KINGSKERSWELL PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Monday 22nd June 2026 at 6pm held at The Pavilion, Kingskerswell

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

2. **Declaration of Interests:**
   Cllr M Daniell for any DCC Highways matters.
   Kingskerswell Parish Council for 26/00498/HOU – the applicant is a contractor for the Parish Council.

3. **To agree the minutes of the previous meetings**
   It was agreed by all to accept the minutes of the meetings of Monday 23rd March and Monday 11th May 2026 as a true and accurate record.

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

5. **Applications to consider**
   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.

   26/00545/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 of 174 residential dwellings (Use Class C3), associated open space and landscaping; and associated discharge of conditions 6 (Detailed Surface and Foul Water Drainage), 8 (Adoption and Maintenance of Surface Water Drainage System), 10 (Highway Details), 13 (Tree Protection), 15 (Play Space Implementation and Management Plan), 22 (Lighting Assessment Report), 24 (CEcMP), 25 (LEMP).

26/00546/MAJ – Land off Newton Road and Coffinswell Lane
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Chair of Planning, Cllr J Taylor (TDC Cllr) and the Clerk attended a meeting at TDC offices with the developer and architect to view the development design. The only issues raised by the PC were the secluded location of the older children's play area possibly causing anti-social behaviour or safeguarding issues; the quality of the run-off water into Aller Brook and protection of otters. The PC suggested providing pedestrian access to Fore Street.

26/00498/HOU – 22 Torquay Road
First floor extension to the rear

No comment

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

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

26/00294/HOU – 3 Vale Road
Single storey side extension and front porch
Grant of conditional planning permission

26/00596/TPO – St Marys Church, Church End Road
T1 - Ash - Remove lowest primary limb growing adjacent to Tudor Cottage. 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.
Grant of consent

26/00561/TPO – Land at Ngr 287628 68014, Road to Padacre
Oak G1, T1, T2 – Fell
Grant of consent

26/000500/FUL – Gara Lodge, 4 Rose Hill
Installation of three air source heat pumps to serve Flats 1, 4 and 6
Grant of conditional planning permission

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.
Grant of consent

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

26/00678/TPO – Abbots Brook House, Church End Road
T001- Pine- Sectional Dismantle - Please see tree survey for supporting evidence.
Grant of consent

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. Appeal Decision to note:

26/00014/REF – Crockwell Park, Maddacombe Road
Appeal against the refusal of planning application 25/01250/FUL Construction of a dwelling
Appeal dismissed

9. To discuss and agree on any highway maintenance issues

The continuing poor state of the roads was discussed.

10. Date of next meeting – Monday 27th July 2026. Meeting closed at 6:13pm

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