



Minutes of the Development Management Committee

31 May 2011

-: Present :-

Councillors Addis, Amil, Barnby, Doggett (In place of Councillor Baldrey), Hill, Kingscote, McPhail, Morey and Pentney

31. Appointment of Chairman

Councillor McPhail was elected Chairwoman for the 2011/2012 Municipal Year.

32. Apologies for absence

It was reported, until further notice, Councillor Morey would be the Non-Coalition Group member and Councillors Baldrey and Pentney would be the Liberal Democrat Group members on the Committee.

It was noted that, in accordance with the wishes of the Conservative and Liberal Democrat Groups, the membership of the Committee had been amended for this meeting by including Councillor Amil in place of the Conservative Group vacancy and Councillor Doggett in place of Councillor Baldrey.

33. Appointment of Vice-Chairman

Councillor Morey was elected as Vice-Chairman for the 2011/2012 Municipal Year.

34. 2011/0018/MPA - Torbay Holiday Chalets, Fishcombe Road, Brixham

This application was withdrawn by the applicant.

35. 2011/0330/HA - 31 Wall Park Close, Brixham

The Committee considered an application to raise the ridge line/roof, alterations and extension at rear to form additional living, kitchen and bedrooms.

Prior to the meeting, members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Peter Boldry addressed the Committee against the application and Nick Jackson addressed the Committee in support of the application.

Resolved:

Approved with the conditions set out in the submitted Report.

36. 2011/0158/HA - House Number 1, accessed off St Marys Road, adjacent to Nurton House, Castor Road, Brixham

The Committee considered a retrospective application to regularise an existing timber deck with proposed screen hedging to boundary.

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 condition set out in the submitted Report.

37. 2011/0070/MPA - 9 Central Avenue, Paignton

The Committee considered an application for the demolition of building and formation of nine new flats with associated car parking (as revised by plans received 3 May 2011).

Prior to the meeting, members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Colin Ritchie addressed the Committee in support of the application.

Resolved:

Consideration deferred for further discussions with English Heritage to establish whether the building is worthy of being designated as a listed building.

38. 2011/0324/MPA - Site of Paignton Police Station, Southfield Road, Paignton

The Committee considered an application for residential development to form 14 dwellings with associated parking and access road.

Prior to the meeting, members of the Development Management Committee undertook a site visit. At the meeting Superintendent Jim Nye addressed the Committee in support of the application.

Resolved:

Approved delegated to the Executive Head of Spatial Planning subject to:

- (i) the imposition of conditions 1, 3 and 4 set out in the submitted Report;
- (ii) condition 2 in the submitted Report being amended to reflect retention and refurbishment of the red sandstone boundary wall;
- (iii) an additional condition regarding archaeological studies;
- (iv) further negotiations by officers to attempt to resolve concerns in relation to the loss of trees on Blatchcombe Road; and

- (v) the signing of a Section 106 Agreement in respect of waste management, stronger communities, education, lifelong learning and greenspace in terms acceptable to the Executive Head for Spatial Planning to be signed within three months of the date of this Committee.

39. 2011/0395/MPA - Totnes Road Service Station, site adj 141 Totnes Road, Paignton

The Committee considered an application to extend the time limit on a redevelopment to form 14 flats with parking and vehicular/pedestrian access (application 2007/1370/PA),

Prior to the meeting written representations were sent to members of the Development Management Committee.

Resolved:

Subject to the signing of a Section 106 Agreement in terms acceptable to the Executive Head for Spatial Planning by 11 July 2011, approved with the conditions set out in the submitted Report.

40. 2011/0109/HA - 3 Erica Drive, Torquay

The Committee considered an application for a proposed annexe incorporating the existing garage, and provision of a new double garage.

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 Blatchford addressed the Committee against the application and Mr Cooper addressed the Committee in support of the application.

Resolved:

Approved with the conditions set out in the submitted Report, and the completion of a Section 106 Agreement to prevent the annexe being sold as a separate unit to the main dwelling.

(Note: Prior to consideration of application 2011/0109/HA, Councillor Pentney declared a personal prejudicial interest and withdrew from the meeting room.)

41. 2011/0249/MPA - South Sands Apartments, Torbay Road, Torquay

The Committee considered an application for the demolition of 19 flats and formation of 11 town houses 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 Graham Fuell addressed the Committee in support of the application.

Resolved:

Subject to the completion of a Section 106 Agreement in respect of waste management, sustainable transport, stronger communities, lifelong learning, and greenspace within three months of the date of this Committee, approved with the conditions set out in the submitted schedule.

42. 2011/0266/PA - Cockington Court, New Build Studios, Cockington Lane, Torquay

The Committee considered an application for change of use of studios 7 and 8 from B1 craft use to A1 retail, and unit 6 from B1 craft use to A3 café/restaurant.

Prior to the meeting, written representations were circulated to members of the Development Management Committee.

Resolved:

Subject to there being no adverse planning related objections received prior to the expiry of the consultation period on 3 June and the receipt of satisfactory revised plans removing the café/restaurant from the scheme, personal permission for retail use be granted to the Devon Guild.

43. 2011/0289/MPA - 16 Market Street, Torquay

This application was withdrawn by the applicant.

44. 2011/0351/MR3 - Town Hall Car Park, Lymington Road, Torquay

The Committee considered an application for demolition of one-storey building in the south east corner of the site and formation of a 3-4 storey office building to provide a mix of A2 (financial and professional services) and B1 use (business) 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.

Resolved:

Approved subject to

- (i) the imposition of conditions in respect of provision and retention of car and cycle parking facilities; landscaping provision and management; contaminated land assessment; sustainable travel commitments; flooding risk issues and management; restriction of use classes; use of materials;
- (ii) the views of the Arboricultural officer, Environment Agency and drainage department and the imposition of any conditions deemed necessary; and

- (iii) an informative with regard to landscaping/maintenance works of the bank between the library and proposed development.

45. 2011/0356/MPA - Suite Dreams, Steep Hill, Torquay

The Committee considered an application to extend the time limit on a redevelopment to form 10 flats (application 2008/0832/MPA).

Resolved:

Subject to the completion of a Section 106 Agreement in respect of greenspace and recreation; lifelong learning, waste and recycling; and street wardens being signed before 1 July 2011, approved with the conditions set out in the submitted Report.

46. 2011/0387/PA - Coombe Pafford School, Steps Lane, Torquay

The Committee considered an application for an extension to form office/interview room to side of existing classroom block.

Prior to the meeting, members of the Development Management Committee undertook a site visit.

Resolved:

Approved.

47. 2011/0388/PA - Land at Dairy Hill and 13 Stanbury Road, Torquay

The Committee considered an application for a detached garage with adjacent hard standing with vehicular and pedestrian access.

Prior to the meeting, members of the Development Management Committee undertook a site visit.

Resolved:

Refused for the reasons set out in the submitted Report together with the damage and impact the proposal would have on the trees.