

Kingswear Parish Council



Minutes of the Planning Meeting of the Council held at the Sarah Roope Trust Rooms on 25 October 2016

Present: Councillor H Newcombe (Chairman of the Planning Committee)

Councillors: L Payne, M Trevorrow and R Searle.

Also present: Councillors J Henshall (Chairman of the Council), L Maurer

Apologies: Councillor E Parkes .

There was 1 Member of the public present.

P/25.10/1 - The Chairman welcomed everyone to the meeting.

P/25.10/2 - Declaration of Interest.

There were no amendments to the Register of Interests.

The Planning Meeting was suspended to receive questions from the public 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.

Reference was made to Planning Application 3064/16/HHO, which is part retrospective following the refusal of a previous application. A draft letter from the member of public was submitted to the Committee making several points:

- The Application is incomplete in that there is no application to demolish a first floor window and replace with a double door.
- It is out of keeping and alters the character of the area
- The Planning Authority Officers have previously confirmed that an application for the window/double door conversion and the construction of a terrace and glass balustrading would not be supported.
- The Terrace provides no preservation of the character of the Conservation Area.
- A 21st century glass balustrading is not in keeping with this building.
- First floor windows in prominent façades in this sensitive area facing the river should not be converted to doors.
- "Trope-d'oeil" painting is no substitute for original features.
- A heavy flat roof on the extension is out of keeping with the character of the house.

The Council will reconvene to discuss the following items:

P/25.10/3 – The Committee made comment to The Planning Authority with regard to Planning Applications as follows:

- a. 2790/16/HHO – Householder application for the erection of a raised terrace with privacy screen (part retrospective)
Location: Bluewater House, Ridley Hill, Kingswear, Devon, TQ6 0BY

RESOLVED: Recommend refusal for reason that the terrace will be overlooking a neighbouring property affecting the privacy of this property.

b. 2815/16/HHO – Removal of existing timber balcony and replacement, new upper balcony, removal of masonry and fitting of new windows
Location: 4 Britannia Court, Higher Contour Road, Kingswear TQ6 0DS

RESOLVED: No objection

c. 2699/16/FUL – Instalation of an Atlas Copco Q35 Generator measuring 2220 x 940 x 1185 mm and an Emerson M35 Back up Battery Rack measuring 700 x 735 x 1645 mm located within the existing compound and associated development.
Location: Telecommunications site 12760 Lower Well Farm Land off Combe Lane Brixham Devon TQ5 0EP

RESOLVED: No objection

d. 3064/16/HHO – Householder application for the retention of first floor terrace and erection of frameless glass and balustrade.
Location: Kittery Quay, Priory Street, Kingswear, Devon TQ6 0AB

RESOLVED: Recommend refusal: The Committee supported the comments made by the member of the public and added the following statements:

- The development contravenes the Conservation Area policy and guidance.
- The alterations to the window and doors have resulted in them being a different style to the existing.
- There has been no permission granted for the conversion of the window to a door.
- It was never stated that the roof would be a terrace, it was only recorded as a roof with access for maintenance only.
- The Council requires that the Enforcement Officer revisits the site and reports on the steps being taken to ensure that the original decisions are upheld.

e. 2852/16/HHO – Householder application for replacement of corroded wrought iron balustrades with glass and stainless steel system.
Location: High Waterhead Lower Contour Road Kingswear TQ6 0AL

RESOLVED: No objection.

f. 3364/16/tpo – T1 Monterey Cypress – Remove lowest limb at 1.5cm above ground to leave 1.5m long stump. Remove all deadwood from crown and branch above recent tear at 12m.
T2 – Holm Oak . Crown lift and reduce. Crown extension and crown reduce with 500mm radial reduction and 1 to 2m crown reduction in area around nearby touching BT lines.
Location: The Mount, Ridley Hill, Kingswear TQ6 0BY

Comment was regarding the encroachment on to the Highway of works to the property known as The Bridge, Higher Contour Road, Kingswear.

The Clerk will contact Devon County Council.

The Chairman thanked everyone for attending and closed the Meeting.

Minutes approved

Signed: Chairman of the Council