

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 15 APRIL 2025

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

In Attendance: Katharine Harrod (Town Clerk designate)
One member of public
Martin Johnson (Secretary)

24/141 APOLOGIES FOR ABSENCE

None.

Public Open Forum

There were no statements from members of public present.

24/142 DECLARATIONS OF INTEREST

Cllr Cole declared a non-pecuniary interest in agenda item 145.3.

24/143 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

143.1	0627/25/NAU
Decision:	Notification Not Required
Decision date:	26 March 2025
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
143.2	0447/25/HHO
Decision:	Conditional Approval
Decision date:	28 March 2025
Case Officer:	Jason Skelton
Applicant:	Mr R Teasdale

Proposal: Householder application for a proposed rear kitchen extension and internal alterations
Site: North Quillett, Stentiford Hill, Kingsbridge TQ7 1BD
KTC: **Recommended Approval**

143.3 **0745/25/ARC**
Decision: **Refusal**
Decision date: 25 March 2025
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
KTC: **SHDC decision made prior to the previous Planning Committee meeting**

143.4 **0276/25/FUL**
Decision: **Conditional Approval**
Decision date: 1 April 2025
Case Officer: Graham Lawrence
Applicant: Mr & Mrs D & C Hassall
Proposal: Change of use of first floor office to 2 bedroom apartment
Site: 6 Fore Street, Kingsbridge, TQ7 1NY
KTC: **Recommended Approval**

143.5 **0277/25/LBC**
Decision: **Conditional Approval**
Decision date: 1 April 2025
Case Officer: Graham Lawrence
Applicant: Mr & Mrs D & C Hassall
Proposal: Listed Building Consent for change of use of first floor office to 2 bedroom apartment
Site: 6 Fore Street, Kingsbridge, TQ7 1NY
KTC: **Recommended Approval**

143.6 **3701/24/HHO**
Decision: **Withdrawn**
Decision date: 31 March 2025
Case Officer: Rosalie Metcalfe
Applicant: Ms L Miller
Proposal: Householder application for off road parking and store building below
Site: 142 Church Street, Kingsbridge, TQ7 1DB
KTC: **Recommended Approval**

CORRESPONDENCE AND REPORTS

143.7 The consultation on the Plymouth & South Devon Community Forest Plan had not been received to date and therefore the agenda item was deferred.

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

24/144 TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works' decisions were received from SHDC:

144.1	0325/25/TPO
Decision:	Conditional Approval
Decision date:	28 March 2025
Case Officer:	Lee Marshall
Applicant:	Mr D Whittington
Proposal:	T964 (New tag): Ash (<i>Fraxinus excelsior</i>) – Fell. Recent failure and large structural defects present, combined with reduced vitality from early stages of ADB and risk of damage to the vineyard Re-plant with x1 standard Turkey Oak (<i>Quercus cerris</i>) 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
144.2	0720/25/TPO
Decision:	Conditional Approval
Decision date:	27 March 2025
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 of number 1 to reduce end weight and reduce risk of limb failure
Site:	1 Lime Grove, Kingsbridge, TQ7 1TP
KTC:	SHDC decision made prior to the previous Planning Committee meeting
144.3	0711/25/TPO
Decision:	No objections Raised
Decision date:	3 April 2025
Case Officer:	Lee Marshall
Applicant:	Mr N Hurst
Proposal:	T1: Eucalyptus No works T2, T3 & T4 Eucalyptus crown reduction by a max of 2-3m T5 & 6 Eucalyptus fell T7 Ask No works T8 Reduce to height of existing hedge height T9 Lawson Cypress Fell

T10 Yew No works (*the application reported removal*)
T11 Holly Fell
T12 Holly remove deadwood
T13 & 14 Conifers Fell
T15 Western Red Cedar No works
Site: 116 Fore Street, Kingsbridge, TQ7 1AW
KTC: T10 Yew does not appear to be identified on the Sketch Plan submitted with the application and further information is requested

Members considered that the Sketch Plan submitted by the applicant was unsatisfactory and SHDC should have sought a better plan before validating the application

APPLICATIONS

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

144.4 **0112/25/TPO**
Case Officer: Lee Marshall
Applicant: Morrisons Supermarket
Proposal: TPO ref: 583.
G1: Mixed species – canopy raise tree row to 5.2m from ground level and to back behind kerb line, create 1m clearance around street lighting
T1: Hazel – remove limb over neighbours parking area – limbs hitting delivery lorries and touching neighbour's roof
Site: Morrisons Supermarket, Lime Grove, Kingsbridge, TQ7 1TP
KTC: Recommend Approval

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

24/145 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

145.1 **0751/25/VPO**
Case Officer: Adrian Noon
Applicant: Baker Estates
Proposal: Application for modification of section 106 Agreement on 28/0508/15/O
Site: Development Site, North of West Alvington Hill, at Sx 7299 4407 Kingsbridge
KTC: Recommend Approval

145.2 **0887/25/VAR**
Case Officer: Jason Skelton
Applicant: Mr & Mrs R Hargreaves
Proposal: Application for variation of condition 2 (approved plans) of planning consent 4210/23/HHO

Site: 18 Pippin Place, Kingsbridge, TQ7 1FJ
KTC: **Recommend Approval**

145.3 0890/25/HHO

Case Officer: Amy Hallett
Applicant: Mr & Mrs Dewhirst
Proposal: Householder application for alterations and small extensions to dwelling with new outbuilding in rear garden
Site: Top of The Creek, Springfield Drive, Kingsbridge, TQ7 1HG
KTC: **Recommend Approval**

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

24/146 ANY FURTHER CURRENT PLANNING MATTERS

146.1 Related to agenda item 144.4 above, Members agreed that Morrisons should be requested to cut overgrown vegetation which was impacting pedestrian passage, particularly for wheelchair users, on the footway in Lime Grove. The Town Clerk would report the matter via DCC's website.

146.2 At SHDC's Development Management Committee held on 10 April 2025 planning application 3265/24/FUL at 15 Duncombe Street had been approved and 0137/25/FUL at Galleons Reach, Embankment Road, had been refused. Both decisions to be received formally at the next committee meeting.

24/147 EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED** that in view of the nature of the business about to be transacted at agenda item 24/148, it was advisable in the public interest, that the public be temporarily excluded.

24/148 PLANNING ENFORCEMENT

Members received SHDC's listing of outstanding planning enforcement cases dated 7 April 2025. The information was confidential and could not be disseminated to the public. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

Members noted that a recent alleged enforcement case submitted to SHDC by KTC had been closed with no further action required.

It was **RESOLVED** to request SHDC to investigate a further potential enforcement case in the town.

24/149 DATE OF THE NEXT MEETING

6.30 p.m. on Tuesday 6 May 2025.

The meeting closed at 7.22 p.m.