

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 20 MAY 2025

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

In Attendance: Two members of public
Ann Gomm (Secretary)

25/01 ELECTION OF CHAIRMAN

It was **RESOLVED** to elect Cllr Martina Edmonds as Chairman of the Planning Committee for mayoral year 2025/26.

25/02 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Anne Balkwill.

Public Open Forum

Two members of public made representations regarding planning application 0989/25/FUL (agenda item 25/07.1).

25/03 DECLARATIONS OF INTEREST

None.

25/04 TERMS OF REFERENCE

It was **RESOLVED** to re-adopt the Terms of Reference for the Planning Committee without amendment.

25/05 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

05.1	3265/24/FUL
Decision:	Conditional Approval
Decision date:	10 April 2025 (SHDC Development Management Committee)
Case Officer:	Rosalie Metcalfe
Applicant:	Mr Foley

Proposal: Change of use to convert former funeral parlour into 2 residential apartments.
Site: 15 Duncombe Street, Kingsbridge, TQ7 1LR
KTC: **Recommend Refusal on the following grounds:**
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.

05.2 **0137/25/FUL**
Decision: Refusal
Decision date: 10 April 2025 (SHDC Development Management Committee)
Case Officer: Charlotte Howrihane
Applicant: Mrs J Murray
Proposal: Demolition of bungalow and construction of three bedroom dwelling, garage and associated landscaping.
Site: Galleons Reach, Embankment Road, Kingsbridge, TQ7 1JZ
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**

05.3 **0049/25/FUL**
Decision: Conditional Approval
Decision date: 14 April 2025
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: **Recommended Approval**

05.4 **0606/25/FUL**
Decision: Conditional Approval
Decision date: 25 April 2025
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**

CORRESPONDENCE AND REPORTS

None.

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

25/06 TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS & CORRESPONDENCE

The following tree works' decisions were received from SHDC:

DECISIONS

06.1 0825/25/TPO

Decision: Grant of conditional consent

Decision date: 25 April 2025

Case Officer: Lee Marshall

Applicant: Mr 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 maximum cut diameter due to overhanging garden, shed and obstructing driveway.

Site: 24 Lime Grove, Kingsbridge, TQ7 1TP

KTC: Recommended Approval

06.2 0112/25/TPO

Decision: Grant of conditional consent

Decision date: 8 May 2025

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 the kerb line, create 1m clearance around street lighting. T1: Hazel – remove limbs to create 3m clearance from neighbour's roof. T2: Alder – remove limb over neighbours parking area. Limbs hitting delivery lorry and touching neighbour's roof.

Site: Morrisons Supermarket, Lime Grove, Kingsbridge, TQ7 1TP

KTC: Recommended Approval

APPLICATIONS

None.

It was **RESOLVED** to note the above tree works' decisions.

25/07

PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

- 07.1** **0989/25/FUL**
Case Officer: Richard Geary
Applicant: Ms Liz Miller
Proposal: Construction of outbuilding at rear of garden & creation of two parking spaces on roof of this structure.
Site: 142 Church Street, Kingsbridge, TQ7 1DB
KTC: **Recommend Refusal on the grounds that drainage matters were required to be overcome (SHDC Drainage Consultation dated 12 May 2025).**
- 07.2** **0647/25/FUL**
Case Officer: Amy Sanders
Applicant: Mr T Head
Proposal: Reinstatement of upper floors of building to residential (Class C3) use, including the creation of a new internal ground floor lobby
Site: 27 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Recommend Approval**
- 07.3** **1243/25/AGR**
Case Officer: Lauren Hutton
Applicant: Mr D Whittington
Proposal: Application to determine if prior approval is required for a proposed agricultural building for wine production measuring 17m (L) by 12.5m (B) by 4m height to ridge
Site: Dennings, Wallingford Road, Kingsbridge, TQ7 1NF
KTC: **Noted**
- 07.4** **1391/25/ARC**
Case Officer: Molly Northmore
Applicant: Kingsbridge RFC
Proposal: Application for approval of details reserved by informative 5 (biodiversity net gain) of planning consent 2252/24/FUL
Site: Kingsbridge Rugby Club, Derby Road, Kingsbridge, TQ7 1JL
KTC: **Deferred in order for KTC Tree Wardens to make a site visit and to enquire about the species of new trees proposed**

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

25/08

ANY FURTHER CURRENT PLANNING MATTERS

None.

25/09 EXCLUSION OF PUBLIC AND PRESS

It was **RESOLVED** in view of the nature of the business about to be transacted at agenda item 25/10 below, that it was advisable in the public interest, for the public and press to be temporarily excluded.

25/10 PLANNING ENFORCEMENT

Members received SHDC's listing of outstanding planning enforcement cases dated 6 May 2025. The information was confidential and could not be disseminated to the public. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

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

25/11 DATE OF THE NEXT MEETING

6.30 p.m. on Tuesday 3 June 2025.

The meeting closed at 7.25 p.m.