



Minutes of the Development Management Committee

11 February 2019

-: Present :-

Councillor Kingscote (Chairman)

Councillors Barnby, Brooks, Lewis (B), Manning, Pentney and Thomas (D)

(Also in attendance: Councillors Lewis (C) and O'Dwyer)

37. Apologies for absence

An apologies/Apologies for absence were received from Councillor Morey.

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillors Brooks and Thomas (D) instead of Councillor Tolchard and Winfield.

38. Minutes

The Minutes of the meeting of the Development Management Committee held on 14 January 2019 were confirmed as a correct record and signed by the Chairman.

39. Land North of Totnes Road, Collaton St Mary Paignton P/2017/1304

The Chairman confirmed that the application had been withdrawn.

40. Land to The Rear of 190 Northfields Lane, Brixham P/2018/1009

The Committee considered an application for the construction of two detached dwellings, each with integral double garages and garden areas.

Prior to delivery of the presentation a verbal update was provided by the Planning Officer following late receipt of comments from the Ward Member (not in attendance) relating to the recommendation. These included:

- a) incorrect naming of the Ward was acknowledged and verbally corrected;
- b) reference to the attributable weight to Policy E2 of the Brixham Peninsula NP was referred to, and Members were directed to the section of the recommendation titled 'Principle of Development'; and
- c) planning Officers satisfied that appropriate weight was given to the Neighbourhood Plan.

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 Nick Jackson addressed the Committee in support of the application.

Resolved:

Approved subject to the final drafting of conditions, including those set out in the submitted report, and the resolution of any outstanding matters being delegated to the Assistant Director for Planning and Transport.

41. Former Torwood Conservative Club, 28 Parkhill Road, Torquay P/2018/1118

The Committee considered an application for the demolition of a section of the building, formation of parking space, replacement roof material, installation of balustrading and gates.

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:

Approved subject to the final drafting of conditions, including those set out in the submitted report, and the resolution of any outstanding matters being delegated to the Assistant Director for Planning and Transport.

(Note: In accordance with the Local Code of Good Practice – Members and Council Officers Involved in the Planning Process, Councillor O'Dwyer withdrew from the meeting room prior to members' questions, debate and vote on the application.)

42. Former Torwood Conservative Club, 28 Parkhill Road, Torquay P/2018/1119

The Committee considered an application for a listed building application to demolish a section of the building, formation of parking space, replacement roof material, installation of balustrading and gates.

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:

Approved subject to the final drafting of conditions, including those set out in the submitted report, and the resolution of any outstanding matters being delegated to the Assistant Director for Planning and Transport.

(Note: In accordance with the Local Code of Good Practice – Members and Council Officers Involved in the Planning Process, Councillor O'Dwyer withdrew

from the meeting room prior to members' questions, debate and vote on the application.)

43. Curtilage Of 1 Laura Grove, Paignton P/2018/1136

The Committee considered an application for the formation of a dwelling and a garage.

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 Caroline Perry addressed the Committee against the application and Rodney Howes addressed the Committee in support of the application.

Resolved:

That the application be deferred to enable officers to obtain additional information in respect of boundary treatment and levels, including datum levels regarding the ridge height of the existing garage, the height of the proposed patio, the ridge height of the proposed dwelling and the ridge height of the No.1 Laura Grove.

44. Ormonde Cottage, 15 Newton Road, Torquay P/2018/1213

The Committee considered an application for construction of twelve 2-bedroom townhouses.

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 Adrian Gillette and Trevor Barfoot addressed the Committee in support of the application.

The Case Officer reported verbally to the meeting that, after considering representations from the applicant's agent, it was accepted that the Gross Internal Area of each dwelling was 72-73sqm. The Case Officer then recommended to members that Reason for Refusal 02 be amended to exclude any reference to internal living standards.

Resolved:

That the application be refused for the reasons set out in the submitted report with condition 02 being amended as follows:

02. The proposal, due to ~~the limited internal floor areas of each dwelling,~~ the lack of adequate outdoor amenity space, and inadequate parking facilities and limited street parking within the vicinity, would result in a poor residential environment for future occupiers of the dwellings, contrary to Policies H1, DE3 and TA3 of the Torbay Local Plan 2012-2030.

45. Roselands County Primary School, Lynmouth Avenue, Paignton P/2018/1214

The Committee considered an application for formation of new entrance and admin block and conversion of existing building.

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 Clare Talbot and Chris O'Connor addressed the Committee in support of the application.

Resolved:

Approved, subject to the conditions detailed in the officer report and the completion of a Section 106 Agreement to secure necessary funds towards investigating the implementation of a 20mph zone for the Roselands residential area; and addressing any further material considerations that may come to light being delegated to the Assistant Director of Planning and Transport.

46. Suite Dreams Country Hotel, Steep Hill, Torquay P/2018/1216

The Committee considered an application for the conversion of existing hotel into 10 self-contained apartments, including an increase in ridge level of 400mm, and demolition of rear extension.

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:

Approved subject to the final drafting of conditions, including those set out in the submitted report, and addressing any new material considerations that may come to light being delegated to the Assistant Director for Planning and Transport.

Chairman