



Minutes of the Development Management Committee

21 March 2011

-: Present :-

Councillor McPhail (Vice-Chair, in the Chair),

Councillors Addis, Carter (R), Charlwood, Morey, Pentney, Manning, Richards (In place of Scouler) and Thomas (D)

(Also in attendance: Councillor Ellery and Councillor Lewis)

612. Apologies for absence

It was reported, in accordance with the wishes of the Conservative Group, Councillor Scouler had been replaced by Councillor Richards for this meeting only.

In the absence of the Chairwoman, the Vice-Chairwoman (Councillor McPhail) chaired the meeting.

613. Minutes

The Minutes of the meeting of the Development Management Committee held on 21 February 2011 were confirmed as a correct record and signed by the Vice-Chairwoman.

614. 2010/0616/MPA land Adjoining Cayman Golf Course, Dartmouth Road, Churston, Brixham (Churston with Galmpton Ward)

Members considered an application for the formation of a combat games area with car parking, administration building with changing/toilet facilities. Revised plans received showed a new layout for the site, further details of structures (including heights and materials) and additional landscaping and screening.

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 Bridge addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Ellery also spoke in support of the application.

Resolved:

Consideration deferred to allow for officers to further negotiate with the applicant on the use of appropriate screening/mature planting, and seek to reduce the detrimental visual impact of the proposal.

(Note 1: Prior to consideration of application 2011/0616/MPA, Councillor Morey declared a personal prejudicial interest and withdrew from the meeting room.)

(Note 2: Prior to consideration of application 2011/0616/MPA Councillor Ellery declared a personal interest as he worked in the vicinity of the application.)

615. 2011/0018/MPA Torbay Holiday Chalets, Fishcombe Road, Brixham (Berry Head with Furzeham Ward)

The application was withdrawn from the agenda by the applicant.

616. 2011/0039/PA Bench House, Blackball Lane, Brixham (Berry Head with Furzeham Ward)

The Committee considered an application for demolition works and alterations to form road widening, reduction of residential curtilage and formation of new retaining wall topped by new railings.

Prior to the meeting written representations were circulated to members.

Resolved:

Approved with the conditions set out in the submitted Report.

(Note 3: Prior to consideration of application 2011/0039/PA, Councillor Carter (R) declared a personal interest as a Director of the TDA (Torbay Development Agency).)

617. 2011/0040/CA Bench House, Blackball Lane, Brixham (Berry Head with Furzeham Ward)

The Committee considered an application for demolition works. Prior to the meeting written representations were circulated to members.

Resolved:

Approved with the conditions set out in the submitted Report.

(Note 4: Prior to consideration of application 2011/0040/CA, Councillor Carter (R) declared a personal interest as a Director of the TDA (Torbay Development Agency).)

618. 2011/0042/PA 55 Metherell Avenue, Brixham (St Marys with Summercombe Ward)

The Committee considered an application for formation of a new dwelling at the side of the existing dwelling with vehicular and pedestrian access.

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 Powder addressed the Committee in support of the application.

Resolved:

- (i) Approved with the conditions and informative set out in the submitted Report; and
- (ii) in the event Council, at its meeting on 24 March 2011, resolves to remove the £5,000 threshold for current applications the decision also be subject to the signing of a Section 106 Agreement in terms acceptable to the Executive Head for Spatial Planning.

619. 2010/1308/PA Parkfield House, Esplanade Road, Paignton (Preston Ward)

The Committee considered an application to relocate the BMX track previously approved by moving it seven metres to the south of its approved location.

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 Pinches addressed the Committee against the application and Mr King spoke in support. In accordance with Standing Order B4.1 Councillor Lewis spoke in support of the application.

Resolved:

Approved with conditions to be delegated to the Executive Head for Spatial Planning.

620. 2011/0064/HA 10 Hutton Road, Paignton (Preston Ward)

The Committee considered an application for the extension of a dormer (under permitted development), addition of windows to dormer and deletion of velux windows.

Prior to the meeting written representations were circulated to members.

Resolved:

Approved.

621. 2010/1389/MPA Land Rear Of Edinburgh Villas, Off McKay Avenue And Newton Road, Torquay (Tormohun Ward)

The Committee considered an application for the construction of 74 assisted living extra care units with associated communal and care facilities, car parking, landscaping and servicing.

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 Child addressed the Committee in support of the application.

Resolved:

Approved subject to:

- (i) the receipt of satisfactory amended plans which resolve the design concerns identified in the submitted Report;
- (ii) negotiations on the potential use of renewable/sustainable energy sources;
- (iii) the signing of a Section 106 Agreement to achieve the contributions set out in the submitted Report, on terms acceptable to the Executive Head for Spatial Planning and resolved within six months of the date of the Committee; and
- (iv) the addition of appropriate conditions being delegated to the Executive Head for Spatial Planning.

622. 2010/1404/MPA Former G A Insurance Building, Greenway Road/St Marychurch Road, Torquay (St Marychurch Ward)

The application was withdrawn from the agenda by the applicant.

623. 2011/0035/MPA Former Royal Garage Site, 4-24 Torwood Street, Torquay (Wellswood Ward)

The Committee considered an application for demolition works, formation of mixed use development to form hotel, A3 units, 2 external purpose units (D2 for the fitness centre and B1 use for the office suite) and 14 apartments with vehicular and pedestrian access.

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 Tisdale addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Lewis also spoke in support of the application.

Resolved:

Consideration deferred to an additional meeting of the Development Management Committee to be held before 18 April 2011 in order for Members to receive additional information with regard to:

- (i) the relationship the proposal has to the Building Heights Strategy, prepared by Urban initiatives;

- (ii) the impact the increased height of the proposal would have on the conservation area;
- (iii) consideration of a computer model / fly through of the proposal from different vantage points; and
- (iv) further information from the Council's Highway's department with regard to servicing of the development.

624. 2011/0036/CA Former Royal Garage Site, 4-24 Torwood Street, Torquay (Wellswood Ward)

The Committee considered an application for demolition works.

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 Elliott addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Lewis also spoke in support of the application.

Resolved:

Consideration deferred to an additional meeting of the Development Management Committee to be held before 18 April 2011 to allow for the proposal to be considered in conjunction with application 2011/0035/MPA.

625. 2011/0092/PA Watcombe Primary School, Moor Lane, Torquay (Watcombe Ward)

The Committee considered an application for alterations and extension to the existing galvanised steel frame/glazed canopy to match existing.

Resolved:

Approved with the informative set out in the submitted report.

626. 2011/0227/MPA Shedden Hall Hotel, Shedden Hill Road, Torquay (Tormohun Ward)

The Committee considered an application for part demolition, conversion and alteration from hotel to seven residential dwellings, formation of three residential dwellings and four new residential houses with parking.

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

Resolved:

Approved with the conditions set out in the submitted Report subject to:

- (i) no adverse representations being received on or before 1 April 2011;
- (ii) further negotiations with the applicant and the Council's Arboricultural Officer with regard to the oak tree;
- (iii) receipt of satisfactory design details and schedule of works for the villa; and
- (iv) signing of a Section 106 Agreement in terms acceptable to the Executive Head for Spatial Planning before 23 May 2011.