

**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 MARCH 2025**

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

**In Attendance:** Ann Gomm (Secretary)

**24/125 APOLOGIES FOR ABSENCE**

There were no apologies.

**Public Open Forum**

There were no members of the public present.

**24/126 DECLARATIONS OF INTEREST**

Cllr Cole declared a Declaration of Interest in item 128.4

**24/127 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

**DECISIONS**

The following planning decisions were received from South Hams District Council (SHDC):

**127.1 4060/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 13 February 2025  
Case Officer: Alexis Wilson  
Applicant: Mr & Mrs Phil & Lu Chadder  
Proposal: Householder application for proposed replacement of conservatory with single storey extension, construction of new single storey infill extension & deck, alterations to path & removal of existing garden shed  
Site: 17 Embankment Road, Kingsbridge, TQ7 1JZ  
**KTC: Recommended Approval**

**127.2 0444/25/ARC**  
**Decision: Condition Discharged**  
Decision date: 20 February 2025  
Case Officer: Molly Northmore

Applicant: Mr Martin Cox  
Proposal: Application for approval of details reserved by condition 4 (sustainable drainage option) of planning consent 3483/19/FUL  
Site: Quay Court Care Centre, Squares Quay, Kingsbridge, TQ7 1HN  
KTC: **Not Consulted**

**127.3** **2187/24/CLE**  
**Decision: Refusal**  
Decision date: 25 February 2025  
Case Officer: Lucy Hall  
Applicant: Mr M Wills  
Proposal: Certificate of lawfulness for existing use is to establish that permission 28/1382/00/F, as amended by applications 28/1315/01/F, 28/1990/02/F and 28/0797/04/F, has been lawfully commenced remains extant  
Site: Wills Marine Ltd, The Promenade, Kingsbridge, TQ7 1JF  
KTC: **Recommended Refusal on the following grounds:  
It is contested that the remaining development (retail showroom to be built in the current yard) can be lawfully implemented because a 450mm wide boundary wall (north west boundary) has been built where the external wall of the retail unit permitted by 28/1382/00/F (and subsequent amendments) would be positioned as reported in the withdrawn planning application 1355/24/NMM**

**127.4** **3749/24/HHO**  
**Decision: Conditional Approval**  
Decision date: 26 February 2025  
Case Officer: Amy Hallett  
Applicant: Mr G Goodier  
Proposal: Householder application for alterations and extensions, widening of driveway and levelling of front garden  
Site: 12 Kingsway Park, Kingsbridge, TQ7 1HJ  
KTC: **Recommended Approval**

**127.5** **0195/25/HHO**  
**Decision: Conditional Approval**  
Decision date: 4 March 2025  
Case Officer: Alexis Wilson  
Applicant: Mr R Hallett  
Proposal: Householder application for loft conversion  
Site: 47 Scholars Walk, Kingsbridge, TQ7 1QL  
KTC: **Recommended Approval**

**127.6** **4074/24/FUL**  
**Decision: Conditional Approval**  
Decision date: 7 March 2025  
Case Officer: Adrian Noon  
Applicant: Sarah de Buriatte  
Proposal: Deconversion from two flats to single dwelling

Site: Churston Lodge, The Promenade, Kingsbridge, TQ7 1JG  
**KTC: Recommended Approval**

**127.7**                      **0080/25/HHO**  
**Decision: Conditional Approval**  
Decision date: 3 March 2025  
Case Officer: Alexis Wilson  
Applicant: Mr& Mrs M Tebbit  
Proposal: Householder application for extension to include three new dormer windows and enlargement of rear terrace  
Site: 10 Fosse Road, Kingsbridge, TQ7 1NG  
**KTC: Recommended Approval**

