



Minutes of the Planning Committee

25 November 2019

-: Present :-

Councillor Pentney (Chairman)

Councillors Barrand, Brown, Dudley, Hill, Manning, Jacqueline Thomas,
David Thomas and Doggett

(Also in attendance: Councillor Brooks)

51. Apologies for absence

In accordance with the wishes of the Conservative Group and Liberal Democrat Group the membership of this meeting had been by including Councillors Doggett and David Thomas instead of Councillors Dart and Barbara Lewis respectively.

52. Former Palace Hotel, Babbacombe Road, Torquay (P/2019/0716)

The Committee considered an application for demolition of former hotel and associated buildings and formation of 248 bedroom hotel, 38 dwellings, associated landscaping and works.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's Website. At the meeting Alan Griffey addressed the Committee against the application and Martin Rogers and Richard Maddock addressed the Committee in support of the application (the supporters shared the allocated time). In accordance with Standing Order B4.1 Councillor Bye addressed the Committee.

At the meeting the Planning Officer updated members on letters of representation received since the publication of the agenda and also explained that the cost of providing a high-quality hotel on the site meant that expert advice had concluded that the proposals were not financially viable without a subsidy which is to be achieved by profit from the housing portion of the scheme. As such, it was recommended that the housing portion of the scheme is treated as enabling development and that the policy requirement to provide affordable housing is waived in this case in order to improve the viability of the overall scheme.

Resolved:

That the Assistant Director of Planning and Transport be granted delegated authority to grant conditional approval subject to confirmation of acceptable means of drainage and additional highways plans and the completion of a Section 106 Legal Agreement in the terms outlined in the submitted Report and which also

ensured that no part of the housing land is disposed of separately from the hotel land until the construction of the hotel is above top of ground floor level.

53. The Lighthouse, 26 Esplanade Road, Paignton (P/2019/0804)

The Committee considered an application for the demolition of the existing building and the formation of a 119 bedroom hotel with ancillary facilities and associated works.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's Website. At the meeting Belinda Biggs addressed the Committee against the application and Martin Rogers addressed the Committee in support of the application.

At the meeting the Planning Officer updated the Committee on the representations received since the publication of the Committee Report.

Resolved:

That the Assistant Director of Planning and Transport be granted delegated authority on the receipt of acceptable amended plans to grant conditional approval subject to the conditions set out in the submitted report plus additional conditions in respect of obscure glazing on the stairwells on the northern elevation, highways matters and installation of CCTV together with the resolution of the HRA and the completion of a legal agreement. The final drafting of conditions, negotiation/completion of the legal agreement, and addressing any further material considerations that may come to light being delegated to the Assistant Director of Planning and Transport.

54. Land South Of Yalberton Road, (Yannon's Farm), Paignton (P/2019/0173)

The Committee considered a reserved matters application pursuant to P/2019/0605, for the construction of 189 dwellings, public open space, landscape planting, ecological mitigation measures, pedestrian, cycle and vehicular links and associated infrastructure. Including the discharge of conditions 1, 2, 4, 7, 8, 9, 10 and 11.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's Website. At the meeting Mike Parkes addressed the Committee against the application and Andrew Cattermole addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor John Thomas addressed the Committee.

Resolved:

That the application be deferred for the resolution of HRA, Natural England's objection, temporary management plan of soakaways of how, management and

mitigation of protected species, design and density of the development, highways matters and explanation and delivery of employment land.

55. The Old Toll House, Abbey Crescent, Torquay (P/2019/0316/PA)

The Committee considered an application for demolition of part of existing building, extension, and change of use to cafe/bar (revised plans received 23/09/2019).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's Website.

Resolved:

That Planning Permission be granted, subject to the conditions set out in the submitted report and a condition to include the demarcation area of outdoor seating, the final drafting of conditions addressing any further material considerations that may come to light to being delegated to the Assistant Director of Planning and Transport.

56. The Old Toll House, Abbey Crescent, Torquay (P/2019/0317/LB)

The Committee considered an application for demolition of part of existing building, extension, and change of use to cafe/bar (revised plans received 23/09/2019).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's Website.

Resolved:

That conditional Listed Building Consent is granted. The final drafting of conditions and addressing any further material considerations that may come to light being delegated to the Assistant Director of Planning and Transport.