

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, TOWN CLERKS OFFICE CHAMBER, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 7th OCTOBER 2025

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

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

25/65 APOLOGIES FOR ABSENCE – Apologies were received from Cllrs Balkwill.

Public Open Forum – No comments received.

25/66 DECLARATIONS OF INTEREST – No declarations of interest were received.

25/67 TREE WORK APPLICATIONS –

67.1 2731/25/TPO, 16 Fosse Road Kingsbridge TQ7 1NG
T1: Ash - Fell due to considerably infected with Ash Dieback, although the upper crown still has around 70% of foliage coverage, there is a considerable amount of deadwood within the lower and inner crown. Some of which is overhanging a busy road. There is also an abundance of epicormic growth that can be seen from the ground. The only reason for removing the tree is safety. Response date: 16/10/25
Kingsbridge Town Council Object.
The tree has not been managed for some considerable time, with the tree still having around 70% of foliage coverage it is considered that by reducing the canopy thereby reducing the weight, removing the dead wood and epicormic growth (suckers) it may have a chance of surviving. Inspection on a regular basis should be carried out after this work to mitigate any safety risk.
Removal of epicormic growth is very often managed by highways maintenance as a routine where trees can be affected by the proximity to a road, ground compaction or other factors.

67.2 2784/25/TPO, Woodspring Bowcombe Road Kingsbridge TQ7 2DJ
T1: Fell - due to Tree being Dead
T2: Fell - due to Tree being Dead
T3: Fell - due to Tree being Dead
T4: Fell - due to Tree being Dead
T5: Coppice at 3mtrs from ground level due to tree dying
Response date: 21/10/25
Kingsbridge Town Council Support.
Despite not being able to view the trees in close proximity it was felt that removal of the dead trees would not affect the amenity value in that area. By coppicing T5, it is hoped that it would help future recovery of that tree.

67.3 2910/25/TPO, Scout Hut, Embankment Road, Kingsbridge, TQ7 1JJ
TPO 1039; T718: Sycamore - remove lowest limb (at 2.5m to NW),
management reasons. Response date: 30/10/25
Kingsbridge Town Council Support.

25/68 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS

68.1 2141/25/TPO Proposal: Received: 21 July 2025 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. Location: Applicant: 42 Scholars
Walk, Kingsbridge, TQ7 1QL **South Hams District Council Permission
Granted**

68.2 Cllr Cole attended the AGM of the Tree Wardens, a new leaflet has been
produced 'Healthy hedgerows on your land' - primarily targeted at local
landowners. SHDC Cllr Mark Long confirmed his support to consider the
addition of trees at the Cattle Market Car Park.

It was noted that several trees have recently been removed adjacent to the
Cattle Market Car Park entrance, no application was received for the removal
of the trees which were very well established. This will be investigated.

25/69 PLANNING APPLICATIONS

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

69.1 2624/25/HHO, 5 The Precinct, Kingsbridge, TQ7 1AP
Application for new porch to dwelling. Response date 16/10/25
Kingsbridge Town Council Support.

69.2 1205/25/HHO, 18 Henacre Rd, Kingsbridge, TQ7 1DN,
Proposed formation of off-street parking area. Response date 28/10/25
**Kingsbridge Town Council defer a decision until such time as all
relevant paperwork re drainage has been submitted.**

69.3 2632/25/CLP, Tungfield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL
Certificate of lawfulness for proposed siting of a caravan in the garden to
provide ancillary Accommodation.
For information only, there is no statutory consultation requirement on the
above application.
Kingsbridge Town Council Noted.

69.4 2792/25, 10 Fosse Road, Kingsbridge, TQ7 1NG,
Non-material minor amendment to planning consent 0080/25/HHO for
relocation of dormers & addition of rooflight in the revised design.
For information only, there is no statutory consultation requirement on the
above application. **Kingsbridge Town Council Noted.**

PLANNING DECISIONS, ENFORCEMENT, CORRESPONDENCE & REPORTS**70.1****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. 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. **Approved.**
5. 1329/25/FUL, Dennings Wallingford Road Kingsbridge TQ7 1NF Construction of 1no. three-bed dwelling. Response Date: 5/9/25. **Refused.**
6. 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. **Approved.**
7. 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. **Approved.**
8. 2486/25/HHO, 3 Highfield Drive, Kingsbridge, TQ7 1JW Householder application for proposed first floor side extension. Response date 1/10/25. **Under consideration.**
9. 1629/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF Erection of an agricultural barn to support vineyard. Response date 19/09/25. **Refused.**
10. 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. **Under consideration.**
11. 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. **Under consideration.**
12. 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.

To be determined on 06/11/25 by Development Management Committee.

70.2

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>

25/71

ANY FURTHER CURRENT PLANNING MATTERS

It was noted that a communication from Kingsbridge Care Hub has been received re the submission of a planning application in respect of Town Council owned property. This will be discussed at the Full Council Meeting on 14th October.

It was agreed to trial monthly planning meetings for the remainder of the year with the caveat that during five-week months a short meeting may be required for applications with a response date prior to the next meeting.

25/72

DATE OF THE NEXT MEETING - 6.30 p.m. on Tuesday 4th November 2025

The meeting closed at 7.40 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.