

# 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 31<sup>st</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)

**26/01 APOLOGIES FOR ABSENCE – None.**

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

### THE MEETING CONVENED

**26/02 DECLARATIONS OF INTEREST** – No declarations of interest were received.

**26/03 MINUTES OF PREVIOUS MEETING** - The minutes of the Planning Committee meeting dated 3<sup>rd</sup> March 2026 were approved at the meeting of the Full Council on 10<sup>th</sup> March 2026.

**26/04 TREE WORK APPLICATIONS** – None for the period

**26/05 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS** –

It was noted that no further feedback has been received regarding the protection of trees at Tumbly Hill Day Centre.

**26/06 PLANNING APPLICATIONS**

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

1. 0247/26/HHO, 1 Manor Park, TQ7 1BB, demolition of existing porch, side and conservatory extensions. Proposed extensions with rooflights, installation of solar panels, new slate roof and replacement patio / external works. Response date: 10<sup>th</sup> April

**Kingsbridge Town Council support this application strictly subject to the applicant ensuring the drainage/sewage systems for the property are fully operational and effective.**

2. 0635/26/FUL, Coast Bar And Nightclub, Lower Union Road, TQ7 1EF. Reconfiguration & renovation of nightclub/food bar and 2 existing residential units to create 4 additional residential units (6 total) & ground floor restaurant. Response date: 16<sup>th</sup> April

**Kingsbridge Town Council support this application subject to the parking provision meeting the requirements of Policy KWAC T3. Due to the location of the property, it is also essential for a detailed Construction Management Plan to be in place prior to any works commencing.**

3. 0693/26/HHO, 24 Warren Rd, Kingsbridge, renovation & extension of existing dwelling. Response date: 21<sup>st</sup> April

**Kingsbridge Town Council conditionally support this application.**

**Concerns were raised regarding light pollution coming from the roof light in the kitchen – refer to Policy KWAC Env5 Prevention of light pollution. A remote operated blind would prevent light pollution.**

**Due to issues caused by surface water runoff, Councillors request that there be no increased discharge to the combined sewer, this can be achieved through soakaways being installed in the garden and permeable surfaces for parking areas.**

4. Neighbouring Consultation: 0702/26/FUL, Tacket Wood Bungalow, Tacketwood, Kingsbridge, TQ7 3AY, Reconfiguration of an existing dwelling and erection of a new self-build dwelling in the garden. Response date: 23<sup>rd</sup> April

**Kingsbridge Town Council strongly objects to this application.**

**The site lies within the South Devon Area of Outstanding Natural Beauty (AONB), contains a significant number of TPO-protected trees, and directly adjoins a Site of Special Scientific Interest (SSSI) at the end of the garden. The proposed development would cause unacceptable harm to this highly sensitive landscape.**

**The site is also highly visible from both the footpath on the Tacket Wood side as well as from Kingsbridge – there are clear views across the estuary towards the property. The scale, height and form of the proposal are out of keeping with the surrounding natural landscape and would result in a negative visual impact.**

**Relevant policies: KWAC Env3 – Impact on the Natural Environment, AONB, green corridors and green infrastructure & South Devon AONB Management Plan**

**There are serious concerns regarding the potential removal or damage of TPO trees. It was felt that protected waterside trees were targeted for removal to “improve the view.” This is wholly unacceptable and contrary to statutory protections.**

**The proximity to the SSSI further heightens the need for caution, ecological safeguarding, and strict adherence to environmental policy.**

**The scale of glazing and external lighting proposed would introduce significant light pollution into a dark landscape setting, contrary to KWAC Env5 – Prevention of Light Pollution. This would adversely affect wildlife corridors, the SSSI, and the wider AONB.**

**The site lies within a flood zone to either side, the application does not adequately address surface water management, nor the cumulative impact on water quality.**

**Relevant policy: KWAC Env6 – Prevention of Flooding and Impact on Water Quality**

**The proposed design is out of character with the surrounding area and fails to respect the landscape setting. The height, massing and contemporary form are inappropriate for such a sensitive location. Relevant policy: KWAC Be3 – Design Quality**

