

Kingsbridge Town Council (KTC)

PLANNING COMMITTEE

The next meeting of the Planning Committee will be held in the Council Chamber, Quay House at 6.30 p.m. on Tuesday 15 April 2025. Town Councillors are summoned to attend.

AGENDA

- 24/141 APOLOGIES FOR ABSENCE**
To receive apologies for absence.

Public Open Forum

A period is set aside to enable members of public to present planning applications, to make representations on planning applications and/or to ask questions on other planning matters.

- 24/142 DECLARATION OF INTERESTS**
To invite Members to declare any pecuniary interests or non-pecuniary interests.

- 24/143 PLANNING DECISIONS, CORRESPONDENCE & REPORTS** **Paper 1**
To receive the decisions made by the local planning authority; and to consider correspondence and reports.

- 24/144 TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS** **Paper 2**
To receive the decisions made by the local planning authority and to consider correspondence; and to consider applications received from the local planning authority, advice from the Tree Wardens, and to make recommendations on behalf of Council.

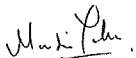
- 24/145 PLANNING APPLICATIONS** **Paper 3**
To consider applications received from the local planning authority and to make recommendations on behalf of Council (and to the Council in respect of major applications).

- 24/146 ANY FURTHER CURRENT PLANNING MATTERS**
To give Members the opportunity to debate other issues of immediate planning concern.

- 24/147 EXCLUSION OF PUBLIC AND PRESS**
To consider a resolution that in view of the nature of the business about to be transacted at agenda item 24/148 below, it is advisable in the public interest, that the public and press be temporarily excluded.

- 24/148 PLANNING ENFORCEMENT**
To receive South Hams District Council's outstanding planning enforcement cases dated 3 March 2025

- 24/149 DATE OF THE NEXT MEETING**
6.30 p.m. on Tuesday 6 May 2025.



Martin Johnson
Town Clerk
9 April 2025

Distribution: Town Mayor, Deputy Town Mayor, Cllr Anne Balkwill, Cllr Philip Cole, Cllr Martina Edmonds, Cllr Mike Jennings, Cllr Julie Taylor, District Cllr Susan Jackson (for information), District Cllr Denise O'Callaghan (for information), Town Clerk, Facebook, website, noticeboards and Planning Committee file

24/143

PLANNING DECISIONS, CORRESPONDENCE AND REPORTS

DECISIONS

The following planning decisions have been 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 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 To receive a consultation on the Plymouth & South Devon Community Forest Plan and to consider the same.

24/144

TREE WORK DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works' decisions have been received from South Hams District Council (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 (*Fraxinus excelsior*) – 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 (*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
- 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 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**

APPLICATIONS

The following tree works' application has been 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

24/145 PLANNING APPLICATIONS

The following planning applications have been 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

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

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