



## **Minutes of the Development Management Committee**

**13 February 2012**

**-: Present :-**

Councillor McPhail (Chairwoman)

Councillors Morey (Vice-Chair), Addis, Baldrey, Barnby, Brooksbank, Hill, Kingscote and Pentney

(Also in attendance: Councillors Amil, Pountney and Thomas (D) )

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### **540. Minutes**

The Minutes of the meeting of the Development Management Committee held on 16 January 2012 were confirmed as a correct record and signed by the Chairman.

### **541. Urgent Items**

The Committee considered a verbal update raised by the Executive Head of Spatial Planning regarding application P/2011/0324/MPA Site of Paignton Police Station, Southfield Road, Paignton. The Committee agreed to extend the time limit, from that as previously minuted at the meeting of Tuesday 31 May 2011 (38.(v)), for the completion of the Section 106 agreement in relation to the application.

### **542. P/2011/0197 - Land west of Brixham Road, Paignton**

The Committee considered an application in respect of the Mixed Use Development of 39 Hectares of land at White Rock, Paignton to construct 350 dwellings , 36,800m<sup>2</sup> gross employment floor space, a local centre including food retail (approx 1652m<sup>2</sup> gross) with additional 392m<sup>2</sup>A1/A3 use and student accommodation, 15 hectares of open space, sports pavilion and associated infrastructure and engineering works to provide access, drainage and landscaping (Outline Application) –which was a departure from the Torbay Local Plan.

Prior to the meeting, written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mike Washbourne and Alan Griffey addressed the Committee against the application and Mark Tyrrell, Graham Stephens and Julian Harbottle spoke in support of the application. In accordance with Standing Order B4.1 Councillor Thomas (D) addressed the Committee.

Resolved:

Approved subject to:

- (i) the receipt of amended plans to show increased lengths of left hand feeder lanes to both Long Road and the new junction and highway;
- (ii) further comments by the Environmental Agency and Natural England regarding the ecological impact of the development being resolved;
- (iii) further information regarding the viability of the development
- (iv) the detail of the heads of terms of the Section 106 Agreement be delegated to the Executive Head of Spatial Planning in consultation with the Chairman for final resolution. The Section 106 Agreement to be signed within six months of the date of this Committee or the application be reconsidered by members. Heads of terms to include the following:
  - a) the early delivery of employment space
  - b) the provision of a minimum of 20% on-site affordable housing
  - c) the delivery of future-proofing infrastructure to serve a Combined Heat & Power supply if the viability is established

If the conditions cannot be agreed the application will be bought back to the Committee.

**543. P/2011/0906 - 1 Fortescue Road, Paignton**

The Committee considered an application in respect of alterations, extensions and conversion to former doctors surgery to form 6 apartments.

Prior to the meeting, written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mr Almosawi addressed the Committee in support of the application.

Resolved:

Approved subject to:

- (i) conditions with regard to detail on cycle parking and waste storage to be agreed by officers
- (ii) the completion of a Section 106 Legal Agreement in respect of green space and recreation, education, lifelong learning and waste & recycling within three months of the date of this committee or the application will be reconsidered by members.

**544. P/2011/1068 - 110 Hookhills Road, Paignton**

The Committee considered an application in respect of removal of porch, alterations to form enlarged tiled roof to cover porch and front of house; build pool/games room at rear in garden.

Prior to the meeting, written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit.

Resolved:

Refused on the grounds that the proposal would have an adverse impact on the built environment setting and the residential amenity.

**545. P/2011/1112 - EF House, Castle Road, Torquay**

The Committee considered an application in respect of the formation of a terrace to the southern elevation of EF house, to be built over the existing car park; formation of new opening from an existing window in the cafeteria to provide access to the terrace.

Prior to the meeting, a written representation was circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Daniel Metcalfe addressed the Committee in support of the application.

Resolved:

Approved, with conditions to be delegated to the Executive Head of Spatial Planning in consultation with the Chairman.

**546. P/2011/1142 - 23 Alta Vista Road, Paignton**

The Committee considered an application for the removal of conditions to application P/2008/1436/PA and condition 4 to application P/2008/0961 to allow the 2 owners flats to be occupied without limitation.

Resolved:

Approved.

**547. P/2011/1234 - 11 Brunel Avenue, Torquay**

The Committee considered an application in respect of alterations and extension at side and rear to form sun lounge, study, kitchen and shower room with velux windows (revised scheme).

Prior to the meeting, a written representation was circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mrs Preston and her architect addressed the Committee in support of the application.

