

Minutes of the Planning Committee

13 March 2023

-: Present :-

Councillor Pentney (Chairman)

Councillors Brown, Dudley (Vice-Chair), Hill, Kennedy, Barbara Lewis, Mills and Jacqueline Thomas

(Also in attendance: Councillors Chris Lewis and David Thomas)

38. Apologies for absence

It was reported that, in accordance with the wishes of the Independent Group, the membership of the Committee had been amended to include Councillor Brown in place of Councillor Manning.

39. Minutes

The minutes of the meeting of the Committee held on 13 February 2023 were confirmed as a correct record and signed by the Chairman.

40. Land To The South Of White Rock, Adjacent to Brixham Road, (Inglewood, Paignton) - P 2022 1119

The Committee considered a major reserved matters application for land to the south of White Rock, adjacent to Brixham Road, (Inglewood, Paignton) under application number P 2022 1119, relating to outline consent for approval of layout, scale, appearance, landscaping for the construction of 373 dwellings (Use Class C3), provision of serviced land for primary school and nursery school, internal access roads including vehicular and pedestrian/cycle access, the provision of public open space (formal and informal) and strategic mitigation.

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

At the meeting the Planning Officer confirmed that outline planning consent had already been granted by the Planning Inspectorate in respect of this application and that application number P 2022 0112 referred to a Section 73 variation in respect of the outline planning.

The Planning Officer informed the Committee, that the supplementary report contained a revised schedule of adaptable affordable housing units and confirmed

that the number of adaptable units remained at 19 but the tenure mix and type of units had been improved to increase the number of social rent adaptable units from three to six in a range of sizes.

The Planning Officer advised the Committee that details of the drainage for most of the first phase of the residential development had been submitted to the drainage officer who confirmed that they were acceptable.

At the meeting Mr Alistair MacDonald addressed the Committee in support of the application.

Resolved (unanimously):

Approved subject to:

1. the conditions as outlined within the submitted report, with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency;
2. the addition to condition 16 to include that the Landscape and Ecological Management Plan identifies the responsibility for future management and maintenance of each area of the site;
3. the addition to condition 27 that the external walls of the buildings shall not be painted in any colour other than as specified on the approved materials plans and that no external lighting should be installed; and
4. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

41. Former St Kilda's Residential Home - P/2021/0531

The Committee considered an application in respect of the former St Kilda's Residential Home under application number P/2021/0531, relating to partial demolition of the existing care home and development of 23 'later living' flats with associated parking; change of use of the retained villa to single dwelling (24 units total) and minor works to the retained villa.

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

Resolved (unanimously):

Approved subject to:

1. recreation pressures mitigation obligation of £3,240.00 to be secured via a Section 106 legal agreement;

2. the completion of the Nomination Agreement to secure 23 units of affordable housing;
3. the conditions as outlined within the submitted report with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency including the inclusion of an over 55s condition to secure continued use of the form of development sought, and;
4. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

42. Former St Kilda's Residential Home (Listed Building Consent) - P/2021/0532

The Committee considered an application for the former St Kilda's Residential Home under application number P/2021/0532 for listed building consent relating to partial demolition of the existing care home and development of 23 'later living' flats with associated parking; change of use of the retained villa to a single dwelling (24 units total), and minor works to the retained villa.

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

Resolved (unanimously):

Listed building consent granted subject to:

1. the conditions detailed in the submitted report; and
2. the final drafting of conditions and addressing any further material considerations that may come to light to be delegated to the Divisional Director of Planning, Housing and Climate Emergency.

Chairman