



Kingswear Parish Council

Minutes of the Planning Meeting of the Council held at the Sarah Roope Trust Rooms on 25 July 2017 at 6.30pm

Present: Councillor H Newcombe (Chairman)

Councillors J Henshall (Chairman of the Council), E Parkes, R Searle and L Maurer

Apologies: Councillors: L Payne, M Trevorrow, E Jones and E Essex

In Attendance: Mr D Edwards (Clerk to the Council)

1 member of the public

P/25.07.17/1 - The Chairman welcomed everyone to the meeting.

P/25.07.17/2 - Declaration of Interest.

There were no amendments to the Register of Interests.

The Council Meeting will now be suspended to receive questions or hear representations from members of the public. The Council allows a period of 20 minutes for this to take place and members of the public should not speak for longer than 3 minutes each.

Mr Simon Phillips as the applicant for application 2115/17/FUL provided an explanation for some of the changes to the original application. He advised that the additional land acquired will allow for additional landscaping. Many of the trees that are being felled are self seeded and unsuitable for the area. The new planting will be managed, with native species and space allowed for their growth. The plans have been altered from 2 large dwellings to a single house. The boundary hedge will be planted out on completion of the development (the lane is classed as private and building materials will need to have access to the site). Once Planning approval is obtained, a contractor will be employed and at this stage a Construction Management Plan will be drawn up. This will include the details regarding deliveries.

Mr Phillips left the meeting

The Council will reconvene to discuss the following items:

P/25.07.17/3 – The Committee made comment to The Planning Authority with regard to Planning Applications as follows:

- 1977/17/HHO - Householder application for demolition of the existing garage and annex, one storey extension to North and West and two storey extension to the East, new glazing throughout, wall supports to terrace, new terrace at ground floor level, new swimming pool at lower terrace.
Location: Mayflower Waters, Beacon Lane, Kingswear TQ6 0BU

RESOLVED: Recommend support for the building of the house but OBJECTION of the access on to Beacon Lane on the consideration that it will involve part demolition of the old Kingswear Wall affecting the Heritage and visual impact of the area.

- 2115/17/FUL – Proposed erection of dwelling (following planning approval 0253/16/FUL) and change of use of additional ground to residential garden ground.

Location: Reservoir House, Upper Wood Lane, Kingswear TQ6 0DF

RESOLVED: Recommend support.

- 2072/17/FUL – Application for two bedroomed dwelling (revision of planning consent 30/2027/15/F.
- Location: Land adjacent to Creek Haven, Lower Contour Road, Kingswear TQ6 0AL

Councillor Henshall **proposed** that the Council objects to the development on consideration that it affects the visual impact of the area as it is the continued progression of “infilling” and loss of green space in the village.

The Motion was not seconded and was LOST.

RESOLVED: Recommend support but comment that vehicles will be exiting property on this stretch of the road “blind”.

- 2161/17/OPA – Hybrid Planning Application comprising: Full planning permission for part demolition of existing buildings and removal of existing marina pontoons and buoys; redevelopment comprising a new marina of 232 berths with associated infrastructure including a new quay wall, public slipway and passenger ferry pontoon; boatyard and associated infrastructure; retail/commercial/education and training units (3233 sq m Use Classes A1/A3/B1/B2/B8/D1) drystack boat storage facility, decked car park, water treatment works, electricity sub stations; a hotel (4650 sq m); 39 residential units (Use Class C3); public square, car parking and access.

Outline planning permission for part demolition, and residential development up to 91 units (Use Class C3) with associated car parking, landscaping and public realm works and an electricity substation.

Location: Noss Marina, Bridge Road, Kingswear, TQ6 0EA

Applicant: Premier Marinas (Dart) Limited

The following comments were made:

- Visibility at the entrance of the site requires improvement – reduction of hedge on opposite side.
- Concern over the increase in traffic and congestion where A379 meets A3023.
- The development needs to be part of the village and suggest a ferry service to include a landing point at Kingswear village centre.
- The development to be in line with the proposals included in the Neighbourhood Plan to allow for a percentage of affordable houses.
- Has full consideration been given for the provision of adequate local services, ie availability of GP and other Health Services capacity to provide?

- Clarification on availability of S106 funding.
- Loss of areas of important woodland for car parking.
- Will parking be free or at a cost?

RESOLVED: to defer comment until a meeting with Mr Pete Bradshaw, Premier Marinas. The Clerk was asked to arrange a meeting.

P/25.07.17/04 – Meeting date for August Recess

It was agreed that the next meeting will be on Tuesday 15th August at 6.30pm

The Chairman thanked everyone for attending and closed the Meeting at 20.00

Minutes approved

Signed: Chairman of the Council