

## **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 JULY 2025**

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

**In Attendance:** Three members of public  
Martin Johnson (Secretary)

#### **25/26 APOLOGIES FOR ABSENCE**

None.

#### **Public Open Forum**

Mark Brookes, Brookland Cottage, Wallingford Road lived directly opposite units 5 and 6 of the ongoing Dennings housing development and held the following concerns regarding planning applications 1447/25/VAR and 1485/25/FUL (agenda items 30.1 and 30.2):

- Brookland Cottage's size and layout was incorrect on the submitted drawings and provided the incorrect perception of a small property. In reality it was a 3 storey dwelling with 3 bedroom, lounge and dining room windows facing due east directly over the highway facing the development with a balcony and courtyard garden also overlooked by the site.
- Neighbouring properties had also been misrepresented.
- The current properties had already created massive invasion of privacy and the proposed balconies would further reduce his family's level of amenity.
- The drawings did not identify the proposals for basements.
- The drawings also identified further plots when permission had only been granted for 6 homes.
- The Amenity Impact Assessment was seriously flawed regarding balcony orientation and position; separation distance; neighbouring property layout; and design intent and room use with incorrect statements made throughout.

Tom Jones and Matt Lamble presented the proposals for permission in principle 1815/25/PIP for demolition of an existing garage and construction of a single storey dwelling on land adjacent to South Falls, Belle Cross Road (agenda item 30.6):

- Permission in Principle was a 2 stage process which separated the consideration of matters of principle for proposed development from technical details and was for minor residential developments. The first 'principle stage' assessed location, land use and the amount of development only.
- The site was technically just outside the Kingsbridge settlement boundary however, it was circa 200m<sup>2</sup> only.

- A large garage on site was proposed to be demolished and replaced in the middle of the site by a prefabricated one storey, one bedroom dwelling with 2 parking spaces off the highway.
- The applicant intended to live at the proposed dwelling.

The Chairman thanked Mark, Tom and Matt for their statements and several questions from Members were answered.

## **25/27            DECLARATIONS OF INTEREST**

None.

## **25/28            PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

### **DECISIONS**

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

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>28.1</b>      | <b>1391/25/ARC</b>                                                                                                    |
| <b>Decision:</b> | <b>Details Approved</b>                                                                                               |
| Decision date:   | 17 June 2025                                                                                                          |
| Case Officer:    | Charlotte Howrihane                                                                                                   |
| Applicant:       | Ian Brooking                                                                                                          |
| 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                                                              |
| <b>KTC:</b>      | <b>Noted</b>                                                                                                          |

|                  |                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>28.2</b>      | <b>1200/25/HHO</b>                                                                                                   |
| <b>Decision:</b> | <b>Withdrawn</b>                                                                                                     |
| Decision date:   | 11 June 2025                                                                                                         |
| Case Officer:    | Amy Hallett                                                                                                          |
| Applicant:       | Mr Henry & Sebastian Everitt & Lander                                                                                |
| Proposal:        | Householder application for proposed ground floor & first floor extensions, including proposed windows & rooflights. |
| Site:            | 2 Ashleigh Road, Kingsbridge, TQ7 1HB                                                                                |
| <b>KTC:</b>      | <b>Recommend Approval</b>                                                                                            |

### **CORRESPONDENCE AND REPORTS**

None.

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

## **25/29            TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS**

### **DECISIONS**

The following tree works' decision was received from SHDC:

**29.1**                                **1584/25/TCA**  
Case Officer:                Lee Marshall  
Applicant:                    Mr H Bodger  
Proposal:                    T1 – Fell due to risk of damaging wall & partial overhanging  
                                         neighbouring properties or falling on neighbouring property  
Site:                            131 Fore Street, Kingsbridge, TQ7 1AL  
**KTC:**                                **Recommended Approval**

## **APPLICATIONS**

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

**29.2**                                **1602/25/TPO**  
Case Officer:                Lee Marshall  
Applicant:                    Mr Cheetham  
Proposal:                    T3: Ash – Fell due to canker and ash dieback infection  
Site:                            42 Embankment Road, Kingsbridge, TQ7 1LA  
**KTC:**                                **Recommend Refusal on the grounds that the photographs  
supplied do not appear to provide substantial evidence of  
canker and ash dieback infection. The tree, in a significant  
location adjacent to the foreshore, should be allowed time  
to recover and revitalise.**