**127.8**                      **3999/24/LBC**  
**Decision: Listed Building Consent Granted**  
Decision date: 7 March 2025  
Case Officer: Belle Richer-Hill  
Applicant: Mr Andy Jones  
Proposal: Full application for refurbishment and alterations  
Site: Moonhoney Meadery, The Warehouse, Prince of Wales Road, Kingsbridge, TQ7 1DY  
**KTC: Recommended Approval**

**127.9**                      **4000/24/FUL**  
**Decision: Conditional Approval**  
Decision date: 7 March 2025  
Case Officer: Belle Richer-Hill  
Applicant: Mr Andy Jones  
Proposal: Full application for refurbishment and alterations  
Site: Moonhoney Meadery, The Warehouse, Prince of Wales Road, Kingsbridge, TQ7 1DY  
**KTC: Recommended Approval**

## **CORRESPONDENCE AND REPORTS**

The following report was received:

**127.10** Feedback from SHDC's briefing for local councils on planning changes and neighbourhood plans held remotely via Teams Meeting on 12 March 2025. It was **RESOLVED** to contact SHDC's Forward Planning team to query how the authority proposed to call for development land given its shortfall for a 5 year land supply.

It was **RESOLVED** to note the above planning decisions and to take the above correspondence action.

24/128

**TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS**

**DECISIONS**

The following tree works' decisions were SHDC:

**128.1**                      **4032/24/TPO**  
**Decision:**                **Works to a TPO tree – Split Decision**  
Decision date:            18 February 2025  
Case Officer:             Lee Marshall  
Applicant:                 Mrs Ann Merritt

**Permission Granted:**

T100 Sessile Oak – Approval for a crown lift to 2.5m above ground level  
T101 dead Hazel – Fell approval with replant (1 x Corylus Avellana)  
T102 Bay (not Holm Oak) – not protected by the TPO which only protects broadleaved trees  
TG1 English Oak – Refusal with lesser works to allow a crown reduction b 2m in height combined with a lateral reduction on the eastern canopy aspect over the foreshore by a maximum of 1m of branch length  
T103 English Oak – Approval to re-pollard at 5-6m  
T104 Sessile Oak – Refusal with lesser works to allow a maximum crown reduction by 2m in height  
T105 Sessile Oak – Refusal with lesser works to allow a crown reduction by 2m in height combined with a lateral reduction on the eastern canopy aspect over the foreshore by a maximum of 1m of branch length  
H111 Area A & Area B – Approval as sound hedge an mixed scrubby tree management regimes

**Permission Refused:**

T109 & T110 Sessile Oak remove epicormic growth on main stems for view from the house across the estuary

Site:                        Melleray, 70 Embankment Road, Kingsbridge, TQ7 1LA  
**KTC:**                      **Recommended Approval**

**128.2**                      **0003/25/TPO**  
**Decision:**                **Refused**  
Decision date:            28 February 2025  
Case Officer:             Lee Marshall  
Applicant:                 Mr Gerry O'Shea.  
Proposal:                 T1 – Sycamore. Remove SE stem, T3, 4 & 5 – Ashes. Cut to ground, T6,7 & 8 – Sycamores. Cut to ground.  
**Site:**                      **93 Church Street Kingsbridge TQ7 1DB**  
**KTC:**                      **Recommend Refusal on the following grounds:**

- The angle of the Sycamores growing into the highway from the east of the site do not raise concerns for the Town Council and they should not be felled.
- Should the above Sycamores be removed there would be a significant area of land without tree cover which will have a negative impact on the amenity value currently enjoyed by the current street scene.
- The Planning Inspectorate in a planning appeal decision dated 1 May 2008, referring to the east of the site, reported: “Although overgrown at the time of my inspection, the site’s greenery combined with trees at the rear provides a pleasant natural element in the local townscape”. However, replanting is only proposed for the north of the site with no replanting earmarked for the east of the site. The Town Council supports replanting on the east of the site, bordering the highway, should SHDC support the proposals.

