

Kingsbridge Town Council (KTC)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, TOWN CLERK'S OFFICE, QUAY HOUSE, AT 6.00 P.M. ON TUESDAY 5th May 2026

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

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

26/11 APOLOGIES FOR ABSENCE – Cllr Cole.

Public Open Forum:

A resident from Belle Cross Road attended and asked the following:

Please would KTC organise and host a public meeting with South West Water, The Environment Agency, Devon County Council and other key bodies responsible for foul and surface water drainage —to explain how they are currently managed and most importantly to consider the implications of future building developments anywhere in / near Kingsbridge?

I ask for 2 main reasons:

1. Kingsbridge's foul water drainage was deemed 'at capacity' before Applegate Park was built and improvements were required before new homes could be built. However, there is no evidence (from South West Water or South Hams District Council) that the existing infrastructure was upgraded before building went ahead.

2. Twenty-five acres above Belle Cross Road was put forward in the 'call for sites' for the next Town Plan and the landowner is in Pre-Planning talks with South Hams District Council about building there. The land is a designated Critical Drainage Area. Its loss would have serious implications for surface water flooding for the whole town and sewage from new homes needs somewhere to go, yet our drainage infrastructure is already 'full'.

Councillors noted that Applegate Park has attenuation tanks – but in the event of prolonged adverse weather as in January 2026 once the tanks are full any excess water impacts flood levels in the area. There is a Kingsbridge Partnership Group meeting on 15th May, we will raise the question.

THE MEETING CONVENED

26/12 DECLARATIONS OF INTEREST – No declarations of interest were received.

26/13 MINUTES OF PREVIOUS MEETING - The minutes of the Planning Committee meeting dated 3rd March 2026 were approved at the meeting of the Full Council on 10th March 2026.

26/14 TREE WORK APPLICATIONS

1. 0769/26/TCA, 118 Fore Street Kingsbridge TQ7 1AW, T1: Bay - crown reduce by approx. 2m on all sides. Response 8th May. **Kingsbridge Town Council support.**

26/15 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS – None

26/16 PLANNING APPLICATIONS

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

1. 3388/25/HHO, 44 Vincents Road, Kingsbridge, Application for single storey, flat roof extension to rear of building. Response date: 2nd June
Kingsbridge Town Council object to this application due to the inadequate plans for dealing with surface water in an area that is in Flood Zone 1 and also classed as a Critical Drainage Area.

Non-Statutory Consultations:

2. 0606/26/NMM, Land At Sx 729 441, Morley Way, Kingsbridge, Non-material minor amendment to planning consent 1108/23/FUL for relocation of substation & secondary changes to parking configuration & location of the bin store. **South Hams District Council approved.**
3. 0924/26/ARC, New Parks Farm, Belle Hill, Kingsbridge, TQ7 1NJ, approval of details reserved by conditions 4 (Surface Water Management Scheme), 6 (External Lighting Details) & Informative 3 (BNG) of planning consent 3527/25/FUL. **Kingsbridge Town Council noted.**
4. 0918/26/CLP, Tungfield Farm, Bowcombe Road, Kingsbridge, TQ7 2DL, Certificate of lawfulness for proposed siting of a caravan within the garden to provide ancillary accommodation.
Kingsbridge Town Council objects to this application.

It was noted that a very similar proposal (2632/25/CLP) has already been refused by South Hams District Council, and the circumstances remain materially unchanged.

The Council's objections are as follows:

- **The proposed caravan is not within the residential curtilage of the property. The location is in pasture land, not the domestic garden, and therefore does not meet the criteria for permitted development.**
- **The structure proposed is a twin-unit caravan, not a single unit, and is significantly oversized for the setting. Its scale and form would be visually prominent, particularly during the autumn and winter months when vegetation dies back.**
- **The site is a long distance from the host dwelling, further reinforcing that it does not function as part of the domestic curtilage.**
- **The land is not an active farm, and there are no agricultural workers requiring accommodation. As such, the justification for a caravan in this location is not supported.**
- **The proposal would have a negative impact on local habitats, with the introduction of a large, serviced structure into open pasture.**
- **The application indicates that the caravan would be connected to all main services, including drainage. This raises the question of why a full planning application has not been submitted, given the scale, permanence, and level of infrastructure proposed.**

Given the above, Kingsbridge Town Council considers the proposal to be inappropriate, inconsistent with the previous refusal, and contrary to planning principles relating to curtilage, landscape impact, and habitat protection. The Council therefore recommends refusal.

26/17 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. **Approved.**
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 dismissed.**
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 allowed.**
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 allowed.**
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. **Approved.**
9. 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: 10th April. **Approved.**
10. 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: 16th April. **Approved.**
11. 0693/26/HHO, 24 Warren Rd, Kingsbridge, renovation & extension of existing dwelling. Response date: 21st April. **Approved.**
12. 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: 23rd April. **Under Consideration.**

26/18 ANY FURTHER CURRENT PLANNING MATTERS

Members discussed the outcome of the South Hams District Council Development Management Committee in relation to application 3644/25/HHO (Duncombe Villa). It was **RECOMMENDED** that a formal response be issued to South Hams District Council.

During discussion, the following points were raised:

- Cllr Edmonds had highlighted policy KWAC BE3 Design Quality reference 1.g to the DM Committee regarding the requirement for an Independent, Bespoke Design Review Panel (Panel G).
- Members noted the relevance of Policy DEV21 and its associated flowchart in assessing heritage significance.
- It was observed that, by the end of the DM meeting, there appeared to be a collective acceptance locally that the building is a heritage asset, whereas the Planning Officer and Heritage Officers had reached a different viewpoint that was clearly contrary to the Neighbourhood Plan policy.
- Members also raised the matter of parking at the garage, noting that councillors had not visited or viewed the garage during the meeting. It was stated that vehicles are known to be parked there, including (reportedly) an Aston Martin.
- Members expressed concern that the standing of Neighbourhood Plans is being diminished in decision-making by officers.
- Questions were raised regarding the Officers decision to determine that an independent design review panel was not required for this application.

It was noted that the Town Clerk and Cllr Edmonds will be attending a meeting with MP Caroline Voaden on 11 June to discuss Neighbourhood Plans within planning policy.

It was agreed to send a letter addressing these matters, and to invite Cllr Long (as Chairman of the DM Committee) to a meeting at Quay House to discuss planning decisions.

26/19 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>

26/20 DATE OF THE NEXT MEETING – 2nd June 2026

The meeting closed at 6.55 p.m.

Signed as a true record: _____

Print Name & Date: _____

Distribution List: All current Town Councillors, Kingsbridge Town Council Website.

For Information: e-circulation to: South Hams District Council Councillor representatives.