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

## **25/30                                PLANNING APPLICATIONS**

The following planning applications were received from SHDC for consideration:

**30.1**                                **1447/25/VAR**  
Case Officer:                Charlotte Howrihane  
Applicant:                    Mr D Whittington  
Proposal:                    Readvertisement (amended plans and description) Variation of  
                                         condition 2 (approved plans) of planning consent 1386/22/FUL  
                                         for addition of balconies and basements to plots 5 and 6  
Site:                            Dennings, Wallingford Road, Kingsbridge, TQ7 1NF  
**KTC:**                                **Recommend Refusal on the following grounds:**

- **The proposed balconies will overlook existing homes on the opposite side of the road which have habitable rooms with windows facing due east towards plots 5 and 6.**
- **The proposed balconies represent overdevelopment.**
- **Drawings to identify the proposed basements have not been included with the application.**

**30.2**

Case Officer:

Applicant:

Proposal:

Site:

**KTC:****1485/25/FUL**

Charlotte Howrihane

Mr D Whittington

Erection of four garages to serve approved dwellings.

Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

**Recommend Refusal on the following grounds:**

- **Each new dwelling already has allocated parking spaces and therefore the proposed garages are not required.**
- **Extra parking spaces will inevitably lead to greater traffic generation and potential safety issues in the locale.**
- **The access road to the development site is narrow and already difficult to navigate.**
- **The application is spurious as it includes on the Drainage Strategy Plan and within the BNG Exemption & Ecological Consideration the location of another/seventh new dwelling.**

**30.3**

Case Officer:

Applicant:

Proposal:

Site:

**KTC:****1607/25/FUL**

Graham Lawrence

Mr F Alsop

Proposed refurbishment works to facilitate change of use from clothing store to restaurant

66 Fore Street, Kingsbridge, TQ7 1PP

**Recommend Approval****30.4**

Case Officer:

Applicant:

Proposal:

Site:

**KTC:****1608/25/LBC**

Graham Lawrence

Mr F Alsop

Listed Building Consent for proposed refurbishment works to facilitate change of use from clothing store to restaurant

66 Fore Street, Kingsbridge, TQ7 1PP

**Recommend Approval****30.5**

Case Officer:

Applicant:

Proposal:

Site:

**KTC:****1786/25/ARC**

Richard Nicholson

Mr T Head

Application for approval of details reserved by conditions 4 (Slates) and 5 (Rooflights) of planning consent 0648/25/LBC

27 Fore Street, Kingsbridge, TQ7 1PG

**Noted****30.6**

Case Officer:

Applicant:

Proposal:

Site:

**KTC:****1815/25/PIP**

Rose Dugard

Mr M Lamble

Application for permission in principle for demolition of garage and construction of single storey dwelling

Land Adjacent South Falls, Belle Cross Road, Kingsbridge

**Recommend Approval**

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

## **25/31            ANY FURTHER CURRENT PLANNING MATTERS**

**31.1** Issues had been identified regarding the administration of Tree Wardens and in particular the consultation process for proposed tree works. The Town Clerk had contacted SHDC Trees which would liaise with the Tree Wardens' Network Co-ordinator and feedback was awaited.

**31.2** West Alvington Hill had recently been resurfaced however, the zebra crossing to access the Community College and double yellow lines needed to be repainted. Moreover, the road surface was cracking in several places and potholes had appeared. The Town Clerk would contact Devon County Council's local highways officer.

**31.3** Members noted that SHDC had actioned tree surveys on its assets however, surgery was required on several trees in Quay Car Park. New planting on the bank adjacent to the Skatepark was being 'strangled' by tall weeds. SHDC's Arboricultural Officer's advice had been requested for a Horse Chestnut in Quay House grounds which appeared to be unwell.

**31.4** KTC had reported an alleged enforcement matter to SHDC regarding an approved extension to a residential property.

## **25/32            DATE OF THE NEXT MEETING**

6.30 p.m. on Tuesday 15 July 2025.

*The meeting closed at 7.45 p.m.*