



Minutes of the Development Management Committee

9 February 2016

-: Present :-

Councillor Kingscote (Chairman)

Councillors Barnby, Cunningham, Doggett, Morey, Robson, Winfield and Tolchard

(Also in attendance: Councillors Excell, Lewis and Thomas (D))

70. Apologies for absence

An apology for absence was received from Councillor Stringer.

It was reported that, in accordance with the wishes of the Conservative and Liberal Democrat Group, the membership of the Committee had been amended for this meeting by including Councillors Tolchard and Doggett instead of Councillors Manning and Darling (S) respectively.

71. Minutes

The Minutes of the meeting of the Development Management Committee held on 11 January 2016 were confirmed as a correct record and signed by the Chairman.

72. Urgent Items

The Committee considered the items in Minutes 73 and 74, and not included on the agenda, the Chairman being of the opinion that it was urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

73. Jewson Ltd, St James Road, Torquay (P/2014/1231/MPA)

The Senior Planning Officer requested a four week extension to allow for the Section 106 Agreement in respect of the above application to be completed.

Resolved:

That a four week extension be granted to allow for the Section 106 Agreement to be completed.

74. The Cottage, Windmill Lane, Paignton (P/2015/0755/PA)

The Team Leader Development Management advised that at its meeting of 9 November 2015 (Minute 45/2015 refers) the Committee had resolved to approve

the application subject, amongst other things, to the submission of a phase 1 ecological report and any subsequent surveys. The phase 1 ecological report had been submitted, indicating that no serious harm would be caused by the development but the ecologist had indicated that further studies would be required which could only be carried out in the spring/summer months. These surveys would inform how mitigation would be carried out. Planning permission has not yet been issued.

Resolved:

That permission is granted subject to an additional condition prohibiting commencement of development until further ecological surveys have been carried out.

75. Land Off Berry Head Road, Berry Head, Brixham P/2015/1092/MPA

The application was withdrawn from the agenda.

76. Oldway Mansion Site, Torquay Road, Paignton CN/2015/0081/CON (inc. CN/2015/0100/CON)

The Committee considered an application for the discharge of conditions 3, 4, 8, 10, 11, 12, 13 and 14 for P/2011/1020 (change of use of Oldway Mansion and Rotunda from Council Offices to hotel with ancillary conference and spa facilities. External alterations, entrance foyer and refurbishment/reinstatement of glass conservatory. Demolition of squash courts. Improvements to existing car parking area and new car parking to rear service area).

At the meeting James Brent addressed the Committee in support of the application.

Resolved:

That the application be deferred for a period of one month to explore whether concerns over the security of the delivery of the development can be overcome through a reconsideration of the Independent Viability Assessment and the possible use of joint account/bond arrangements to provide confidence about restoration of the heritage asset. The application to be considered at the next Development Management Committee.

77. 1 Southfield Road, Paignton P/2015/0840/MPA

The Committee considered an application for the erection of a four storey block of flats comprising twelve 2-bed flats with associated pedestrian/vehicular access and parking.

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

Resolved:

Refused for the reasons set out in the submitted report.

78. 9 Sandringham Drive, Paignton P/2015/1050/HA

The Committee considered an application for a replacement garage and side extension, loft conversion, alterations and extension to terrace (as revised plans received).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mrs Lesley Penner and Phil Blurton addressed the Committee against the application and Mr Chris Perry addressed the Committee in support of the application. In accordance with Standing Order B4.1, Councillor Lewis addressed the Committee as Ward Councillor.

Resolved:

That the application be approved with a condition relating to surface water drainage.

79. Wheatridge Lodge, Wheatridge Lane, Torquay P/2015/0939/HA

The Committee considered an application for the provision of a detached double garage with workshop and storage above to rear of property (as revised by plans received 16 December 2015).

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

Resolved:

That the application be deferred for more information in respect of drainage matters and that the Council's Tree Officer be requested to consider and comment on the impact the development would have on the trees.

80. 17 Morgan Avenue, Torquay P/2015/1144/PA

The Committee considered an application for change of use from offices (class A2) to holiday hostel (Sui Generis).

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

Resolved:

Approved with the conditions set out in the submitted report, and the provision of a monitoring contribution via an upfront payment or completion of a Section 106 Agreement.

81. North Quay Slipway, Vaughan Parade, Torquay P/2015/1230/PA

The Committee considered an application for the erection of Coffee Kiosk for temporary 2 year period: April to October in summer location adjacent to the existing seafood kiosk and November to March in winter location adjacent to top of slipway.

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

Resolved:

Approved, subject to:

- (i) a condition controlling hours of use and to ensure it complies with the summer and winter periods of occupation which comprises April to October in the summer location adjacent to the existing seafood kiosk and from November to March in the winter location on the opposite side of the slipway;
- (ii) a condition to secure its removal at the end of the two year period; and
- (iii) an informative to advise that due to the appearance of the kiosk, its retention beyond the two year temporary period is unlikely to prove acceptable.

Chairman