

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, TOWN CLERK'S OFFICE, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 3rd February 2026

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

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

25/91 APOLOGIES FOR ABSENCE – Cllr Jennings.

Public Open Forum – No members of public present.

THE MEETING CONVENED

25/92 DECLARATIONS OF INTEREST – No declarations of interest were received.

25/93 MINUTES OF PREVIOUS MEETING - The minutes of the Planning Committee meeting dated 6th January 2026 were approved at the meeting of the Full Council on 13th January 2026.

25/94 TREE WORK APPLICATIONS – None for the period

25/95 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS – None for the period

25/96 PLANNING APPLICATIONS

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

- 1 3644/25/HHO, Duncombe Villa, Duncombe St, Kingsbridge, TQ7 1LR, excavation of the front garden to create a parking area & partial demolition & rebuild of a structure in a conservation area. Response date: 12th February 2026.

Kingsbridge Town Council **OBJECTS** to this application for the following reasons:

Failure to Address Heritage Significance: The application makes no obvious reference to the designated heritage asset affected by the proposal. Duncombe Villa is identified within the Neighbourhood Plan as a heritage asset and should be assessed in accordance with Policy KWAC BE4.

The property dates from 1841 and is of clear aesthetic, historical, and archival value. It is a handsome early Victorian townhouse with a glass portico and walled garden, representing a surviving rarity within the townscape.

The proposal must therefore be judged against the scale of harm or loss to this asset, which has not been undertaken. It is the opinion of Kingsbridge Town Council that the scale of harm to the setting is considerable.

Inadequate and Unverified Documentation: A number of the submitted documents contain no headings, authorship, or indication of professional qualifications. The absence of this information raises concerns regarding the reliability, accuracy, and evidential value of the material provided.

Impact on Conservation Area and Character Walls: The site lies within a designated Conservation Area. The character walls contribute significantly to the setting and historic character of the area. No assessment has been provided regarding the impact of the proposal on these walls or the wider conservation setting.

Lack of Landscaping Information: No landscaping details have been submitted. The absence of a landscaping scheme prevents proper assessment of visual impact, mitigation measures, or long-term maintenance considerations.

Highways Safety Concerns: The proposed access arrangement is unsafe. There is insufficient space to park a vehicle without manoeuvres that would require stopping on the zebra crossing and reversing into the proposed parking area. Exiting the space at that angle into a busy section of road, creates unacceptable risk to pedestrians and road users. The speed and volume of traffic at this location further exacerbate these concerns.

Drainage and Ground Disturbance: The site lies within an ****Area of Critical Drainage****, yet no drainage assessment has been provided. The land has already been altered in such a manner as to increase drainage issues and should be reinstated pending proper evaluation.

Policy Conflict: The proposal conflicts with KWAC BE3 (Design Quality) due to inadequate information, poor design integration, and failure to respect the established character of the heritage asset and its setting.

It also conflicts with KWAC BE4 (Heritage Assets) by failing to assess or mitigate harm to Duncombe Villa and its associated historic features.

For the reasons outlined above - heritage harm, highways danger, inadequate documentation, lack of landscaping and drainage information, and conflict with adopted Neighbourhood Plan policies, Kingsbridge Town Council objects to this application and requests that it be refused.

2. 0054/26/HHO, Number Nine, 9 Green Close, Kingsbridge, TQ7 1NH, application for first floor side extension to dwelling. Response date: 18th February 2026

Kingsbridge Town Council **OBJECT** to this application for the following reasons:

Unclear and Potentially Inconsistent Building Boundaries: The plans show one building set back from the boundary and another positioned directly on the boundary line. This inconsistency requires clarification, as it affects both neighbour amenity and the assessment of the proposal's overall impact.

Inadequate Drainage Information: There is insufficient detail regarding run-off and drainage management. No evidence has been provided to demonstrate that roof water will be prevented from entering the combined sewer. A drainage report is required to confirm compliance with best practice and local policy.

The site is sloping, and the extension in conjunction with the hardstanding and parking to the front, heightens the need for a robust drainage strategy. To date, no satisfactory information has been provided on water capture, attenuation, or drainage arrangements.

Given the lack of clarity on boundaries and the absence of essential drainage information, Kingsbridge Town Council recommends refusal of this application.

