KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE

Monday 11th May 2026, 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 23rd March 2026

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

5. **Applications to consider:**
   26/00294/HOU – 3 Vale Road
   Single storey side extension and front porch

   26/00552/HOU – Endsleigh, Southey Lane
   Widening of two existing roof dormers to improve headroom to bedrooms

   26/00561/TPO - Land at Ngr 287628 68014, Road to Padacre
   Oak G1, T1, T2 - Fell Although formally assessed as Elevated Risk, the progressive nature of the ground failure means the risk is increasing and should be treated as approaching Critical. No alternative management options (such as pruning or monitoring) can address the underlying loss of ground stability. Felling is therefore the only reasonable and proportionate measure to reduce risk to an acceptable level in accordance with NTSG guidance and duty-holder obligations under UK health and safety legislation.

   26/00596/TPO – St Mary's Church, Church End Road
   T1 - Ash - Remove lowest primary limb growing adjacent to Tudor Cottage to give clearance from the thatched roof and highway. Prune back branches over-hanging Tudor Cottage's thatched roof to achieve 4m clearance. Thin the upper crown of the primary limb leaning towards Tudor Cottage by 15% to reduce the weight and sail area of the limb. Remove major deadwood >50mm form the South side of the tree over the lane and highway.

   26/00545/MAJ – Land off Newton Road and Coffinswell Lane
   Application for Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to Outline Permission 17/00132/MAJ, comprising 174

residential dwellings (Use Class C3) and associated open space and landscaping; and associated discharge of conditions.

26/00546/MAJ – Land off Newton Road and Coffinswell Lane
Application for Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to Outline Permission 17/00132/MAJ, comprising 174 residential dwellings (Use Class C3) and associated open space and landscaping; and associated discharge of conditions.

26/00642/TPO – The Old Vicarage, 43 Fore Street
T001- Western Red Cedar - Various pruning works - Please see supporting document in the application

26/00640/TPO – 24 Boundary Close
Oak T1 - Undertake a reduction of the outer lower crown by up to 3m on the southern aspect of the tree. This operation should focus on reducing end-weight, improving clearance, and mitigating the influence of the identified structural weakness, while retaining the tree's natural form.

26/00678/TPO – Abbots Brook House, Church End Road
T001 Pine Sectional Dismantle please see tree survey for supporting evidence

26/00500/FUL – Gara Lodge, 4 Rose Hill
Installation of three air source heat pumps to serve Flats 1, 4 and 6

6. Consents to note:

26/00174/HOU – Windmill Gardens, Moles Lane
Extension to create new sun room, kitchen extension, new oak framed porch, installation of rooflights and dormer extension to detached garage
Grant of conditional planning permission

25/01632/FUL – Stables and Sand Ring South of Saturdays Lane
Site huts for holiday use
Grant of conditional planning permission

26/00081/HOU – 24 Willake Road
Single storey side extension
Grant of conditional planning permission

17/00132/COND1 - Land At NGR 288448 67822, Princess Road
Discharge of condition 16 (design code) 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)
Approved

26/00293/VAR – 20 Torquay Road
Variation of condition 2 on planning permission 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) to alter to the approved ground floor extension
Grant of conditional planning permission

25/01740/HOU – 72 Fore Street
Proposed single storey extension and internal alterations
Grant of conditional planning permission

26/00406/VAR – 1 Lyndhurst Avenue
Variation of condition 2 on planning permission 22/01813/FUL (erection of a dwelling) to provide solar panels on the roof
Grant of conditional planning permission

22/01327/COND1 – 10 Furzedown Road
Discharge of condition 4 (surface water drainage) on planning permission 22/01327/FUL - Creation of a separate dwelling including conversion of existing detached double garage with games room over, two storey side extension, single storey rear extension and associated works
Details approved

26/00172/HOU – 16 Fluder Hill
Loft conversion with front and rear dormers
Grant of conditional planning permission

26/00328/HOU – 1 Aller Close
Single storey rear extension
Grant of conditional planning permission

7. Refusals to note:

19/00123/AMD6 – Land North of Lyngrove Court NGR 287801 68965 Aller Road
Non-material amendment (amendments to plot 9) 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
Refusal of non-material amendment

19/00123/AMD5 – Land North of Lyngrove Court NGR 287801 68965 Aller Road
Non-material amendment (amendments to plot 4) 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
Refusal of non-material amendment

19/00123/AMD4 – Land North of Lyngrove Court NGR 287801 68965 Aller Road
Non-material amendment (amendments to plot 5) 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
Refusal of non-material amendment

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

9. Date of next meeting – Monday 22nd June 2026

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

Dated: Tuesday 5th May 2026