

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 1 APRIL 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)

24/134 APOLOGIES FOR ABSENCE

None.

Public Open Forum

There were no members of the public present.

24/135 DECLARATIONS OF INTEREST

None.

24/136 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

136.1 0317/25/HHO
Decision: Conditional Approval
Decision date: 19 March 2025
Case Officer: Lauren Hutton
Applicant: Mr & Mrs Phil & Lu Chadder
Proposal: Householder application for construction of new ancillary garden annex outbuilding to replace existing garage, including associated groundworks, landscaping and excavation works
Site: 17 Embankment Road, Kingsbridge, TQ7 1JZ
KTC: Recommended 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**

Members noted that SHDC's decision reported the annex should not be occupied other than for purposes ancillary to the residential use of the property and should not be let for business or commercial activity.

136.2 **4087/24/HHO**
Decision: **Conditional Approval**
Decision date: 19 March 2025
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**

CORRESPONDENCE AND REPORTS

None.

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

24/137 TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS

APPLICATIONS

The following tree works' applications were received from SHDC for consideration:

137.1 **0825/25/TPO**
Case Officer: Lee Marshall
Applicant: Bob Howson
Proposal: TPO 583: T1 Oak – Crown Reduction on East side by 2m with 70mm max cut diameter, remove hanging branch in upper crown, reduce lowest branch over SE aspect back to subdominant growth orientated to NE with 100mm max cut diameter due to overhanging garden, shed and obstructing driveway
Site: 24 Lime Grove, Kingsbridge, TQ7 1TP
KTC: **Recommended Approval**

137.2 **0720/25/TPO**
Case Officer: Lee Marshall
Applicant: Parker
Proposal: TPO 583: Alder Group (Adjacent to number 1) – Lateral reduction on western aspect of canopy shortening limbs by up to 2m where overhanging property number 1 to reduce end weight and reduce risk of limb failure
Site: 1 Lime Grove, Kingsbridge, TQ7 1TP

Members noted the application had been approved by SHDC on 27 March 2025 (the decision to be formally received at the next meeting)

DECISIONS & CORRESPONDENCE

None.

It was **RESOLVED** to forward the findings of the above tree works' consultation at 137.1 above to SHDC Development Management.

24/138 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

138.1 **0606/25/FUL**
Case Officer: Charlotte Howrihane
Applicant: Mrs S Liversidge
Proposal: Replace existing timber external doors with aluminium bi-fold doors
Site: Apartment 3, The Malt, The Promenade, Kingsbridge, TQ7 1HP
KTC: **Recommend Approval**

138.2 **0745/25/ARC**
Case Officer: Molly Northmore
Applicant: Mr & Mrs Cliff Doughty
Proposal: Application for approval of details reserved by condition 3 (sustainable drainage option) of planning consent 1735/24/HHO
Site: 11 Manor Park, Kingsbridge, TQ7 1BB
Members noted the application had been approved by SHDC on 25 March 2025 (the decision to be formally received at the next meeting)

It was **RESOLVED** to forward the findings of the above planning consultation at 138.1 to SHDC Development Management.

24/139 ANY FURTHER CURRENT PLANNING MATTERS

139.1 Members received SHDC letters dated 1 April 2025 which reported that 2 planning applications would be received by the forthcoming Development Management Committee. KTC had already made comments which would be reported to the meeting as follows

Reference: 3265/24/FUL

Location: 15 Duncombe Street, Kingsbridge, TQ7 1LR

Proposal: Change of use to convert former funeral parlour into 2 residential apartments

KTC: Recommend Refusal on the grounds that the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC Em1 Safeguarding of Existing Employment Uses reports that where the loss of an employment related site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable sale price for a period of one year. No justification for the proposed change of use has been included within the application.

Reference: 0137/25/FUL

Location: Galleons Reach, Embankment Road, Kingsbridge, TQ7 1JZ

Proposal: Demolition of bungalow and construction of three bed dwelling, garage and associated landscaping

KTC: Recommend Approval subject to the potential for external lighting to be considered in accordance with Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC Env5 Prevention of Light Pollution given the site's waterfront location

It was agreed to note the above correspondence and to respond to SHDC that KTC would not be represented at the Development Management Committee on 10 April 2025.

139.2 Further to the previous meeting the Town Clerk had spoken to SHDC's Forward Planning Team following its briefing to local councils on planning changes and neighbourhood plans held remotely on 12 March 2025. The authority had reported its shortfall for a 5 year land supply however, the methodology to call for development land could only be actioned formally and it was likely that this would be achieved via a revised local plan currently the Plymouth & South West Devon Joint Local Plan.

139.3 Further to the previous meeting Members noted that the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan policy KWAC Env3, and particularly the provision of Green Corridors, did not impact on a recent planning application.

139.4 Further to the previous meeting the Town Clerk had met on site with Devon County Council's (DCC) local highways officer to review the copse of trees in Knowle House Close which required some intervention. DCC suggested that KTC produced a proposal, liaising with local residents and applied for any required funding to the authority's community enhancement fund.

139.5 Members noted that an planning enforcement case which had been closed in late 2024 should be reviewed and the Town Clerk would make a submission to SHDC.

24/140 DATE OF THE NEXT MEETING

6.30 p.m. on Tuesday 15 April 2025.

The meeting closed at 7.22 p.m.