## CORRESPONDENCE

**128.3** A report was received from Devon County Council (DCC) on the felling of a diseased Mimosa and severing of Ivy from a Cherry within a copse of trees in Knowle House Close. It was considered that removing the tree and leaving the remains of the trunk some 0.2m above the ground was acceptable good practice in a residential area. However, the remaining trees and shrubbery were in need of management. The area although somewhat neglected had great amenity potential and encouraged wildlife to the area. It was **RESOLVED** to liaise with DCC regarding management of the area and to request a site visit.

## APPLICATIONS

The following Tree Work’ application was received from SHDC for consideration:

|               |   |
|---------------|---|
| <b>128.4</b>  | <b>0711/25/TCA</b>  |
| Case Officer: | Lee Marshall  |
| Applicant:    | Mr Nick Hurst   |
| Proposal:     | T1 Eucalyptus (Tasmanian Blue Gum) – pollard tree to approx. 10m<br>T2 Eucalyptus (Tasmanian Blue Gum) – crown height reduction by approx. 3-4m<br>T3 & T4 Eucalyptus (Tasmanian Blue Gum) – pollard trees to approx. 10m<br>T5 & T6 Eucalyptus (Tasmanian Blue Gum) – fell both trees<br>T7 Ash (Faxinum Excelsior) – pollard tree to approx. 10m<br>T8 Common Beech (Fagus Sylvatica) – reduce crown height to level of Beech hedge<br>T9 Golden Leylandii (Cupressocyparis Leylandii Castlewellan Gold) – fell tree<br>T10 Yew (Taxus Baccata) – fell tree |

T11 Holly – fell tree  
T12 Holly – removal of dead wood  
T13, T14 & T15 Conifers (Leylandii Leyland Cypress) – fell trees  
116 Fore Street, Kingsbridge, TQ7 1AW  
Site:  
**KTC: T10 Yew does not appear to be identified on the Sketch Plan submitted with the application and further information is requested**

It was **RESOLVED** to note the above tree works' decisions, take the above Correspondence action and forward the findings of the above tree works' consultation to SHDC Development Management.

## **24/129 PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**129.1 0447/25/HHO**  
Case Officer: Jason Skelton  
Applicant: Mr Richard Teasdale  
Proposal: Householder application for a proposed rear kitchen extension and internal alterations  
Site: North Quillett, Stentiford Hill, Kingsbridge, TQ7 1BD  
**KTC: Recommend Approval**

**129.2 0648/25/LBC**  
Case Officer: Richard Gage  
Applicant: Mr Tony Head  
Proposal: Listed Building Consent for reinstatement of upper floors of building to residential (Class C3) use, including creation of new internal ground floor  
Site: 27 Fore Street, Kingsbridge, TQ7 1PG  
**KTC: Recommend Approval**

**129.3 0049/25/FUL**  
Case Officer: Jason Skelton  
Applicant: Mr M Court, South Hams Hospital League of Friends  
Proposal: Construction of external terrace to extend outdoor area with retractable awning structures  
Site: South Hams Hospital, Plymouth Road, Kingsbridge, TQ7 1AT  
**KTC: Recommend Approval**

**129.4 0627/25/NAU**  
Case officer: Lauren Hutton  
Applicant: Mr & Mrs G Low  
Proposal: Notification of proposed change of use under Class R of agricultural building to flexible commercial B2, B8, C1 or E  
Site: Tungfield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL  
**KTC: Noted**

It was **RESOLVED** to forward the findings of the above planning consultation to

SHDC Development Management.

**24/130 ANY FURTHER CURRENT PLANNING MATTERS**

None.

**24/131 EXCLUSION OF PUBLIC AND PRESS**

There were no members of public present.

**24/132 PLANNING ENFORCEMENT**

Members received SHDC's listing of outstanding planning enforcement cases dated 3 March 2025. The information was confidential and could not be disseminated. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

**24/133 DATE OF THE NEXT MEETING**

6.30 p.m. on Tuesday 1 April 2025.