



SALCOMBE TOWN COUNCIL

Members of the public are invited to attend the meeting of Salcombe Town Council to be held in the Meeting Room at Cliff House, Salcombe at 6:30pm on Wednesday 23rd April 2025.

AGENDA

There will be a 15-minute open forum at the beginning of the meeting for residents of Salcombe to raise with councillors any matters related to the town. Residents are requested to limit their presentations to a maximum of three minutes.

1. APOLOGIES

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

To receive disclosures of unregistered or other interests from councillors on matters to be considered at the meeting.

3. DISTRICT COUNCILLOR REPORTS

To receive reports from South Hams District Councillors Mark Long and Samantha Dennis.

4. MINUTES

a. To approve and sign the Minutes of the Full Council Meeting on 26th March 2025 and to discuss any matters arising.

b. To receive the notes from the Property and Maintenance Working Group Meeting on 24th March 2025 and to discuss the matters arising.

5. COMMITTEE STRUCTURE

To discuss the proposed Council Committee structure and Terms of Reference and to elect members to sit on the Committees. (see attachments)

6. CASUAL VACANCY

To acknowledge the significant contribution made to the Town Council by the late Councillor David Higgins and to note that his loss has created a Casual Vacancy on the Town Council.

7. PLANNING

To receive the notes from the Planning Working Group and to make recommendations on the following planning applications and tree works:

2161/24/HHO Householder application for the creation of a driveway with associated external works & new boundary treatments & the construction of a shed. 18 Loring Road, Salcombe TQ8 8AT.

Object

The principle of an outbuilding in the front garden would lead to unacceptable harm to the vicinity detracting from the appearance of the street scene, which is characterised by openness. The proposal does not accord to the pattern of local development context in terms of style, local distinctiveness, visual impact or materials. This is contrary to Joint Local Plan policies and Neighbourhood Plan policies SALC B1. Any approval of this type would be a dangerous precedent for proposals in front of the natural building line.



0546/25/FUL Removal of an existing roof light replaced with 2no rooflights with new oriel window at first floor level. 3 Market Street, Salcombe, TQ8 8DE.

No comment

0696/25/HHO Householder application for proposed stainless posted balustrade system in lieu of previously approved frameless glass system. Rockhaven, Courtenay Street, Salcombe, TQ8 8DQ.

No comment

0712/25/HHO Householder application for extension & alterations to existing terrace & access steps. Burberry, Devon Road, Salcombe, TQ8 8HJ.

No comment

0743/25/HHO Householder application for replacement east facing extension, new slate roof, replacement terrace & balustrade system, new sliding doors to terrace & installation of solar PV panels. Tregay, Bonfire Hill, Salcombe, TQ8 8EE.

No comment

0852/25/HHO Householder application for alterations & single storey rear extension to dwelling, including new dormer windows. Hyperion, Coronation Road, Salcombe, TQ8 8EA.

No comment

0879/25/ARC Application for approval of details reserved by condition 4 (CMP) of planning consent 1022/24/FUL. Fairway, Coronation Road, Salcombe, TQ8 8EA.

No comment

0987/25/CLP Certificate of lawfulness for proposed use of Ringmore House and Ringmore Cottage as a single dwelling. Ringmore House, Courtenay Street, Salcombe, TQ8 8DQ.

No comment

0990/25/HHO Householder application for external alterations, inc new access steps & installation of new windows/doors. St Christophers, Devon Road, Salcombe, TQ8 8HQ.

No comment

1023/25/HHO Formation of rear garden access platform, with steps & associated railings (part retrospective). Genesis, Loring Road, Salcombe, TQ8 8AT.

Object

We see no reason not to revert to the -existing survey arrangement which provided access to the rear elevation doors without the requirement for extra width or for unnecessary balustrading. There is something odd with the levels now created compared with the original situation which is not clearly explained

1029/25/HHO Householder application for erection of reinforced stone garden wall. Chapel Cottage, Devon Road, Salcombe, TQ8 8HG.

No comment

1041/25/CLB Certificate of lawfulness of proposed works to a Listed Building for repair of railings by replacing vertical bars of finials. 5 Victoria Place, Salcombe, TQ8 8DB.

