting closed at 7.00 p.m.