Non-statutory Consultations

3. 0067/26/COM, 50-52 Fore Street, TQ7 1NY, Notice of intent to install electronic communication apparatus comprising CBT (connectorized block terminal). Approved 16th January 2026. **KTC Noted.**

4. 0115/26/ARC, High House Point, 56 Embankment Road, Kingsbridge, TQ7 1LA, approval of details reserved by conditions 2 (Materials), 9 (External Lighting) and 11 (Carbon Reduction) of planning consent 3049/25/VAR. **KTC Noted.**

25/88 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

88.1 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. 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.**
3. 1205/25/HHO, 18 Henacre Rd, Kingsbridge, TQ7 1DN, Proposed formation of off-street parking area. Response date 28/10/25. Kingsbridge Town Council deferred a decision until such time as all relevant paperwork re drainage has been submitted. **Under Consideration.**
4. 2841/25/FUL, 1 South Place, The Promenade, Kingsbridge, TQ7 1JE. Change of Use of Upper Floors from Class C to Class E with internal modifications to room use. Response date 06/11/25. **Under Consideration.**
5. 3080/25/HHO, 126 Fore Street, Kingsbridge, TQ7 1AW, single storey rear extension & new outbuilding in back garden. Response date 27/11/25. **Under Consideration.**
6. 3175/25/ARC, Kingsbridge Rugby Club, Derby Road Kingsbridge TQ7 1JL. Application for approval of details reserved by condition 5 (Landscape Plan) of planning consent 2252/24/FUL. **Approved.**
7. Non statutory consultation received 05/11/25: 3047/25/CLP, 36 Knowle House Close, Kingsbridge, TQ7 1AN. Certificate of lawfulness for proposed rear single-story extension of the kitchen to form an accessible living area with new accessible ground floor WC. **Refused.**
8. Readvertisement: 3080/25/HHO, 126 Fore Street, Kingsbridge, TQ7 1AW, single storey rear extension & new outbuilding in back garden. Response date 03/12/25. **Under Consideration.**
9. 3329/25/FUL, Wills Marine, The Quay, Kingsbridge, TQ7 1JF, Extension to existing marine retail unit to provide a new showroom & cafe on existing boat storage yard & demolition of part of building. Response date 25/12/25. **Under Consideration.**
10. Secretary of State Appeal: 1329/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF, READVERTISEMENT (amended description) Construction of 1no. dwelling. Appeal reference: 6001648. **Appeal started.**
11. Secretary of State Appeal: 1629/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF, Erection of an agricultural barn to support vineyard. Appeal reference: 6001592. **Appeal started.**
12. Secretary of State Appeal: 1485/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF, Erection of four garages to serve approved dwellings. Appeal reference: 6001586. **Appeal started.**
13. 3487/25/VAR, Top of the Creek, Springfield Drive, Kingsbridge, TQ7 1HG, variation of condition 2 (approved plans) of planning consent 0890/25/HHO. Response date 08/01/26. **Approved.**
14. 3527/25/FUL, New Parks Farm, Belle Hill, Kingsbridge, TQ7 1NJ. Erection of general-purpose agricultural building and creation of track. Response date: 12/01/26. **Approved.**

15. 3502/25/LBC, 146 Church Street, TQ7 1DB, Listed Building Consent making good and replacement of existing windows, internal alterations, refurbishment works to utility / outbuilding and repairs to slate roof. Response date: 15/01/26. **Under Consideration.**
16. 3554/25/HHO, 146 Church Street, TQ7 1DB, Householder application for new hobbies/ garden room & new concrete base. Response date: 15/01/26. **Approved.**
17. 3624/25/LBC, 2 Waterloo Place, Duncombe Street, Kingsbridge, TQ7 1LX, Listed Building Consent for replacement of existing roof coverings with new natural Spanish slate. Response date: 15/01/26. **Approved.**
18. 3654/25/LBC, The Reel Cinema, Fore Street, TQ7 1PP, Listed Building Consent for stabilisation repairs to front (East) façade of the Town Hall. Response date: 22/01/26. **Under Consideration.**
19. 3657/25/LBC, 102 Fore Street, TQ7 1AW, Listed Building Consent for internal alterations to facilitate a change of use from offices to single residential dwelling. Response date: 22/01/26. **Under Consideration.**
20. 3656/25/FUL, 102 Fore Street, TQ7 1AW, Change of use from offices to single residential dwelling house. Response date: 29/01/26. **Under Consideration.**
21. 3679/25/VAR, The Steppings, Trevanna Road, Kingsbridge, TQ7 1ET, Variation of condition 2 (approved drawings) of planning consent 3939/22/HHO. Response date: 23/01/26. **Approved.**
22. Non-statutory consultation: 3705/25/ARC, The Old Forge, Wallingford Road, Kingsbridge, TQ7 1NF, approval of details reserved by condition 6 (CMP) of consent 1644/25/FUL. **Approved.**
23. Non-statutory consultation: 3610/25/POD, 65-67 Fore Street, Kingsbridge, TQ7 1PN. Application to determine if prior approval is required for the proposed change of use. **Approved.**

88.2 Enforcement:

Please note that the Enforcement lists are confidential and issues concerning Enforcement cannot be discussed at a meeting that is open to the public. 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 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>

25/89 ANY FURTHER CURRENT PLANNING MATTERS – None Raised.

25/90 DATE OF THE NEXT MEETING – 3rd March 2026

The meeting closed at 7.08 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.