

# 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 3<sup>rd</sup> March 2026

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

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

**25/100 APOLOGIES FOR ABSENCE – None.**

**Public Open Forum** – No members of public present.

### THE MEETING CONVENED

**25/101 DECLARATIONS OF INTEREST** – No declarations of interest were received.

**25/102 MINUTES OF PREVIOUS MEETING** - The minutes of the Planning Committee meeting dated 3<sup>rd</sup> February 2026 were approved at the meeting of the Full Council on 10<sup>th</sup> February 2026.

**25/103 TREE WORK APPLICATIONS** – None for the period

#### **25/104 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS –**

It was noted that a recent tree works application in respect of Tumbly Hill Day Centre has been returned with a request for additional information regarding why they need to be protected. A response has been issued.

#### **25/105 PLANNING APPLICATIONS**

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

1. 0199/26/HHO, 20 Warren Road, Kingsbridge, TQ7 1LB. Conversion of loft & addition of Dormers. Response date: 9th March.

Kingsbridge Town Council object to the proposed development on the following grounds:

Incongruous Design and Harm to the Street Scene

- There are no other dormers on this row of houses, and the proposed dormers would therefore appear visually intrusive and out of keeping with the established character of the street.
- The scale, bulk and design of the dormer represent overdevelopment of the roofscape, contrary to the local SPD guidance on roof alterations.
- The proposed dormer combination introduces overlooking, visual dominance and a form not present elsewhere in the terrace.

Concerns Regarding Pre-Application Advice

- The applicant states that pre-application advice was supportive, yet this pre-app advice is not available on the planning website.

- Without access to this information, the public cannot understand the basis for the officer's position or whether the proposal has already been informally endorsed as has been suggested in the documentation that is on the portal.
- Transparency is required to ensure proper public scrutiny.

#### Questionable Supporting Documentation

- The designs provided do not appear to be consistent with the current building and there is a lack of architects details. Concerns were raised about the accuracy, reliability and authenticity of the information presented.
- This undermines confidence in the assessment of design quality and compliance with policy.

#### Residential Amenity Impacts

- The dormers would result in overlooking and loss of privacy to neighbouring properties.
- The scale and massing would cause an unacceptable sense of enclosure and visual intrusion.
- Light spill remains a concern despite the ecological consultant's suggested mitigation measures.

Drainage and Infrastructure Issues - Rainwater from the development must not be discharged into the combined sewer, yet no clear alternative drainage strategy has been provided.

In summary, we object to the application for the reasons above—design harm, lack of comparable dormers, amenity impacts, drainage concerns, questionable documentation, and the absence of publicly available pre-application advice. The cumulative impact results in a scheme that is inconsistent with the proportions of the existing dwelling and harmful to the character of the area.

2. 3773/25/FUL, 1 The Sidings, Old Station Yard, Kingsbridge, TQ7 1FB. Conversion and extension of an existing dwelling to form 2 dwellings, with associated changes to parking, amenity areas, boundaries and installation of solar PV to garage roof. Response date: 11th March.

Kingsbridge Town Council support this application subject to adherence to the Kingsbridge, West Alvington & Churchstow Neighbourhood Plan, specifically the below mentioned policies.

KWAC T3 Car Parking

KWAC BE3 Design Quality

KWAC Env8, Encouraging Renewable energy

KWAC Env 7 Carbon Reduction

KWAC Env6 Prevention of Flooding and the impact on water quality

KWAC Env5 Prevention of light pollution

#### **Non-Statutory Consultations:**

3. 0263/26/COM, 33 Fore Street, Kingsbridge, TQ7 1PG, Notice of intent to install electronic communication apparatus comprising 1 block terminal with all associated wiring and cable. **KTC Noted. SHDC Decision made.**
4. 0220/26/NMM, 8 Derby Road, Kingsbridge, TQ7 1JJ, Non-material minor amendment to planning consent 0049/23/HHO for the addition of one velux-style window. **KTC Noted.**
5. 0371/26/CLP, Torrington House, Duncombe Street, TQ7 1LR, Certificate of lawfulness for proposed internal alteration to kitchen area, replacement windows and doors and 2No. new rooflights to single storey lean-to roof. **KTC Noted. SHDC Approved.**

## **25/106 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

### **106.1 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. **Approved.**
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. **Approved.**
5. 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.**
6. 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.**
7. 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.**
8. 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.**
9. 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.**
10. 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. **Approved.**
11. 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. **Approved.**
12. 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. **Approved.**
13. 3656/25/FUL, 102 Fore Street, TQ7 1AW, Change of use from offices to single residential dwelling house. Response date: 29/01/26. **Approved.**
14. 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. **Under consideration.**
15. 0054/26/HHO, Number Nine, 9 Green Close, Kingsbridge, TQ7 1NH, application for first floor side extension to dwelling. Response date: 18th February 2026. **Under consideration.**

16. 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. **Under consideration.**

**106.2 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>

**25/107 ANY FURTHER CURRENT PLANNING MATTERS**

1. It was noted there is lighting on Derby Road that causes temporary visual issues when driving at night as the camera is angled and flashes on the bend, Cllr Taylor to provide additional details.
2. In light of the recent call for development sites by South Hams District Council, the Planning Committee strongly **RECOMMEND** requesting an updated Housing Needs Assessment to determine the type of housing required in the area.
3. South Hams District Council has been successful in its application for Brownfield Land Release funding of just over £117,000 to take down the old day centre at Rope Walk. A report is going to the Executive on Thursday the 5th of March to note this and ask for further funding to facilitate the whole demolition project.

**25/108 DATE OF THE NEXT MEETING – 7<sup>th</sup> April 2026**

The meeting closed at 7.50 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.