

## 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 2<sup>nd</sup> SEPTEMBER 2025

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

In Attendance: 1 member of public  
Katharine Harrod (Town Clerk)

#### 25/49 APOLOGIES FOR ABSENCE –

Apologies were received from Cllr Mike Jennings.

**Public Open Forum** – No comments received.

25/50 **DECLARATIONS OF INTEREST** – No declarations of interest were received.

#### 25/51 TREE WORK APPLICATIONS

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

- 51.1 Ratification: 2313/25/TCA, 5 Ebrington Street, Kingsbridge, TQ7 1DE  
T1: Ash – Fell. The tree is infected with Dieback and currently shedding significant sized deadwood. Its canopy is covering the vast majority of my clients tiny garden, meaning that they cannot safely use their garden at all, the tree is also growing directly behind a small old retaining wall which is starting to show signs of blowout.  
Response Date: 26/8/25  
**Kingsbridge Town Council recommend support. It is our policy that we do not suffer a net loss of trees in Kingsbridge therefore a replacement would be required in an appropriate location in the garden.**  
**A dwarf fruit tree, such as an apple, would be recommended in this case.**
- 51.2 2243/25/TPO, 16 Fosse Road, Kingsbridge, TQ7 1NG  
T1: Ash – Fell due to advanced stages of Ash Dieback. Response Date: 2/9/25  
**Kingsbridge Town Council Support.**

#### 25/52 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS

- 52.1 To receive the decisions made by the local planning authority.
- 1536/25/TCA, 32-34 Fore Street, G1: Laurel Shrub Hedge - Height reduction to 1.2 metres from ground level and other low-lying shrubs & T2: Removal of 1 x dead tree from within the shrub bed. **Approved.**
  - 1603/25/TCA, 126 Fore St. T1: Beech - Canopy reduction on south side by 3m to reduce canopy heavy dominance over the garden & T2: Yew - canopy reduction on south side by 2m back to property boundary. **Lesser Tree Works Allowed.**

3. 2026/25/TCA, 62 Church Street, T1: Sycamore – height reduce to 1.2m. T2: Hawthorn – height reduce to 1.2m. T3: Elm – height reduce to 2.5m. T4: Ash - remove, ADB. All trees have outgrown space and are encroaching on properties.  
**Approved.**

4. South Hams District Council **Made Tree Preservation Order TPO1120**: The Old Vicarage, Plymouth Road, Kingsbridge, TQ7 1AT, reference T1, Fagus sylvatica 'Purpurea' Copper Beach. This order was confirmed by South Hams District Council without modification on 1<sup>st</sup> September 2025.

52.2 Tree Warden Report, 31<sup>st</sup> July 2025:

Lee Marshall said he was "disappointed" to hear that the new trees are not being maintained properly at the Leisure Centre (above the skate park). It was noted Rob Sekula has the task of monitoring the trees.

The Tree Wardens) are being invited to take part in a survey of "ancient and veteran" trees in the district and to ensure that they all have appropriate Tree Protection Orders. This has come from CEO Andy Bates following the furore over the felling of the Sycamore Gap tree and the giant oak next to the Toby Carvery in Whitewebbs Park, Enfield. Thelma Rumsey will be circulating the current list to the Tree Wardens (courtesy of the Woodland Trust) <https://ati.woodlandtrust.org.uk/> which interestingly includes the large Monterey Pine in the large Tacket Wood House garden. We are asked to suggest additional trees if we feel they have sufficient value.

Town and Parish Councils should report any incidents of inappropriate action over trees via the enforcement area on the South Hams District Council website. They will be immediately passed to Lee Marshall if they are designated as being from recognised Tree Wardens or Parish Clerks. Should we report the issue over the suspect groundwork on the Embankment Road site (the one which was where Peter Betteridge's old house has been demolished)?

Mark Long is working to ensure Cllr Cole is being sent the Tree Works notifications. An email will be forwarded to Rob Sekula regarding the lack of care of trees at Quayside and land to the rear of Rack Park.

