

**KINGSBRIDGE TOWN COUNCIL
PLANNING COMMITTEE
NOTICE OF THE NEXT MEETING**

Venue: Clerk's Office, Quay House, Kingsbridge
Date: Tuesday, 1st September 2026
Time: 6.30pm

Councillors, I hereby give you notice that the next meeting of the Planning Committee will be held at the venue, date and time above.

All members of the committee are summoned to attend for the purposes for determining and resolving upon the business to be transacted as set out below.

To: All members of the committee **cc:** District Cllrs Jackson & O'Callaghan.

BUSINESS TO BE TRANSACTED

26/51 TO RECEIVE APOLOGIES FOR ABSENCE

To receive apologies and to confirm that any absence has the approval of the Committee.

Public Open Forum: (allocated time not longer than 10 minutes, a member of the public shall not speak for more than 3 minutes as per Standing Orders)

During the Public Open Forum: Members of the public should note that the committee is only allowed to make recommendations on topics that are publicised on the agenda; items not on the agenda can be carried forward for a response at a later date.

After the Public Open Forum: Members of the public are asked to respect the fact that it is a meeting to conduct council business and participation during the remainder of the meeting is not permitted without the express consent of the Chairman.

26/52 DECLARATIONS OF INTEREST

To invite Members to declare any pecuniary interests and non-pecuniary interests that they may have in any matters to be considered at this meeting; and to note that a Member with a disclosable pecuniary interest in any matter must withdraw from the Chamber at the commencement of the consideration of that business or, if later, the time at which the interest becomes apparent.

26/53 APPROVAL OF MINUTES – to approve the minutes of 4th August meeting.

26/54 TREE WORK APPLICATIONS

To consider applications received from the local planning authority and to make recommendations on behalf of Council:

26/55 TO RECEIVE TREE WORK DECISIONS & REPORTS

To receive the decisions made by the local planning authority; and to note correspondence & reports for the period.

26/56 PLANNING APPLICATIONS

To consider applications received from the local planning authority and to make recommendations on behalf of Council:

1. 2097/26/LBC, Kings Arms Hotel, Fore Street, TQ7 1AB, Installation of grilles to external facade of building to serve building ventilation systems. Response date: 3rd September
2. 2134/26/LBC, 20 Fore Street, Kingsbridge, TQ7 1NZ. Replacement of existing timber framed windows, doors and timber cladding panels from existing rear extension with new powder coated aluminium framed double glazed windows and glazed external doors. Response date: 10th September.
3. 2095/26/ADV' Kings Arms Hotel, Fore Street, TQ7 1AB. Installation of 4no. external signs to west elevation of building. Decoration of commercial unit frontage. Response date: 10th September.
4. 2096/26/FUL, Kings Arms Hotel, Fore Street, TQ7 1AB, Installation of grilles to external facade of building to serve building ventilation systems. Response date: 10th September.
5. 2133/26/HHO, 43 Lower Warren Road, Kingsbridge, TQ7 1LF. Changes to fenestration including new Juliet balcony. Response date: 11th September
6. Neighbouring parish consultation: 2231/26/LBC, Georges Mill, Bearscombe, TQ7 2DW, Conversion of existing garage to provide a bedroom with ensuite and partial enclosure of existing wood store to create a workshop/store. Response date: 17th September.

7. Neighbouring parish consultation: 2230/26/HHO, Georges Mill, Bearscombe, TQ7 2DW, Conversion of existing garage to provide a bedroom with ensuite and partial enclosure of existing wood store to create a workshop/store. Response date: 17th September.

Non-statutory consultations:

8. 2047/26/COM 28 (one month) Communication PD Application, British Telecommunications plc (BT) Grid Reference: (273463, 44257), 33 Fore Street, TQ7 1PG. Notice of intent to install electronic communication apparatus comprising two block terminals with all associated wiring and cables (Ref: OGEAA6060073)
9. 2084/26/ARC, Grid Reference: (273576, 44558), Duncombe Villa, Duncombe Street, TQ7 1LR Application for approval of details reserved by condition 3 (Stone Wall) of planning consent 3644/25/HHO

26/57 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

To receive the decisions made by the local planning authority; and to note correspondence & reports for the period.

26/58 ANY FURTHER CURRENT PLANNING MATTERS

To give Members the opportunity to discuss other issues of immediate planning concern. Please note, any matters pertaining to enforcement must be held in closed session.

1. To discuss the recent court ruling regarding the Locks Hill site and what this means for Kingsbridge - Garden Mill Ltd and its Director John Freeland were found guilty in the Crown Court of breaching an Enforcement Notice and Temporary Stop Notice after building work continued on the site in breach of planning conditions.
2. To note the coverage of changes to the National Planning Policy Framework.
3. To note the recent Government announcement regarding improvements to high streets.
4. To receive an update regarding the notification to Cllrs Cole and Price, of potential trees requiring protection.

26/59 ENFORCEMENT UPDATE:

26/60 DATE OF THE NEXT MEETING - 6.30 p.m. on Tuesday 6th October 2026

Katharine Harrod

Katharine Harrod, Town Clerk
26th August 2026

Distribution: Town Mayor, Deputy Town Mayor, Kingsbridge Town Council Planning Committee, District Cllr Susan Jackson, District Cllr Denise O'Callaghan, Town Clerk, Facebook, website & noticeboards.

PLEASE NOTE:

1. If the agenda lists the Clerk's Office as the meeting location, please be aware depending on the number of attendees, the meeting may need to adjourn to the Council Chambers. The Council Chambers are located on the first floor and have no accessible features; access is via staircase only.
2. Meetings of the full council and committees are advertised as public meetings and may be filmed, photographed and/or audio recorded by broadcasters, the media or members of the public.
3. Kingsbridge Town Councillors are prohibited from making any comments that could amount to, or be perceived as, predetermination or bias in relation to a planning application. This includes expressing views, either for or against, on the merits or non-merits of an application before it is formally considered at a council meeting.

Prior to a council meeting, Councillors may only comment on, or answer questions about, an application where their remarks relate to:

- Material or non-material planning considerations, or
- The extent to which the application may or may not comply with relevant planning policies, including the Neighbourhood Plan (NP), the Joint Local Plan (JLP), Supplementary Planning Documents (SPD), and the National Planning Policy Framework (NPPF).

Reference sheets are available at meetings and on the website to outline what constitutes a material and non-material planning consideration, copies of this are available from the Town Council Reception or by emailing reception@kingsbridge.gov.uk