

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, QUAY HOUSE, AT 6.00 P.M. ON TUESDAY 29th JULY 2025

Present: Cllr Anne Balkwill (Chairman)
Cllr Philip Cole
Cllr Graham Price
Cllr Julie Taylor

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

25/42 APOLOGIES FOR ABSENCE –

Apologies were received from Cllr Martina Edmonds and Cllr Mike Jennings.

Public Open Forum – No public present.

25/43 DECLARATIONS OF INTEREST –

Cllr Philip Cole declared a personal interest in application 2141/25/TPO.

25/44 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

DECISIONS

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

44.1 1447/25/VAR

Decision Refused

Decision date: 9 July 2025

Case Officer: Charlotte Howrihane

Applicant: Dick Whittington Developments Ltd

Proposal: 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.**

44.2 3094/24/VAR

Decision: Conditional Approval (at Development Management Committee)

Decision date: 11 July 2025

Case Officer: Rosalie Metcalfe

Applicant: Tesco Stores Ltd

- Proposal: Application for variation of condition 12 (car park management plan) of planning consent 28/2431/06/O
- Site: Tesco, Cookworthy Road, Kingsbridge TQ7 1QN
- KTC: **Recommend Refusal on the following grounds:**
- Tesco's interim trading results for 2024/25 available at <https://www.tescopl.com> are at the polar extreme of the assertion made in Redline Planning's letter dated 25 September 2024 regarding current parking arrangements having a negative impact on the attractiveness of the store and its trading performance.
 - The local authority managed public car park adjacent to the Tesco store is always full due to the low-cost charges (quoted by Redline above) and it is highly unlikely given expenditure of £1.00 for 3 hours parking that it makes the "Tesco car park more attractive to visitors". Such a claim is another ridiculous assertion.
 - Many businesses continually battle to survive in today's tough economic climate and it is essential that Tesco shoppers have the opportunity to have long stay parking to allow them sufficient time to also access the town centre's independent shops in order to sustain its vibrancy.
 - In summary, the proposal to reduce free parking from 2 hours to 1.5 hours at the Tesco store will have a negative impact on town centre shops, create a trading monopoly for Tesco, and is actually selfish, unfair and inconsiderate.
 - KTC Chairman presented feedback on 10th July at the Development Management Committee meeting.

CORRESPONDENCE AND REPORTS - None.

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

25/45 TREE WORKS, DECISIONS, CORRESPONDENCE & APPLICATIONS

DECISIONS - None

APPLICATIONS

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

45.1	2026/25/TCA
Case Officer:	Lee Marshall
Applicant:	Bill
Proposal:	T1: Sycamore – height reduce to 1.2m. T2: Hawthorn – height reduce to 1.2m. T3: Elm – reduce height to 2.5m. T4: Ash – remove, ADB. All trees have outgrown the space and encroaching on properties.

Site: 62 Church Street Kingsbridge TQ7 1DD
KTC: **Recommend Approval subject to the planting of a fruit tree to replace the Ash so that there is no net loss of trees in line with South Hams District Council and Kingsbridge Town Council policy.**

CORRESPONDENCE:

45.2 **Tree Preservation Order Confirmation**
TPO: **1120 – T1: Copper Beech**
Site: The Old Vicarage, Plymouth Road, Kingsbridge TQ7 1AT
KTC: **Noted.**

25/46 PLANNING APPLICATIONS

The following planning applications were received from SHDC for consideration:

46.1 **1986/25/LBC**
Case Officer: **Graham Lawrence**
Applicant: Harbour House Trust
Proposal: Listed Building Consent for replacement of signage attached to principal elevation, replacement CCTV cameras, installation of emergency lighting in recess above escape doors & safety lights attached to wall in Quay Lane, repairs to render surrounds of window opening on principal elevation.
Site: Harbour House, The Promenade Kingsbridge TQ7 1JD
Response Date: 14th August 2025
KTC: **Recommend Approval**

46.2 **1997/25/ADV**
Case Officer: **Graham Lawrence**
Applicant: Harbour House Trust
Proposal: Advertisement Consent for logo (hh) Harbour House name above main entrance door, logo (hh) above Quay Lane entrance door, moveable metal A-frame & flag signs to be placed within curtilage of Harbour House to front of building, Noticeboard information panel adjacent to main entrance.
Site: Harbour House. The Promenade Kingsbridge TQ7 1JD
Response Date: 14th August 2025
KTC: **Recommend Approval**

46.3 **2028/25/POD**
Case Officer: **Rosalie Metcalfe**
Applicant: Granite Associates Ltd
Proposal: Application to determine if prior approval is required for a proposed change of use from Commercial, business & Service (Class E) to 6no. dwelling houses (apartments) (Class C3). Issued for information only.
Site: 65-67 Fore Street Kingsbridge TQ7 1PN
Response Date: 06th August 2025
KTC: **Noted on the proviso that the development adheres to the policies of the Kingsbridge, West Alvington and**

Churchstow Neighbourhood Plan, including KWAC Em1, KWAC Em3, KWAC Em4, KWAC BE3.

46.4
Case Officer: Rosie Dugard
Proposal: Advertisement Consent for signage on front of the prescription dispenser
Site: Day Lewis Pharmacy Norton Brook Medical Centre Kingsbridge TQ7 1AE
Response Date: 26th August 2025
KTC: **Recommend approval.**

25/47 ANY FURTHER CURRENT PLANNING MATTERS –

47.1.
Case Officer: Lee Marshall
Proposal: TPO 2003/659; T9,T10,T12,T13,T16: Crab Apple – all over crown reduction by 2m. T11: Crab Apple – all over crown reduction by 3m. T15,T17: Quince - all over crown reduction by 1m. T29,T30: Oak - all over crown reduction by 3m. Trees impacting adjacent properties/structures.
Site: 42 Scholars Walk, Kingsbridge, TQ7 1QL
Response Date: 22nd August 2025
KTC: **Recommend approval.**

47.2
Case Officer: Graham Lawrence
Proposal: Listed Building Consent for repairs to slate roof & chimney
Site: 62 Fore Street, Kingsbridge, TQ7 1PP
Response Date: 28th August 2025
KTC: **Recommend approval.**

47.3
Devon County Council (South Hams HATOC) (Traffic Regulation) Amendment Order.
To Note: Further to the previous consultation we have now received an amendment to the HATOC order for **No Waiting At Any Time** on specified lengths of Embankment Road. Objections and other comments specifying the proposal and the grounds on which they are made must be submitted to Devon County Council by not later than 14th August 2025.

47.4
In the absence of any press or public, a discussion took place regarding a current enforcement case, further details were provided regarding non-compliance with regard to planning conditions as well as noting Health & Safety issues, these will be reported to SHDC.

25/48 **DATE OF THE NEXT MEETING:** 6.30 p.m. on 2nd September 2025.

NB: The meeting scheduled for 21st October will now take place on 28th October if required.

The meeting closed at 6.28 p.m.