

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 16th SEPTEMBER 2025

Present: Cllr Martina Edmonds (Chairman)
Cllr Mike Jennings
Cllr Julie Taylor

In Attendance: 0 members of public
Katharine Harrod (Town Clerk)

25/57 APOLOGIES FOR ABSENCE –

Apologies were received from Cllrs Balkwill, Cole & Price.

Public Open Forum – No comments received.

25/58 DECLARATIONS OF INTEREST – No declarations of interest were received.

25/59 TREE WORK APPLICATIONS – No applications received in the period.

25/60 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS

60.1 Decisions made by the local planning authority:

1. 2313/25/TCA, 5 Ebrington Street, Kingsbridge, TQ7 1DE
T1: Ash – Fell. The tree is infected with Dieback and currently shedding significant sized deadwood. Response Date: 26/8/25
South Hams District Council Raise No Objections.
2. 2243/25/TPO, 16 Fosse Road, Kingsbridge, TQ7 1NG
T1: Ash – Fell due to advanced stages of Ash Dieback. Response Date: 2/9/25.
Permission granted.

60.2 It was noted that no reports have been received in the period.

25/61 PLANNING APPLICATIONS

The following applications were received from South Hams District Council for consideration:

- 61.1 2486/25/HHO, 3 Highfield Drive, Kingsbridge, TQ7 1JW
Householder application for proposed first floor side extension. Response date 1/10/25
Recommend Approval subject to parking provisions meeting the requirements stated in Dev 29.3 of the Joint Local Plan.
- 61.2 1629/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF
Erection of an agricultural barn to support vineyard. Response date 19/09/25
NB: To review again following receipt of new documentation.
Recommend Object.
Kingsbridge Town Council strongly object to this application.

There is already a dangerous increase in water runoff from the site which is having a detrimental effect on the public highway, additional development will only exacerbate this further. The land in question is sloping with any runoff heading to developed areas. Prior to any approval the planning authority should have sufficient documentation including scaled design, specifications and soakaway testing results to guarantee the drainage of the site is acceptable and will not cause the adjacent developed areas any level of flooding.

The development site has been neglected, even if this were not the case the size is insufficient to produce the 6,000 bottles of wine stated. Furthermore, once any development takes place there will be even less productive land. The size of the proposed barn is far too large for the production capability of the land and the design should be reduced accordingly. There are also concerns regarding a lack of proper access and insufficient parking.

The design, scale and layout of the proposed barn are out of keeping and there is insufficient detail regarding the materials to be used and their colours.

The plans propose to build around an ash tree that is subject to a Tree Protection Order, originally, the developer wanted to fell the tree, now they want to reduce it in size. We fail to see how the tree can thrive in the proposed development and agree with the Tree Officer comments.

There has been an obvious loss of habitat (both trees and hedgerows) and no intent to conserve nature in the area as proven in the photographic evidence supplied in the letters of representation. The Biodiversity Metric Calculation Tool provided by the applicant is therefore entirely incorrect and should be recalculated to include note of all the hedgerows that were removed. A genuine net gain of 10%, as per Dev 26.5, should be met.

Kingsbridge Town Council would expect to see a report on consultation with the police, given the proposal is for the production of alcohol on the premises.

61.3

2579/25/VAR, 17 Embankment Rd, Kingsbridge, TQ7 1JZ
variation of condition 2 (Approved Plans) of planning consent 0317/25/HHO.
Response date 08/10/25.

Recommend conditional support.

The additional surface area of a pitched roof significantly increases the run off, the hardstanding should not drain onto the public highway, the installation of a channel or permeable material is required to prevent this.

The use of the space is to remain ancillary to the main dwelling and shall not be used as a separate unit of accommodation. No overnight sleeping to take place within the Garden Annex at any time.

The Construction Environment Management Plan is to ensure that no vehicles are parked on the verge in front of the property at any time as this blocks visibility to those using the highway.