**Parking and Use of Rooms - The applicant states that ONS census data shows the greatest need is for larger properties rather than one/two-bedroom units. The proposals show a two and a three-bedroom unit with certain rooms labelled as “home offices,” which conveniently avoids triggering additional parking requirements. There is a clear insinuation that these rooms would function as bedrooms, and the parking provision is therefore inadequate and must be addressed.**

**Relevant policy: KWAC T3 – Car Parking**

**The application documents contradict one another in key areas particularly with regard to demolition. The design and access statement clearly states that the new self-build property will be built largely on the footprint of the demolished part of the existing house. Yet the Climate Emergency Compliance Form states that M5 is not applicable despite the form clearly stating that it is applicable to applications where demolition is involved. The architect’s drawings also refer to demolition. These inconsistencies undermine confidence in the accuracy and reliability of the submission. The plans must be coherent.**

**Given the environmental sensitivity, constrained access, and proximity to the SSSI, a Construction Management Plan is essential if this application should be approved.**

**With regard to Pre-Application Advice, the applicant implies that the proposal should proceed because two rounds of pre-application advice were received. Pre-application advice is not consent and does not override policy conflicts or environmental harm. The Council requests that the pre-application stipulations are carefully reviewed.**

**In conclusion, this application conflicts with multiple local and national planning policies, poses unacceptable harm to the AONB, SSSI, and protected trees, and is based on contradictory documentation. Kingsbridge Town Council therefore strongly objects and urges the Local Planning Authority to refuse the application.**

## **26/07 PLANNING DECISIONS, CORRESPONDENCE & REPORTS**

### **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. 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.**
4. 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.**

5. Secretary of State Appeal: 1329/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF, Construction of 1no. dwelling. Appeal reference: 6001648. **Appeal started.**
6. Secretary of State Appeal: 1629/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF, Erection of agricultural barn to support vineyard. Appeal reference: 6001592. **Appeal started.**
7. Secretary of State Appeal: 1485/25/FUL, Dennings, Wallingford Road, Kingsbridge, TQ7 1NF, Erect four garages to serve approved dwellings. Appeal reference: 6001586. **Appeal started.**
8. 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.**
9. 0054/26/HHO, Number Nine, 9 Green Close, Kingsbridge, TQ7 1NH, application for first floor side extension to dwelling. Response date: 18th February 2026. **Approved.**
10. 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. **Approved.**
11. 0199/26/HHO, 20 Warren Road, Kingsbridge, TQ7 1LB. Conversion of loft & addition of Dormers. Response date: 9th March. **Approved.**
12. 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. **Approved.**
13. 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. **Approved.**

## **26/08 ANY FURTHER CURRENT PLANNING MATTERS**

1. Councillors discussed the National Planning Policy Framework (NPPF) Para 14 implications for Local and Neighbourhood Plans.

The tilted balance is a planning test that shifts the decision-making balance in favour of granting permission when a council's key policies are out of date - most commonly when it cannot demonstrate a five-year housing land supply. It means harms must "significantly and demonstrably outweigh the benefits" for a refusal to be justified.

Footnote 7 of the NPPF lists designations that switch off the tilted balance, including:

- Habitat sites
- SSSIs
- Green Belt
- Local Green Space
- National Landscapes (AONBs)
- National Parks
- Heritage Coast
- Irreplaceable habitats
- Designated heritage assets
- Areas at risk of flooding or coastal change

If any of these apply and provide a clear reason for refusal, the tilted balance is not engaged, a number of these are applicable to the majority of the Kingsbridge area.

It is believed that South Hams District Council uses 2021 census data for local planning etc but this has not been confirmed. Kingsbridge Town Council need to obtain details regarding the number of dwellings within the Kingsbridge boundary line and a breakdown of bedrooms for those dwellings.

When questioning South Hams District Council about obtaining a new Housing Needs Analysis, the response received advised that there was uncertainty how much weight it would carry in planning decisions. This because the government's housing targets are set at a district level. Since South Hams District Council lost their five-year land supply following the increased targets, the presumption in favour of sustainable development applies to all of South Hams, irrespective of the outcome of a Housing Needs Analysis. A housing target for Kingsbridge would be worked out from the district's target, not evidenced local need.

**26/09 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>

**26/10 DATE OF THE NEXT MEETING – 5<sup>th</sup> May 2026**

The meeting closed at 8.05 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.