

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 15th JULY 2025

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

In Attendance: No members of public
Katharine Harrod (Town Clerk)
Martin Johnson (Secretary)

25/33 APOLOGIES FOR ABSENCE - None

Public Open Forum – No public present.

25/34 DECLARATIONS OF INTEREST - None.

25/35 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

- 35.1 0647/25/FUL**
Decision: Conditional Approval
Decision date: 24 June 2025
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
- 35.2 0928/25/FUL**
Decision: Conditional Approval
Decision date: 3 July 2025
Case Officer: Amy Hallett
Applicant: Golden Lane Housing
Proposal: Removal of front porch to north elevation.
Site: Alta Vista, Westville Hill, Kingsbridge, TQ7 1HE
KTC: Noted however, the Council is disappointed that the attractive front porch with coloured glass inserts is proposed to be removed

CORRESPONDENCE AND REPORTS

None.

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

25/36 TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS

The following tree works' decision was received from SHDC:

36.1	1626/25/TPO
Decision:	Conditional Consent
Decision date:	4 July 2025
Case Officer:	Lee Marshall
Applicant:	Mrs C Tillot
Proposal:	T2: Turkey Oak – Reduce crown spread of tree by 2m on South, West and East of tree, crown height reduction by 2m and North side by 1m and 20% crown thin due to adverse effects of raising crown have invigorated a dense crown, due to trees location and height with no dominant stems and to allow more light to back garden
Site:	52 Northville Park, Kingsbridge, TQ7 1AR
KTC:	Recommend Approval

APPLICATIONS

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

36.2	1536/25/TCA
Case Officer:	Lee Marshall
Applicant:	HSBC
Proposal:	G1: Laurel Shrub Hedge – Height reduction to 1.2m from ground level and other low lying shrubs T2: Removal of 1 x dead tree from within the shrub bed
Site:	32-34 Fore Street, Kingsbridge, TQ7 1PB
KTC:	Recommend Approval

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

25/37 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

37.1

Case Officer:

Applicant:

Proposal:

Site:

KTC:**1629/25/FUL**

Charlotte Howrihane

Mr D Whittington

Erection of agricultural barn to support vineyard.

Dennings, Wallingford Road, Kingsbridge, TQ7 1NF

Request that an agricultural consultant report be commissioned, as the proposed plans currently lack sufficient detail and justification. No formal recommendation is being put forward beyond this requirement due to outstanding concerns that require further clarification. These include:

- Impact on existing tree root systems
- Provision and suitability of buildings for agricultural workers
- Lighting provisions and potential light pollution
- Parking capacity and suitability for worker access
- Hours of operation and associated noise levels
- Proximity of refrigeration units to residential properties
- Adequacy of space for machinery and equipment storage
- Absence of a business model or supporting evidence demonstrating the necessity of the proposals

Until these matters are addressed with detailed and substantiated information, the proposals remain unjustified.

37.2

Case Officer:

Applicant:

Proposal:

Site:

KTC:**1889/25/HHO**

Elliot James

Mr & Mrs Nick and Mags Gillott

Householder application for external alterations & reinstatement of existing porch.

17 Lower Warren Road, Kingsbridge TQ7 1LF

Recommend Approval.**37.3**

Case Officer:

Applicant:

Proposal:

Site:

KTC:**1819/25/HHO**

Elliot James

Mr & Mrs David and Elizabeth Grocock

Householder application for proposed rear balcony & associated works.

9 Hillside Drive, Kingsbridge, TQ7 1JT

Recommend Approval.**37.4**

Case Officer:

Applicant:

Proposal:

Site:

1951/25/FUL

Elliot James

Mr J Kennedy

Erection of a detached garage.

1 Knowle Terrace, Fore Street, Kingsbridge, TQ7 1AU

KTC: **Recommend Approval. It was noted that this is a narrow private road and the area for review is already used for parking.**

37.5 **1984/25/ARC**
Case Officer: Richard Nicholson
Applicant: Mr T Head
Proposal: Application for approval of details reserved by conditions 4 (Slates) (Rooflights) of planning consent 0647/25/FUL.
Site: 27 Fore Street, Kingsbridge, TQ7 1PG
KTC: **Noted.**

37.6 **1925/25/NMM**
Case Officer: Lauren Hutton
Applicant: Mr & Mrs Phil and Lu Chadder
Proposal: Non-material minor amendment to planning consent 0317/25/HHO relocate Garden Annex, keeping the scale, volume, design and all other items the same, but re-locating rear wall of proposed annex to a similar location to rear wall of existing garage.
Site: 17 Embankment Road, Kingsbridge, TQ7 1JZ
KTC: **This application has been withdrawn.**

25/38 **ANY FURTHER CURRENT PLANNING MATTERS** – None raised.

25/39 **EXCLUSION OF PUBLIC AND PRESS**

It was **RESOLVED** in view of the nature of the business about to be transacted at agenda item 25/40 below, that it was advisable in the public interest, for the public and press to be temporarily excluded.

25/40 **PLANNING ENFORCEMENT**

Members received SHDC's list of outstanding planning enforcement cases dated 8th July 2025. The information was confidential and could not be disseminated to the public. It was **RESOLVED** to note the current enforcement cases in Kingsbridge.

Three potential enforcement issues were raised and will be followed up.

25/41 **DATE OF THE NEXT MEETING**

6.30 p.m. on 30th July 2025.

It was noted that the meeting scheduled for 21st October will now take place on 28th October if required.

The meeting closed at 7.18 p.m.