61.4

2569/25/FUL, 1 Dodbrooke Manor, The Promenade, Kingsbridge, TQ7 1DG
Replacement of ground floor rear elevation single glazed sash window to double-glazed French doors. Response date 09/10/25

Recommend approval.

61.5

2445/25/FUL, Skate Park, Squares Quay Car Park, Kingsbridge
Installation of 4 x 6m high LED solar powered lights. Response date 16/10/25.

Recommend approval, it was noted the lights will be turned off prior to those at the sports centre, furthermore, the approval of this application will provide an increase of light in an otherwise dingy area, thereby making it safer.

25/62

PLANNING DECISIONS, ENFORCEMENT, CORRESPONDENCE & REPORTS

62.1

Planning Decisions received from South Hams District Council:

1. 0751/25/VPO, Development Site North of West Alvington Hill at Sx 7299 4407, modification of Section 106 Agreement on 28/0508/15/O. 23/4/25. **Under consideration.**
2. 0989/25/FUL, 142 Church Street, Construction of outbuilding at rear of garden & creation of two parking spaces on roof of this structure. 29/5/25. **Under consideration.**
3. 3192/24/FUL, Avon Centre, Wallingford Road, Redevelopment of site to provide a care home (use class C2) including access, parking, landscaping & other associated works. Consultation end date 28/11/24. **Under consideration.**
4. 3402/24/FUL, Land at SX 7360 4374 Kingsbridge, Full application for the permanent retention of two containers to create a paddleboarding hub following application 3985/22/FUL. Consultation end date 12/12/24. **Conditional approval.**
5. 2201/25/LBC, Bryherstones, Higher Union Road, Kingsbridge TQ7 1EQ Listed Building Consent for restoration works to original windows & new/replacement windows. Response Date: 04/09/2025. **Under consideration.**
6. 1329/25/FUL, Dennings Wallingford Road Kingsbridge TQ7 1NF
7. Construction of 1no. three-bed dwelling. Response Date: 5/9/25. **Under consideration.**
8. 2089/25/FUL, Day Lewis Pharmacy Norton Brook Medical Centre, TQ7 1AE
9. Installation of a pick-up prescription collection machine to existing pharmacy window. Response Date: 11/9/25. **Under consideration.**
10. 2290/25/FUL, The Mill Derby Road Kingsbridge TQ7 1JL Works to ancillary accommodation to create a separate dwelling, to include new roof/loft conversion, rooflights & 2no. first floor extensions. Response Date: 11/9/25. **Under consideration.**
11. Non-Statutory Consultation: 2431/25/ARC, Kings Arms Hotel, Fore Street, Kingsbridge, TQ7 1AB approval of details reserved by conditions 11 (Parking / Turning Areas) of planning consent 1515/17/FUL. **Discharge of condition approved.**
12. 1986/25/LBC & 1997/25/ADV, Harbour House Trust, replacement signage, replacement CCRV, installation of emergency lighting & safety lights, repairs to render surrounds of window opening on principal elevation. **Conditional approval.**

62.2

Enforcement:

Please note that the Enforcement lists are confidential and issues concerning Enforcement cannot be discussed at a public meeting. South Hams District Council are responsible for the enforcement of all planning breaches, Kingsbridge Town Council has no authority to deal with issues of this nature.

Please will all parishioners continue to report full details of any violations that do not adhere to the original application for which permission was granted. ALL violations can be reported to Enforcement via <https://www.southhams.gov.uk/report-it>

25/63

ANY FURTHER CURRENT PLANNING MATTERS - None

25/64

DATE OF THE NEXT MEETING - 6.30 p.m. on Tuesday 7th October

NB: The meeting scheduled for 21st October will now take place on 28th October if required.
The meeting closed at 7.14 p.m.

Signed as a true record: _____

Print Name & Date: _____

Distribution List: All current Parish Councillors, Kingsbridge Town Council Website.

For Information: e-circulation to: South Hams District Council Councillor representatives.

DRAFT