

# 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 2<sup>nd</sup> June 2026

### Present:

Cllr Anne Balkwill, Cllr Philip Cole, Cllr Martina Edmonds (Chairman), Cllr Mike Jennings, Cllr Graham Price, Cllr Julie Taylor

### In Attendance:

6 members of public

Katharine Harrod (Town Clerk)

**26/21 APOLOGIES FOR ABSENCE** – None.

### Public Open Forum:

1. Three representations from local residents were read out in objection to application 3329/25/FUL, Wills Marine. Two residents gave verbal objections to the same application.

The issues raised include overshadowing and the reduction of natural light by up to 58%, negative impact on the immediate area and surrounding properties due to the scale and position. A detrimental and immediate effect of quality of life and enjoyment of the home – the loss will be felt every day, a significant loss of amenity. Reference was made to the right to light and the Prescription Act 1832. Additionally, increased noise and smell from the boat engines as well as further congestion in the immediate vicinity.

2. A resident attended to advise that no statutory site notices have been placed in respect of the application on Wallingford Road, reference 0379/26/FUL.

### THE MEETING CONVENED

**26/22 DECLARATIONS OF INTEREST** – No declarations of interest were received.

**26/23 MINUTES OF PREVIOUS MEETING** - The minutes of the Planning Committee meeting dated 5<sup>th</sup> May 2026 were noted as being approved at the meeting of the Full Council on 12<sup>th</sup> May 2026.

**26/24 TREE WORK APPLICATIONS** – None for the period.

### **26/25 TREE WORK DECISIONS, CORRESPONDENCE & REPORTS:**

0769/26/TCA, 118 Fore Street Kingsbridge TQ7 1AW, T1: Bay - crown reduce by approx. 2m on all sides. **South Hams District Council raised no objections.**

### **26/26 PLANNING APPLICATIONS**

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

1. 3329/25/FUL, Wills Marine, The Quay, Kingsbridge, TQ7 1JF, READVERTISEMENT (Revised description and plans): Extension to existing marine retail unit to provide a new showroom on existing boat storage yard & demolition of part of building. Response date 4th June.

**Kingsbridge Town Council wishes to register a strong objection to the above application. Members carefully considered both the submitted plans and representations including the detailed representation made by Mr Richard Boyt, whose objection the Council fully supports and endorses.**

#### **1. Overshadowing and Severe Loss of Natural Light**

**The proposed development would result in a significant and unacceptable reduction of natural light, with assessments indicating losses of 51% and 58% to affected properties. This level of impact represents a substantial loss of amenity, particularly for residents whose homes are already light restricted during winter months. One property (Apt 2) is reported to require artificial lighting throughout the day in winter; any further reduction would have a catastrophic effect on quality of life.**

**Reference was made to the Right to Light and the Prescription Act 1832, which protects long established light to windows. The scale and position of the proposed structure would materially interfere with this right.**

#### **2. Detrimental Impact on Residential Amenity**

**Residents would experience a daily and immediate reduction in the enjoyment of their homes. The overshadowing, combined with the massing and proximity of the development, would have a negative and lasting impact on the surrounding area.**

#### **3. Noise, Smell and General Disturbance**

**Concerns were raised regarding increased noise and fumes from boat engines, as well as additional congestion in an already constrained area. The introduction of a series of rooflights also raises the risk of light pollution, particularly if they are opened during summer months, further increasing noise transmission. The roof lights would also cause light pollution and nuisance to the second and third floors of Malt Mill and likely other dwellings in the area. Ref policy KWAC Env5 Prevention of light pollution.**

#### **4. Conflicting and Inconsistent Plans**

**Members noted that the submitted plans appear to be contradictory, with some drawings showing a café and others omitting it. This creates uncertainty about what is actually being applied for and what may be approved “by default”. The Council is concerned that a café use could be introduced at a later stage without proper scrutiny. This inconsistency is unacceptable and undermines confidence in the application.**