**25/53 PLANNING APPLICATIONS**

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

- 53.1 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  
**Kingsbridge Town Council Noted.**
- 53.2 1329/25/FUL, Dennings Wallingford Road Kingsbridge TQ7 1NF  
Construction of 1no. three-bed dwelling. Response Date: 5/9/25  
**Kingsbridge Town Council Object**  
**The submitted application form does not align with the accompanying documentation. There are notable discrepancies and as such this cannot be determined.**
- 53.3 2089/25/FUL, Day Lewis Pharmacy Norton Brook Medical Centre, TQ7 1AE

Installation of a pick-up prescription collection machine to existing pharmacy window.

Response Date: 11/9/25

**Kingsbridge Town Council Support.**

- 53.4 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  
**Kingsbridge Town Council Object.**  
**Councillors considered the application to be overdevelopment of the area, the property should remain ancillary and there are concerns regarding the potential for flooding.**
- 53.5 To consider and recommend a response to the following application outside of the Town boundaries:  
1974/25/FUL, Land at Sx 667 483 (Challonscombe Farm) Oldhouse Lane Kingston  
Installation of a wind turbine, landscaping, access tracks and other associated infrastructure for a temporary period. Response Date: 11/9/25  
**Application Withdrawn**
- 53.6 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  
**Kingsbridge Town Council Noted.**

## **25/54 PLANNING DECISIONS, ENFORCEMENT, CORRESPONDENCE & REPORTS**

- 54.1 **Planning Decisions received from South Hams District Council:**
- 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.**
  - 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.**
  - 1485/25/FUL, Dennings, Wallingford Road, Erection of four garages to serve approved dwellings. **Refused.**
  - 1607/25/FUL & 1608/25/LBC, 66 Fore Street, refurbishment works to facilitate change of use from clothing store to restaurant. **Approved.**
  - 1629/25/FUL, Dennings, Wallingford Road, erection of agricultural barn to support vineyard. **Under consideration.**
  - 1644/25/FUL, Old Forge, Wallingford Rd, refurbishment of commercial building including replacement roof. **Approved.**
  - 1657/25/ADV, 36/38 Fore Street, Kingsbridge, Advertisement Consent for 1 x non illuminated fascia sign & 1 x non illuminated projecting sign. **Approved.**
  - 1786/25/ARC, 27 Fore St, approval of details reserved by conditions 4 (Slates) and 5 (Rooflights) of planning consent 0648/25/LBC. **Approved.**
  - 1815/25/PIP, Land Adjacent South Falls Belle Cross Road Kingsbridge, permission in principle for demolition of garage and construction of single storey dwelling. **Refused.**
  - 1819/25/HHO, 9 Hillside Drive, proposed rear balcony & associated works. **Approved.**
  - 1889/25/HHO, 17 Lower Warren Rd, external alterations & reinstatement of existing porch. **Approved.**
  - 1925/25/NMM, 17 Embankment Rd, Non-material minor amendment to planning consent 0317/25/HHO to relocate Garden Annex, keeping the scale, volume,

design & all other items the same, but re-locating rear wall of proposed annex to a similar location to rear wall of existing garage. **Withdrawn.**

13. 1951/25/FUL, 1 Knowle House Terrace, erection of a detached garage.

**Conditional Approval.**

14. 2202/25/ARC, 11 Manor Park, approval of details reserved by condition 3 (Sustainable Drainage Option) of planning consent 1735/24/HHO. **Approved.**

15. 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.**

16. 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. **Due to be discussed at the Development Management meeting on 11/09/25.**

54.2

**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>

**25/55**

**ANY FURTHER CURRENT PLANNING MATTERS**

To give Members the opportunity to discuss other issues of immediate planning concern.

**25/56**

**DATE OF THE NEXT MEETING**

6.30 p.m. on Tuesday 16 September

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

The meeting closed at 7.22 p.m.