



Kingswear Parish Council

Minutes of the Planning Meeting of the Council held at the Sarah Roope Trust Rooms on 25 April 2017 at 19.00

Present: Councillors H Newcombe (Chairman)

Councillor J Henshall (Chairman of the Council), L Payne, L Maurer, E Parkes, M Trevorrow and R Searle

Apologies: Councillors: E Jones and E Essex

There were 6 members of the public present.

P/25.04.17/1 - The Chairman welcomed everyone to the meeting.

P/25.04.17/2 - Declaration of Interest.

There were no amendments to the Register of Interests.

The Planning 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.

1. Mr Crozier gave the Members some information on his application making reference to the reasons for the extension.
2. The other 5 members of the public gave statements of objection to the application number 0843/17/LBC – Ashleigh House, Fore Street, Kingswear. These included comment that the building was too large and out of keeping with the surrounding properties, difficulty in accessing the property and development would cause potential harm to the neighbouring properties through the extensive excavation works and possible release of Radon Gas.

The Council will reconvene to discuss the following items:

P/25.04.17/3 – The Committee made comment to The Planning Authority with regard to Planning Applications as follows:

- 0621/17/HHO – Householder application for alterations and extension to existing property.
Location: Horizon, Redoubt Hill, Kingswear TQ6 0DA
Applicants: Mr & Mrs J Crozier.

RESOLVED: Recommend support

- 0842/17/FUL – Construction of new build dwelling with associated landscaping within the cartilage of a grade II listed building
- 0843/17/LBC – Listed building consent for the construction of a new build dwelling with associated landscaping within the cartilage of a grade II listed building.
Location: Ashleigh House, Fore Street, Kingswear, TQ6 0AD

RESOLVED: Recommend refusal:

- ***The construction and excavation works will have serious implications for the stability and structure of the surrounding area.***
- ***The property is too large and represents overdevelopment.***
- ***The structure and design is not in keeping with the Conservation area and it will not be of any value in terms of enhancement to the Area of Natural Beauty (AONB).***
- ***It is out of proportion in terms of its description as a 3 bed property.***
- ***The access is from a narrow road and this will be dangerous to other road users and pedestrians***
- ***The construction vehicles would cause serious congestion and create further parking problems in this area.***
- ***There is known to be many species of wildlife within the grounds of the property and neighbouring properties that will be disturbed and will result in a loss of habitat.***
- ***The development will create noise and air pollution from the ground works and this will have a detrimental effect on the neighbour's health and well being.***
- ***There are potential emissions of radon gas that will affect this property and the neighbouring properties.***

- 1031/17/HHO – Householder application for proposed alterations and extension (Revision of refused application 0041/17/HHO)
Location: Jons Wood, Brixham Road, Kingswear, Devon, TQ5 0BA
Applicant: Mr & Mrs John Hill.

RESOLVED: Recommend support

- 0654/17/FUL – Demolition and replacement of existing/new dwelling
Location: Hunterswood Cottage, Greenway Road, Greenway, TQ5 0ES
Applicants: Mr & Mrs Lowe

RESOLVED: Recommend support

- 0651/17/LBC – Listed building consent for replacement and alteration of a picket fence bordering railway coal yard to conceal an updated waste management area, including the erection of an open-sided refuse shelter.
Location: Kingswear Station, The Square, Kingswear, TQ6 0AA
Applicant: Mr A Pooley

RESOLVED: Recommend support

- 0861/17/FUL – Replacement dwelling and associated landscaping works.
Location: Higher Contour Cottage, Redoubt Hill, Kingswear, TQ6 0DA
Applicant: Mr D & Mrs B Herrick

RESOLVED: Recommend refusal:

- ***The property is too large and represents overdevelopment.***
- ***The structure and design is not in keeping with the Conservation area and it will not be of any value in terms of enhancement to the Area of Natural Beauty (AONB).***
- ***It will have a detrimental effect on the overall aesthetics of the village as viewed from Dartmouth and the River Dart.***

5. To make comment to The Planning Authority with regard to Tree Preservation Order Grant of Exemption

- 1233/17/TPO – T1 Beech – Removal of broken branch resting in the branches of adjacent oak trees
Location: Outer Reach, Upper Wood Lane, Kingswear, TQ6 0DF
Applicant: Mr Martin Poole

RESOLVED: Recommend support

The Chairman thanked everyone for attending and closed the Meeting at 20.15

Minutes approved

Signed: Chairman of the Council