Resolved:

Approved subject to the conditions and informative set out in the submitted Report.

**548. P/2011/1269 - Land adjacent to 81 Lancaster Drive, Paignton**

The Committee considered an application for the formation of 2 detached dwelling houses with vehicular and pedestrian access.

Prior to the meeting, written representations were circulated to the Committee. At the meeting Lewis Parker addressed the Committee in support of the application.

Resolved:

Approved subject to:

(i) the completion of a Section 106 Legal Agreement in respect of municipal waste and recycling, sustainable transport, education and lifelong learning and green space and recreation within three months of the date of this Committee or the application be re-considered by members and;

(ii) the conditions and informatives set out in the submitted Report.

**549. P/2011/1281 - Land at Diary Hill and 13 Stanbury Road, Torquay**

The Committee considered an application for the formation of vehicle hard standing with vehicle and pedestrian access.

Prior to the meeting a written representation was circulated to the Committee.

Resolved:

Approved subject to conditions and informative set out in the submitted Report.

**550. P/2011/1300 - Site curtilage of Little Preston, Brixham, Road, Paignton**

The Committee considered an application for the formation of a bungalow (This is a Departure from the Local Plan).

At the meeting Simon Blake addressed the Committee in support of the application.

Resolved:

Approved subject to:

(i) the completion of a Section 106 Legal Agreement in respect of waste management, sustainable transport, education and lifelong learning and green space and recreation within three months of the date of this committee or the application be reconsidered by members; and

(ii) the conditions and informative set out in the submitted Report.

**551. P/2011/1315 - Elsinore Villa, Greenway Road, Chelston, Torquay**

The Committee considered an application in respect of the redevelopment of the site with one house and 7 flats, vehicular and pedestrian access; formation of new entrance on Greenway Road; demolition of house and outbuildings.

Prior to the meeting, written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Dr Elizabeth Atkinson addressed the Committee against the application and Mr Dent addressed the Committee in support. In accordance with Standing Order B4.1 Councillors Amil and Pountney addressed the Committee.

Resolved:

Refused on the grounds of the impact on the Conservation Area and the proposal would have a negative effect on the amenities of adjacent neighbouring properties and on the grounds of the lack of a Section 106 Agreement.

**552. P/2011/1316 - Elsinore Villa, Greenway Road, Chelston, Torquay**

The Committee considered an application for the demolition of house and buildings.

Prior to the meeting, written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Dr Elizabeth Atkinson addressed the Committee against the application and Mr Dent addressed the Committee in support. In accordance with Standing Order B4.1 Councillors Amil and Pountney addressed the Committee.

Resolved:

Approved subject to the condition and informative set out in the submitted Report.

**553. P/2011/1321 - Bench House, Blackball Lane, Brixham**

The Committee considered an application in respect of a temporary change of use of Bench House from residential to site office for the duration of the road widening scheme (approximately 3-4 months).

Resolved:

Approved subject to the condition that there is a six month temporary limit for the change of use, after which time the use would automatically revert to one of residential use. The Executive Head of Spatial Planning be authorised to deal with any adverse representations that may be received after consideration at Committee unless they are in writing and raise objections that relate to justifiable issues which have not been previously considered by Members.

**554. P/2011/1345 - Curledge Street County Primary School, Curledge Street, Paignton**

The Committee considered an application in respect of engineering works to form an access ramp together with the installation of new school gates (revised proposals following planning permission P/2011/0751/R3).

Resolved:

Approved subject to the informative set down in the submitted Report.

**555. P/2011/1351 - Barton County Junior & Infant School, Barton Hill Road, Torquay**

This application was withdrawn by the applicant.

**556. P/2011/1391 - 111 Abbey Road, Torquay**

The Committee considered an application for the change of use and conversion of a disused hotel to 8 residential apartments with 2 bedrooms and associated building works; demolition works.

Prior to the meeting, a written representation was circulated to the Committee and Members of the Development Management Committee undertook a site visit.

Resolved:

Approved subject to:

- (i) the completion of a Section 106 Legal Agreement in respect of municipal waste & recycling, sustainable transport, lifelong learning and green space & recreation within six months of the date of this Committee or the application be re-considered by members; and
- (ii) the conditions set out in the submitted Report
- (iii) further negotiations on design

**557. P/2011/1392 - 111 Abbey Road, Torquay**

The Committee considered an application in respect of demolition works.

Resolved:

Approved Conservation Area Consent subject to further information on the extent of the external alterations proposed.

**558. P/2012/0008 - 302 Dartmouth Road, Paignton**

This application was withdrawn by the applicant.

Chairman

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