KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE

Monday 13th October 2025, 6pm at The Pavilion, Kingskerswell

You are hereby summoned under the Local Government Act 1972 Sch. 12s. 10 to attend a meeting of Kingskerswell Parish Council Planning Committee for the purpose of transacting the following business.

Agenda

1. **Welcome to the meeting and apologies of absence.**

2. **Declaration of Interests.**

3. **To agree the minutes of the previous meetings:**
   Monday 8th September 2025

4. **Planning Committee comments and matters arising from previous meetings:**
   To note or discuss any other planning matters from previous meetings.

   Extension of deadline for comments to be received extended from 21 to 28 days

5. **Applications to consider:**
   25/01456/CAN – Brook Lodge, Church End Road
   T1 - beech. Prune away from building to achieve 2m clearance. Prune away from B.T line to achieve 0.5m clearance. T2 - lawson cypress. Prune away from B.T line to achieve 0.5m clearance. Reduce height by 1m, back to previous pruning point. T3 - lawson cypress. Prune away from B.T line to achieve 0.5m clearance. Reduce height by 1m, back to previous pruning point.

   25/01490/HOU – 32 Fairfield Road
   Demolition of outbuildings and construction of single storey side extension

   25/01340/NPA - Land and Buildings at Ngr 287363 66441 Whilborough
   Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO for change of use of agricultural building to a single dwellinghouse.

   25/01490/HOU - 32 Fairfield Road
   Demolition of outbuildings and construction of single storey side extension

   25/01250/FUL – Crockwell Park, Maddacombe Road
   Construction of a dwelling

   25/01561/LBC – Rock House, 1 Maddacombe Road
   Internal layout alterations

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6. Consents to note:

25/01180/HOU – Springfield Barn, Edginswell Lane
New single storey double garage
Grant of conditional planning permission

19/00123/COND6 – Plot 1, land North of Lyngrove Court NGR 287801 68965
Discharge of conditions 4 (construction management Plan, 6 (landscaping), 7 (materials), 8 (boundary treatments) and 9 (bat & bird boxes) on planning permission 19/00123/MAJ - Variation of condition 2 on planning permission 16/02402/MAJ (Erection of 12 dwellings (3 affordable)) to change plots 1, 2, 5, 6, 7 & 8 to detached dwellings
Details approved

17/00132/AMD1 – Land at NGR 288228 67822 Princess Road
Non-material amendment (amend conditions 2 and 3 relating to timescales) on planning permission 17/00132/MAJ - Demolition of the existing Public Hall and bungalow and development of the site for up to 175 dwellings (Use Class C3), a new Public Hall (Use Class D1), and associated open space and landscaping (approval sought for access)
Approval of non-material amendment

P/2024/0765 - Land North of Aldi Supermarket, Adjacent to Torquay Road
Erection of drive-thru restaurant and associated works, to include landscaping, car parking and customer order displays
Grant of planning permission

7. Refusals to note:

25/00923/HOU – Ashwood, 17a Whilborough Road
Retaining block walls to left and right hand sides at front of property, boundary block walls, with splay to front driveway. With gates and timber storage shed and area for bins
Refusal of planning permission

25/01520/CLDP – 7 Meadow Close
Certificate of Lawfulness for proposed flat roof rear extension
Refusal of Certificate of Lawful Use or Development

25/01129/HOU – 35 The Roundway
Single storey side extension and dormer loft conversion
Refusal of planning permission

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8. To discuss and agree on any enforcement issues:
23/00049/MAJ – Galliford Try Infrastructure Site
Lighting restrictions

9. To discuss and agree on any highway maintenance issues.

10. Date of next meeting – Monday 17th November 2025

Signed: *J Thompson* PSLCC
Clerk to Kingskerswell Parish Council

Dated: Tuesday 7th October 2025