



Minutes of the Development Management Committee

18 April 2011

-: Present :-

Councillor Scouler (Chairman)

Councillors Addis, Carter (R), Manning, McPhail, Pentney and Thomas (D)

676. Apologies for absence

Apologies for absence were received from Councillors Charwood and Pentney.

677. Minutes

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

678. 2010/0616/MPA Land adjoining Cayman Golf Course, Dartmouth Road, Churston, Brixham

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

Prior to the meeting written representations were circulated to members. At the meeting Mr Bridge addressed the Committee in support of the application.

Resolved:

Subject to the receipt of satisfactory revised plans to show the planting of hedging along the top of the full extent of the proposed banking, approved with the conditions set out in the submitted Report.

679. 2009/1287/MOA Land at Park Bay Garden Centre and Holly Gruit, Brixham Road, Paignton

The Committee considered an application regarding the Section 106 in respect of the above application.

Prior to the meeting a draft Section 106 Agreement was circulated to members in their late representations. At the meeting Mr Britton addressed the Committee in support of the application.

Resolved:

That subject to the completion of a Section106 Agreement on terms acceptable to the Executive Head of Spatial Planning, including those matters dealt with by the Committee in its meeting of 18 April 2010 and which also ensures that:-

- (i) viability be reassessed in respect of all dwellings not delivered and ready for occupation on the site within 5 years of grant of planning permission;
- (ii) amount of any future contributions to be assessed on the basis of the requirements of the current SPD, including 30% affordable housing and full sustainable development contributions but subject if necessary to a viability appraisal; and
- (iii) a mechanism for determining viability after the 5 years has elapsed, including the reassessment of viability to be based on serviced plots at a value of £25,000 per plot for any undelivered units.

680. Belvedere, 37 Marine Drive, Paignton

The Committee considered applications for the removal of conditions relating to holiday use on apartments 1, 5, 6, 15, 18, 19 and 20.

Prior to the meeting written representations were circulated to members. At the meeting Mr Smith addressed the Committee against the application.

Resolved:

That the application be refused on the grounds that it would be contrary to Policy TU6 of the Principal Holiday Accommodation Area Policy and there would be inadequate parking facilities.

(Note 1: Prior to consideration of the above applications, Councillors Carter (R) and Thomas (D) declared personal prejudicial interests and withdrew from the meeting room.)

(Note 2: Prior to consideration of the above applications, Councillor Scouler stated her previous prejudicial interest no longer stood. However, Councillor Scouler left the meeting room for this item where the Vice-Chairman, Councillor McPhail, took the Chair.)

681. 2011/0105/MPA Seaford Sands Hotel, 17 Roundham Road, Paignton

The Committee considered an application for demolition, alterations and conversion to form 14 dwellings.

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

Resolved:

Subject to the signing of a Section 106 Agreement with regard to waste management, stronger communities, education, lifelong learning and greenspace in terms acceptable to the Executive Head for Spatial Planning with six months of the date of this Committee, approved with the conditions set out in the submitted Report and an additional condition removing the permitted development rights.

682. 2011/0163/PA 10-12 Palace Avenue, Paignton

The Committee considered an application for change of use of ground and lower floors from class A1 (retail) to mixed A1/A3 use.

Prior to the meeting a written representation was circulated to members. At the meeting Mr Rackham addressed the Committee in support of the application.

Resolved:

Approved with conditions set out in the submitted Report and an additional condition relating to the shop frontage and an informative regarding use of the ground floor.

683. 2011/0185/R4 Parkfield House, Esplanade Road, Paignton

The Committee considered an application to demolish the conservatory entrance elevation, replace existing spiral staircase to rear elevation with new to British standard means of escape, install fir glazing internally to two windows adjacent to fire escape.

Resolved:

Approved with the conditions set out in the submitted Report.

684. 2011/0186/LB Parkfield House, Esplanade Road, Paignton

The Committee considered an application to demolish the conservatory entrance elevation, replace existing spiral staircase to rear elevation with new to British standard means of escape, install fir glazing internally to two windows adjacent to fire escape.

Resolved:

That the application be forwarded to the National Planning Casework Unit with a recommendation that Listed Building consent be granted together with the imposition of the conditions set out in the submitted Report.

685. 2011/0273/PA Occombe Farm, Preston Down Road, Paignton

The Committee considered an application for the installation of solar photovoltaic panel on the roofs of five agricultural barns.

Resolved:

Approved.

686. 2011/0062/PA Daleside Court, Lincombe Drive, Torquay

The Committee considered an application for demolition of the existing building (arranged as five flats) and formation of seven new 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 Fiona McPhail addressed the Committee against the application and Dan Metcalfe addressed the Committee in support of the application.

Resolved:

That consideration of the application be deferred to allow for further information/detail with regard to reducing the bulk of the proposal, resolution of overlooking on the east elevation and the impact the proposal would have on the neighbouring conservation area.

(Note: During consideration of application 2011/0062/PA, Councillor McPhail declared a personal prejudicial interest and withdrew from the meeting room.)

687. 2011/0082/PA White Lodge, Ilsham Marine Drive, Torquay

The Committee considered an application to extend the time limit on application 2007/1106/PA.

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

Resolved:

Subject to the signing of a Section 106 Agreement with regard to sustainable transport, waste management, lifelong learning and greenspace and recreation in terms acceptable to the Executive Head for Spatial Planning within six months of the date if this Committee, approved with the conditions set out in the submitted Report.

688. 2011/0227/MPA Shedden Hall Hotel, Shedden Hill Road, Torquay

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

Prior to the meeting, written representation was circulated to members.

Resolved:

- (i) Approved subject to –
 - (a) subject to the signing of a Section 106 Agreement in terms acceptable to the Executive Head for Spatial Planning within six months of the date of the Committee;
 - (b) the receipt of satisfactory further information with regard to highway access, phasing works to redevelop the villa, schedule of improvement works for the whole site and information regarding existing trees and landscaping works; and
 - (c) the imposition of the conditions set out in the submitted Report; and
- (ii) that enforcement notice be served to cease the residential use of the property.

689. Appeal Decisions

The Committee noted the outcome of recent appeal decisions.

Chairman