No comment

1068/25/HHO Householder application for alterations to existing inset roof balcony. 1 Moorland View, Bonaventure Road, Salcombe, TQ8 8BD.



No comment

1080/25/ARC Application for approval of details reserved by conditions 9 (Cladding), 11 (Flood Resilience and Resistance Scheme), 12 (Flood Warning and Evacuation Plan) and 13 (Exterior Lighting) of planning consent 0414/25/VAR. Yeowards And Dowie, Island Street, Salcombe, TQ8 8DP.

See comments:

We are worried about the effect of the light tape which we fear might be out of keeping with this building and this "Arts and Maritime Quarter." Further details and a nighttime visual may alleviate these concerns.

1040/25/HHO Householder application for construction of detached annexe. The Cedar House, Moulton Hill, Salcombe, TQ8 8LF.

Object

This proposal still seeks to position the annexe a considerable distance from the host building. This separation distance makes the proposal distinctively and unnecessarily separate which is incongruous in its open setting. Despite landscaping camouflage this still harms the character and appearance of the area contrary to NP policy SALC ENV1 and other JLP policies.

This is not about screening but a development in the Natural Landscape and the Undeveloped Coast. If this was a detached dwelling it would be refused. Bearing in mind the proposal contains 2 bedrooms, bathroom and living room with space for a kitchen it is effectively a new house in the garden and should therefore be refused.

The design is not sensitive and has reverted to a standing seam flat roof which is inappropriate and out of character with other properties in the vicinity.

1073/25/HHO Householder application for replacement of existing pitched roof with pitched roofed extension, new front porch, internal alterations & enlargement of existing rear balcony. Snapes View, Bonaventure Road, Salcombe, TQ8 8BG.

Object

Despite our previous comments on a withdrawn application, the information does not show how the new house sits in context with the street scene. The size, massing and height will have a detrimental impact on the streetscape and neighbouring properties, especially to the north. As such it is contrary to NP policies SALC B1 (high quality design) and SALC ENV1 (preservation of the intrinsic character of the townscape). The design is also insensitive; it has a flat roof entrance "box" which clashes with the pitched roof adjacent. It also has a bracketed balcony which is ugly and the central extra floor extension is out of character with the original design.

Tree Works

1056/25/TPO T1, T2: Oak - reduce to previous pollard points leaving 3m pollard. T3: Beech – re-pollard by 5m to leave a 4-5m pollard. T4, T5: Beech - crown height reduction by 2m. T6: Sweet Chestnut – re-pollard to previous points leaving 4m pollard. All works to allow more light into garden and prevent impeding adjoining property. Lilleby, Moulton Road, Salcombe, TQ8 8LG.

0964/25/TPO Sycamore - Remove tree and retain high stump (circa. 2m). Reason: Extensive crown decline and dieback, honey fungus present. Plantation House, Bennett Road, Salcombe, TQ8 8JJ.

8. WAR MEMORIAL PLANTERS

To thank Mrs Cranford-Smith for her work in maintaining the planters by the war memorial and to note that the Salcombe Green Team has volunteered to take over the responsibility.

9. WELCOME SIGN

To receive an update about the Salcombe Welcome Sign Project.



10. KINGSBRIDGE AND SALCOMBE AREA FOODBANK

To discuss a request from the Foodbank for financial assistance. (Cllr Deane)

11. ANNUAL TOWN MEETING

To confirm the date for the Annual Town Meeting, which will be held in the Salcombe Rugby Club on Thursday 15th May at 6pm. All residents of the Parish are invited to attend. Refreshments will be available.

12. DATE OF NEXT MEETING

To confirm the date of the next meeting in May which will also be the Annual General Meeting of the Council at which the new Mayor, Deputy Mayor and membership of Committees will be confirmed.

13. BUILDING REINSURANCE VALUATION ON COUNCIL HALL

To discuss the quotations received for a buildings reinsurance valuation of the Council Hall and to select a contractor. (see attachments)

Councillors will be asked to resolve to exclude the press and public in accordance with Section 100A(4) of the Local Government Act 1972 as the following items include the consideration of exempt information as defined in the respective paragraph of Part 1 of Schedule 12A of the Act.

14. PARK AND RIDE

To receive an update about this year's Park and Ride service.

Helen Shipperley
Town Clerk