

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, COUNCIL CHAMBER, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 1st September 2026

Present:

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

In Attendance:

Katharine Harrod (Town Clerk)

1 Member of Public

26/51 APOLOGIES FOR ABSENCE – None.

Public Open Forum:

A local landowner confirmed that they have received pre-application advice regarding plans for a housing development to the rear of Kingsbridge Community College with access via the concrete track between the sixth form centre and the parking area. The land is two thirds within the Kingsbridge boundaries and one third within the West Alvington boundary. It is hoped that a planning application will be submitted by the end of 2026.

A Member of Public left the meeting.

THE MEETING CONVENED

26/52 DECLARATIONS OF INTEREST – Cllrs Edmonds and Price declared a non-pecuniary interest in applications 2097/26/TPO, 2095/26/ADV and 2096/26/FUL as patients of Absolute Dental. Both Councillors took part in the discussions and voted in respect of these applications.

26/53 APPROVAL OF MINUTES

Members noted the 4th August 2026 minutes as a correct record of the meeting, the minutes will be formally approved at the meeting of the Full Council held on 8th September 2026.

26/54 TREE WORK APPLICATIONS – None Received

26/55 TREE WORK DECISIONS & REPORTS

Tree work decisions received from South Hams District Council:

1. 1848/26/TPO, 36 Embankment Rd, TQ7 1LA, T2: Holm Oak - Crown height reduction by 2m, crown thinning of 33 % & crown lift to 3.5 from ground level. **Permission Granted.**

26/56 PLANNING APPLICATIONS

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

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
Kingsbridge Town Council object due to insufficient information regarding the size, locations and lack detail regarding the grilles. It was not considered satisfactory to state they would be in keeping with the building.

2. 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.
Kingsbridge Town Council object due to insufficient information regarding the size, locations and lack detail regarding the grilles. It was not considered satisfactory to state they would be in keeping with the building.
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.
Kingsbridge Town Council Support.
4. 2134/26/LBC, 20 Fore Street, Kingsbridge, TQ7 1NZ. Replacement of existing timber framed widows, 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. **Kingsbridge Town Council Support.**
5. 2133/26/HHO, 43 Lower Warren Road, Kingsbridge, TQ7 1LF. Changes to fenestration including new Juliet balcony. Response date: 11th September.
Kingsbridge Town Council Support but noted the application documentation refers to 43 Warren Road when it should state 43 Lower Warren Road.
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.
Kingsbridge Town Council support this application subject to the bedroom and ensuite remaining ancillary to the main property. Furthermore, the ecology recommendations should be conditioned and adhered to.
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.
Kingsbridge Town Council support this application subject to the bedroom and ensuite remaining ancillary to the main property. Furthermore, the ecology recommendations should be conditioned and adhered to.

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). **Kingsbridge Town Council Noted.**
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.
Kingsbridge Town Council noted this application; however, it has come to our attention that additional large sections of the remaining stone wall within the garden have been removed. These parts of the old stone wall were not included in the recent planning consent. Councillors expressed serious concern regarding the demolition of these existing sections of wall.

26/57 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. **Approved.**
5. 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. **Under Consideration.**
6. 1539/26/FUL, Land adjacent no 3, 3 Highfield Drive, Kingsbridge, Subdivision to form independent holiday let and internal works. Response date 14th July. **Under Consideration.**
7. 1538/26/HHO, 116 Fore St, Kingsbridge, Alteration & extensions to dwelling. Response date 16th July. **Approved.**
8. 1738/26/HHO, 17 Hawthorn Close, Kingsbridge, Installation of platform lift & revised access. Response date: 10th August. **Approved.**

26/58 ANY FURTHER CURRENT PLANNING MATTERS

1. The recent court ruling was noted regarding the Locks Hill site - 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. The land remains in the hands of the receivers. It was agreed that Kingsbridge Town Council will write to South Hams District Council and the receivers to request assurance that the site is being kept safe and secure, and that regular inspections are being undertaken to confirm this.
2. The National Planning Policy Framework has been updated effective August 2026. Councils will be expected to approve more housing developments near transport links, including on some green belt land. Locations with significant development potential near existing stations, the reforms could drive a major expansion of commuter towns and villages.

The reforms form part of the biggest rewrite of planning rules in more than a decade and highlighted additional measures, including stronger support for development in sustainable locations, greater protections for pubs and support for infrastructure growth. Government opposition argues the changes reduce local control over planning decisions.

The updated framework will help fast-track quality homes around stations while making it harder for developers to convert pubs. Ministers are reported as believing the changes will reduce car dependency while supporting housebuilding and economic growth.

A copy of the August 2026 National Planning Policy Framework document will be uploaded to the Kingsbridge Town Council website.

3. Councillors noted the recent Government announcement regarding improvements to high streets:
- The Prime Minister has announced that vape shops will need planning permission for the first time, stopping them opening near schools and closing the loophole that lets them pose as general convenience stores.
 - Adult Gaming Centres – the 24-hour fruit and slot machine lounges - will also need planning permission, closing another gap in the rules. The outdated "Aim to Permit" rule, which currently makes it hard for councils to say no to those gambling premises, will be scrapped. This will give councils a stronger say over whether new betting shops and 24-hour slot machine shops open in their area.
 - The government will also support councils to tidy up shopfronts and make high streets more welcoming, setting clearer standards for how high streets should look and sharing best practice from places already getting it right.

The government confirmed these changes will be consulted on shortly and will then be followed by the relevant legislation.

4. Cllrs Cole and Price confirmed that they had not received any recommendations for potential trees that require protection. A reminder will be issued to all.

26/59 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>

26/60 DATE OF THE NEXT MEETING – 6th October 2026

The meeting closed at 20.09 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.