#### **5. Visual Impact and Design Concerns**

**The proposed northwest elevation facing along the Promenade would present as a high, blank industrial wall, with the only visible element being a factory style roof. This is considered unsightly, out of keeping, and inappropriate in terms of materials and design. The development would have an adverse effect on the Conservation Area, failing to preserve or enhance its character.**

#### **6. Summary**

**Kingsbridge Town Council considers that the proposal would:**

**Cause unacceptable overshadowing and major loss of natural light (up to 58%).**

**Result in a significant loss of residential amenity.**

**Introduce noise, smell and congestion impacts.**

**Create light pollution through extensive rooflights.**

**Present conflicting and unclear documentation regarding proposed uses.**

**Substantially harm the character and appearance of the Conservation Area.**

**Introduce an unsympathetic and visually intrusive structure.**

**For these reasons, and in full support of the objection submitted by Mr Richard Boyt, Kingsbridge Town Council requests that South Hams District Council refuse this application.**

*Five members of public left the meeting.*

2. 1256/26/ARC, 102 Fore Street, TQ7 1AW, approval of details reserved by condition 3 (Doors / Windows) of planning consent 3657/25/LBC. Response date 11th June. (NB: Noted on weekly lists as being a non-statutory consultation). **KTC Support.**
3. 1215/26/LBC, 101-103 Fore St, TQ7 1AF, Listed Building Consent for Layout & window alterations to create 2 self-contained commercial units on the ground floor. Change of use to first & second floor, to become residential accommodation. Response date 11th June. **KTC Small accom units which is what we need. KTC Support.**
4. 1214/26/FUL, 101-103 Fore St, TQ7 1AF, Subdivision of existing ground floor commercial premises to create 2 No. Class E units, together with change of use of the first and second floors from commercial to residential to form 2 No. dwellings. Response date 18th June. **KTC Support.**
5. 1288/26/VAR, Galleons Reach, Embankment Road, TQ7 1JZ, variation of condition 2 (approved plans) of planning consent 1587/25/HHO. Response date 16th June. **KTC Support.**
6. 0379/26/FUL, Land At Sx 737 449, Wallingford Road, Kingsbridge, Erection of residential dwelling with access, parking, landscaping, drainage & other incidental works. Response date 26th June

**There are no visible site notices in the vicinity of this application, meaning that residents living nearby are unlikely to be aware that a planning submission has been made. The Planning Portal also provides no evidence that the statutory site notices have been displayed; ordinarily, photographs of the notices in situ are uploaded as confirmation.**

**Kingsbridge Town Council agreed that this matter should be raised with South Hams District Council as a matter of urgency, with a request that the application be deferred until it has been correctly and legally advertised.**

7. Non-Statutory Consultation: 1201/26/CLP, 61 Fore St, TQ7 1LP, Certificate of lawfulness for proposed use of ground floor premises from Sui Generis (hot food takeaway) to any purpose within Use Class E. **Withdrawn.**

## **26/27 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. 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.**
4. 3388/25/HHO, 44 Vincents Road, Kingsbridge, Application for single storey, flat roof extension to rear of building. Response date: 2nd June. **Under Consideration.**
5. 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. **Approved.**
6. 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. **Under Consideration.**

### **26/28 ANY FURTHER CURRENT PLANNING MATTERS**

- It was noted that Cllr Edmonds and the Town Clerk will be attending a meeting with MP Caroline Voaden to discuss Neighbourhood Plans.
- With regards to heritage assets, a file will be completed for each named asset. Details will also be uploaded to the Historic England database.

*One member of public left the meeting.*

### **26/29 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>

Some enforcement cases have been stagnant for months, a request will be made for the Ward Councillors to obtain an update as to developments.

### **26/30 DATE OF THE NEXT MEETING – 7<sup>th</sup> July 2026**

The meeting closed at 19.35 hrs.

**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.