KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Monday 16th February 2026 at 6pm held at The Pavilion, Kingskerswell

1. **Welcome and Apologies:**
   The Chair opened the meeting at 6:09pm.
   Present–Cllr M Daniell (Chair), Cllr J Carter, Cllr S Talbot, Cllr W Dixon, Cllr J Taylor
   Apologies were received from Cllr L Passarelli.
   Attending – Mrs J Thompson (Clerk).
   Also present – Cllr J Radford, Cllr C Pollard and C Hill (Deputy Clerk).

2. **Declaration of Interests:**
   Cllr M Daniell for any DCC Highways matters. Cllr J Taylor for Milestone.

3. **To agree the minutes of the previous meeting:**
   It was agreed by all to accept the minutes of the meeting of Monday 1st December 2025 as a true and accurate record.

4. **Planning Committee comments and matters arising from previous meetings:** None

5. **Applications to consider:**
   25/01906/FUL – Rosehill Farm, Fluder Hill
   External alterations to an agricultural building including provision of on-site car parking and associated landscaping
   Grant of conditional planning permission

   25/02049/HOU – Bona Vista, Barnhill Road
   Revised front and rear dormers, enlarged patio area, revised openings and replacement garage
   Refusal of planning permission

   26/00033/HOU – Endsleigh, Southey Lane
   Widening of two existing roof dormers to improve headroom to bedrooms
   Refusal of planning permission

   25/01984/FUL – 10 Torquay Road
   Change of use of ground floor only from takeaway use (Sui Generis) to office use (Class E)
   The committee questioned where the parking provision was for those working in the offices.

   26/00081/HOU – 24 Willake Road
   Single storey side extension
   No comments

   25/01632/FUL – Stables and Sand Ring South of Saturdays Lane
   Site huts for holiday use
   No further comments

6. **Consents to note:**

25/01607/HOU – Deja Views, 9c Princess Road
Detached single storey garage
Grant of conditional planning permission

25/01206/FUL – Harewood, 17 Torquay Road
Change of use of existing property from Airbnb guest house to a House of Multiple Occupation (HMO)
Grant of conditional planning permission

25/01680/LBC – 19 Yon Street
Removal of defective render from front, side and rear elevations followed by re-rendering and repainting
Grant of conditional consent

25/01779/CLDP – 14 Mount Pleasant Road
Certificate of Lawfulness for the proposed stationing of one accommodation pod to provide ancillary accommodation
Certificate of lawful use or development

25/01907/DEM – Rosehill Farm, Fluder Hill
Prior approval for the demolition of the existing milking parlour building
Grant of request for prior approval

25/01811/HOU – Ashwood, 17a Whilborough Road
Installation of hedgerow, low boundary walls with inset fencing panels and entrance gates, timber storage shed and area for bins
Grant of conditional planning permission

25/01802/FUL – The Firs, Whilborough
Extension to building for storage and machinery
Grant of conditional planning permission

25/01906/FUL – Rosehill Farm, Fluder Hill
External alterations to an agricultural building including provision of on-site car parking and associated landscaping
Grant of conditional planning permission

7. **Refusals to note:**

25/01645/HOU – Bona Vista, Barnhill Road
Proposed enlarged front dormer with balcony, new porch and extended frontage landing, new rear dormer, removal of rear extension, door and window alterations, replacement garage with relocated steps
Refusal of planning permission

25/01714/CLDE – Land at Odicknoll Cottage, Edginswell Lane
Certificate of Lawfulness for conversion of barn to a dwelling
Refusal of certificate of lawful use or development

25/02049/HOU – Bona Vista, Barnhill Road
Revised front and rear dormers, enlarged patio area, revised openings and replacement garage
Refusal of planning permission

19/02525/AMD1 – 20 Torquay Road
Non-Material Amendment (Ground floor extension to be extended further back to 6m from house wall) in relation to planning application 19/02525/FUL - Alterations and extension to roof to provide gable with dormer to the rear, single storey extension to the rear and erection of raised terrace
Refusal of non-material amendment

8. Application withdrawn:
25/01905/NPA – Rosehill Farm, Fluder Hill
Notification of prior approval under Part 3, Class R and paragraph W of the GPDO for change of use of an agricultural barn to Use Class B8 (storage and distribution)

9. Highway maintenance issues:
Cllr J Taylor confirmed that DCC Highways Inspectors are trying their hardest to get potholes repaired.

Prior to the meeting, Cllr C Pollard raised concerns about the diversion route for Phase 2 of the Church End Road works, particularly its impact on local lorries. As the response received from DCC did not address these concerns, it was suggested that affected lorry operators and companies contact DCC directly to discuss their specific issues.

10. Date of next meeting – Monday 23rd March 2026. Meeting closed at 6:18pm

Signed: Dated:
Chair of the Kingskerswell Parish Council Planning Committee