

## **Minutes of the Planning Committee**

**13 July 2020**

**-: Present :-**

Councillor Pentney (Chairman)

Councillors Brown, Dart, Dudley, Hill, Manning, Jacqueline Thomas, Barnby and Bye

(Also in attendance: Councillors Morey, Amil, Brooks, Foster, Kennedy, Chris Lewis, David Thomas, Mills and Stockman)

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**86. El Patio, 11 Alta Vista Road, Paignton (P/2019/0893)**

The Committee considered an application for outline consent for the demolition of existing building and construction of 10 residential flats with access, appearance, layout and scale matters given in detail and landscaping matters reserved.

Prior to the meeting, written representations were available on the Council's website.

Resolved:

Approved, subject to the conditions set out in the submitted report and subject to an additional condition requiring obscure glazing to the first floor windows on the eastern flank. Final drafting of conditions, and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Assistant Director of Planning, Housing and Climate Change.

**87. Land Adjacent To Unit 36, Torbay Business Park, Woodview Road, Paignton (P/2019/1307)**

The Committee considered an application for the construction of two commercial Units (reference 'F' and 'G') to provide 2044m<sup>2</sup> floor space. Unit F to be sub-divided into 5 smaller units. Unit G to be sub-divided into 3 smaller units. Buildings are surrounded by circulation space, car parking and hard standing to facilitate lorry deliveries and dispatches.

Prior to the meeting, written representations were available on the Council's website.

Resolved:

Approved, subject to:

- i) details of the specimen and size of the trees to be submitted and to the satisfaction of the Planning Authority prior to the commencement of construction;
- ii) the conditions set out in the submitted report with the final drafting of conditions, and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Assistant Director of Planning, Housing and Climate Change.

**88. Corbyn Head Hotel, Torbay Road, Torquay (P/2020/0420)**

The Committee considered an application for variation of conditions relating to application P/2019/0699. Condition P1. Variation sought: Revisions to elevations and internal layout. Addition of one bedroom and car parking space. Reduction of building height and reduction in north-south building length.

Prior to the meeting, written representations were available on the Council's website. At the meeting June Pierce addressed the Committee against the application.

In accordance with Standing Order B4.1 Councillor Amil addressed the meeting.

Resolved:

Approved, subject to:

- i) the completion of a deed of variation to the legal agreement signed as part of application P/2019/0699, compliance with the conditions set out in the submitted report, with the final drafting of conditions delegated to the Assistant Director of Planning, Housing and Climate Change; and
- ii) the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Assistant Director of Planning, Housing and Climate Change, including the addition of any necessary further planning conditions or obligations.

**89. Orchard Way, Edginswell Business Park, Torquay (P/2020/0024)**

The Committee considered an application for reconfiguration of car park – retrospective.

Prior to the meeting, written representations were available on the Council's website. At the meeting Barry Dunnage addressed the Committee against the application and James Clark addressed the Committee in support of the application.

Resolved:

Approved.

**90. Adjournment**

At this juncture the Planning Committee adjourned until 5.30 pm.

**91. Land North Of Totnes Road, Collaton St Mary, Paignton (P/2019/0281)**

The Committee considered an application for outline application: development of up to 100 dwellings, including affordable and market housing. Associated landscaping, open space, drainage and highways infrastructure at Land North of Totnes Road together with new access onto Totnes Road.

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 Graham White and Catherine Fritz addressed the Committee against the application and Clare Hambleton Jon Lloyd addressed the Committee in support of the application.

In accordance with Standing Order B4.1 Councillor Kennedy addressed the meeting.

Resolved:

Approved, subject to:

- i) The conditions set out in the submitted report, with the final drafting of conditions delegated to the Assistant Director of Planning, Housing and Climate Change;
- ii) The completion of a S106 Legal Agreement to secure the heads of terms as set out in the submitted report, in accordance with the adopted Planning Contributions and Affordable Housing Supplementary Planning Document, on terms acceptable to Officers; and
- iii) The resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Assistant Director for Planning, Housing and Climate Change, including the addition of any necessary further planning conditions or obligations.

**92. Land At Waterside Quarry, Waterside Road, Paignton (P/2019/0520)**

The Committee considered an application for outline consent with all matters reserved for three dwellings.

Prior to the meeting, written representations were available on the Council's website. The Case Officer reported that additional representations had been received since the publication of the agenda, raising no new material planning considerations. At the meeting James Mitchell addressed the Committee against the application and Adam Billings addressed the Committee in support of the application.

In accordance with Standing Order B4.1 Councillor Mills addressed the meeting.

Resolved:

Approved subject to the conditions set out in the submitted report. Final drafting of conditions, and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Assistant Director for Planning, Housing and Climate Emergency.

**93. Stoodley Knowle School, Ansteys Cove Road, Torquay (P/2019/1330)**

The Committee considered an application for the demolition of school site and construction of 90 residential units (houses and apartments), with associated car parking, landscaping and infrastructure.

Prior to the meeting, written representations were available on the Council's website. At the meeting John Lestyn addressed the Committee in support of the application.

Resolved:

Approved, subject to:

- i) Planning conditions as set out in the submitted report, with the final drafting of conditions delegated to the Assistant Director of Planning, Housing and Climate Emergency;
- ii) The completion of a S106 Legal Agreement to secure a review of Affordable Housing provision and other identified obligations, to include the provisions outlined within the report on terms acceptable to Officers.
- iii) With the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Assistant Director responsible for Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

**94. Stoodley Knowle School, Ansteys Cove Road, Torquay (P/2019/1334)**

The Committee considered an application for Listed Building Consent for works to the listed buildings (related to P/2019/1334 - Demolition of school site and construction of 90 residential units (houses and apartments), with associated car parking, landscaping and infrastructure).

Prior to the meeting, written representations were available on the Council's website. At the meeting John Lestyn addressed the Committee in support of the application.

Resolved:

Approved, subject to:

- i) Planning conditions as set out in the submitted report, with the final drafting of conditions delegated to the Assistant Director of Planning, Housing and Climate Emergency and;
- ii) the resolution of any new material considerations that may come to light following Planning Committee being delegated to the Assistant Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

**95. 58 Southfield Avenue, Paignton (P/2019/0923)**

The Committee considered an application for a proposed new dwelling in curtilage of property.

Prior to the meeting, written representations were available on the Council's website. The Case Officer reported that additional representations had been received since the publication of the agenda, raising no new material planning considerations. At the meeting Rob Tyler addressed the Committee against the application and Mike Hughes addressed the Committee in support of the application.

In accordance with Standing Order B4.1 Councillor Sykes addressed the meeting.

Resolved:

That the application be refused for the following reason:

Given the siting, scale and design, the proposed development would constitute an overdevelopment of the site, having an overbearing impact on neighbours and the street scene and would be out of character with the street scene. As such, the proposed development does not represent sustainable development and is contrary to Policies DE1 and DE3 of the Torbay Local Plan and Policy PNP1(c) of the Paignton Neighbourhood Plan and the National Planning Policy Framework in particular paragraphs 127 and 130.

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Chairman