

## **Kingswear Parish Council**

### **Minutes of the Planning Meeting of the Council held at the Sarah Roope Trust Rooms on 9<sup>th</sup> July 2018 at 7.45pm**

*Present:* Councillor H Newcombe (Chairman)

*Councillors:* E Parkes, E Jones, M Trevorrow, R Searle, L Maurer

*Apologies:* Councillors: J Henshall, L Payne

*In Attendance:* Sue Balsdon (Assistant Clerk to the Council)

***P/09.07.18/1 - The Chairman welcomed everyone to the meeting.***

***P/09.07.18/2 - Declaration of Interest.***

Councillor Searle stated that she would not be passing comment on planning application 1946/18/VAR.

Councillor Trevorrow stated that he will be making comment but not voting on planning application 1778/18/FUL.

***The Meeting was suspended to receive questions or hear representations from members of the public.***

An objection was made regarding planning application 1778/18/FUL. The resident stated that the drainage and sewerage were quite atrocious in the area of the planned site and that adding another house would severely impact on the water drainage. Concerns were also voiced with regards an endangerment issue on the highway during construction and beyond. The resident believes this planning application to be an over-development of a narrow site and that the height of the house is not in keeping with other houses in the near vicinity.

An objection was made with reference to planning application 1244/18/HHO by two residents who stated the property is already fully developed left and right and is now going to be developed out to the front edge of the property. The application is a re-advertisement but the resident states that the floor plans are identical to those submitted previously. The design includes a wall of glass, and the residents are concerned that the applicants will be able to overlook all the neighbouring gardens, and look into windows and houses. They stated this is a modern property which will dominate the site and is completely out of keeping with the diversity of properties in the area.

An objection was also made with reference to planning application 1946/18/FUL. The resident stated that he fully endorsed Oceana's previous planning application however the developers significantly changed the design during construction – The resident confirmed a wall had been built 0.7 metres higher than planned and that a store has been built out onto the pavement

which is outside the boundary of the property. The resident's concerns are that the developers are asking for conditions to be removed after the application has been approved. The current application is seeking approval for a variation to the original application – They are requesting the removal of fixed windows which are to be replaced with opening windows for health & safety reasons. The resident advised the committee that regulations state that side windows should be fixed and obscured or should 1.7 metres above floor level.

***P/09.07.18/3 – The Committee made comment to The Planning Authority with regard to Planning Applications as follows:***

- **Reference: 1905/18/HHO** Proposal: Householder application for proposed alterations and extensions (resubmission of 0169/18/HHO) Location: Mill House, Brixham Road, Kingswear, Devon, TQ6 0BA

***RESOLVED: Recommend SUPPORT***

- **Reference: 1613/18/FUL** Proposal: Proposed new dwelling in garden area of The Lane House and alterations to existing access to Mount Ridley Road Location: The Lane House, Upper Wood Lane, Kingswear, TQ6 0DF

***RESOLVED: Recommend SUPPORT but with a condition that the proposed site is within the permitted settlement boundary of Kingswear and also that the committee oppose very strongly any further applications.***

- **Reference: 1946/18/VAR** Proposal: Variation of condition 2 (approved plans) following grant of planning permission 0931/18/VAR Location: Oceana Apartments, Lower contour Road, Kingswear, Dartmouth

***RESOLVED: Recommend OBJECTION due to privacy – Windows overlook grounds of neighboring property. The applicant has not complied with the original recommendation of approval.***

- **Reference: 1778/18/FUL** Proposal: Replacement of existing dwelling and construction of a new dwelling onsite of existing garage. Location: Tanglewood, Higher Contour Road, Kingswear, Devon, TQ6 0DE

***RESOLVED: Recommend OBJECTION – Although we would support the replacement of the existing dwelling, there is an objection to a new dwelling onsite of existing garage – Overbearing visual impact / takes light from houses in front of site.***

- **Reference: 1591/18/HHO** Proposal: Householder application for rear extensions to form bay windows with balcony over. Single storey extension to rear to form study and

side to form storage. Alterations to garage to form car port. Replacement windows, re roofing, solar panels and repainting of render. Location: Farthings, Beacon Road, Kingswear, TQ6 0BS

**RESOLVED:** *Planning Application to be carried forward to next meeting to be held on 24.07.18*

- **Reference: 2147/18/HHO** Proposal: Householder application for conversion of garage into habitable accommodation with a new pitched roof over Location: 15 Hillhead Park, Hillhead, Devon, TQ5 0HG

**RESOLVED:** *Recommend **SUPPORT***

- **Reference: 2001/18/HHO** Proposal: Householder application for a taller boundary fence and retrospective layout changes from previously approved scheme (ref. 30/1481/09/F) (resubmission of 1190/18/HHO) Location: Aviemore, Hillhead, TQ5 0EX

**RESOLVED:** *Planning Application to be carried forward to next meeting to be held on 24.07.18*

- **Reference: 1244/18/HHO** Proposal: READVERTISEMENT (Revised plans received) Alterations and extensions to existing dwelling Location: The Spinnaker, Upper Wood Lane, Kingswear, TQ6 0DF

**RESOLVED:** *Recommend **OBJECTION - Privacy and overbearing.***

- **TPO Ref: 815433 No.954** Tree Preservation Order 2018 Serving of New Order Location: Mayflower Waters, Beacon Lane, Kingswear, TQ6 0BU

**RESOLVED:** *Recommend **SUPPORT***

- **Planning Enforcement Case 017575** Location: Cherries, Hillhead

*The TPO formal warning has been noted by the committee.*

The Chairman thanked everyone for attending and closed the Meeting at 8.20.

**Minutes approved .....**

Signed: Chairman of the Council