



Minutes of the Development Management Committee

12 December 2011

-: Present :-

Councillor McPhail (Chairwoman)

Councillors Morey (Vice-Chair), Addis, Baldrey, Barnby, Brooksbank, Hill, Pentney and Hytche (In place of Kingscote)

(Also in attendance: Councillors Richards and Thomas (D))

426. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillor Hytche instead of Councillor Kingscote.

427. Minutes

The Minutes of the meeting of the Development Management Committee held on 14 November 2011 were confirmed as a correct record and signed by the Chairman.

428. Urgent Items

The Committee considered the item in Minute 429, which was inadvertently missed off the original agenda.

429. P/2011/0968 - Bench House, Blackball Lane, Brixham

The Committee considered an application in respect of a variation of condition 3 of permission P/2011/0039 (seeking accordance with the recommendation of the bat hibernation roost survey and memorandum date 6 January 2011).

Prior to the meeting written representations were circulated to members.

Resolved:

Approved with an informative that if they find evidence of bats on the site they must contact Natural England to arrange for the relevant licences.

430. P/2011/1118/R4 - Churston Grammar School, Greenway Road, Brixham

The Committee considered an application for the installation of solar panels on roof(s) of building(s).

Prior to the meeting written representations were circulated to members.

Resolved:

Subject to an addition to condition 1 'and implemented in accordance with that scheme', approved with the conditions and informatives set out in the submitted Report.

431. P/2011/0898/VC - Flat 3 Carlton Manor, 9 Roundham Road, Paignton

The Committee considered an application in respect of the removal of condition 1 to application P/2000/1186 to allow permanent residential use for flat 3 only.

Prior to the meeting written representations were circulated to members.

Resolved:

Approved subject to the completion of a S106 Agreement in respect of municipal waste and recycling, education, lifelong learning, green space and recreation within three months of the date of this Committee or the application be re-considered by members.

432. P/2011/1041/PA - San Remo Holiday Flats, 15 Marine Drive, Paignton

The Committee considered an application in respect of internal alterations to the first floor rear holiday flat to be combined into owners' accommodation.

Resolved:

Approved with the informative set out in the submitted Report.

433. P/2011/1056/MPA - 13-39 Langridge Road, Paignton

This application was withdrawn by the applicant.

434. P/2011/1053/VC - Julie Court, 5 Colin Road, Paignton

The Committee considered an application in respect of the removal of condition 2 on application P/1987/1109; condition 1 on application P/1996/1527 and condition 1 on application P/2002/1896 to allow the holiday flats and owners accommodation to be occupied without limitation, internal alterations and removal of exterior signage.

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

Resolved:

Approved subject to:

- (i) the completion of a Section 106 Agreement in respect of waste management, sustainable transport, education, lifelong learning and green space within three months of the date of this Committee or the application be re-considered by members; and
- (ii) the imposition of the conditions and informative set out in the submitted report with condition 2 being amended to read within six months of the issuing of this decision, or prior to commencement, whichever is sooner, a program of work to; improve the exterior of the building, remove all signage and landscape the site, shall be submitted to and approved by the Local Planning Authority in writing and implemented in strict accordance with the approved programme of works.

435. P/2011/1197/VC - Flat 3 Sunhill Apartments, 19 Alta Vista Road, Paignton

The Committee considered an application in respect of a variation of condition 1 to application P/2004/0038 to allow residential and holiday use.

Resolved:

Approved subject to the completion of a Section 106 Agreement in respect of municipal waste and recycling, education, lifelong learning, green space and recreation.

436. P/2011/1192/VC - Unit 11, Sunhill Apartments, 19 Alta Vista Road, Paignton

The Committee considered an application in respect of a variation of condition 1 to application P/2004/0038 to allow residential and/or holiday use.

Resolved:

Approved.

437. P/2011/1202/VC - Apartment 2, Sunhill Apartments, 19 Alta Vista Road, Paignton

The Committee considered an application in respect of a variation of condition 1 to application P/2004/0038 to allow residential and holiday use.

Resolved:

Approved.

438. P/2011/0628/PA - Torbay Court, Chelston Road, Torquay

The Committee considered an application for the redesign of a previously

approved scheme to form one additional cottage in lieu of one of the flats (scheme now four cottages and six flats).

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

Resolved:

Refused for the reason set out in the submitted Report.

439. P/2011/0856/MPA - Former General Accident Fire & Life Assurance Plc General Buildings, Greenway Road, St Marychurch, Torquay

The Committee considered an application in respect of a revised scheme for the redevelopment of the General Accident building and erection of seven retail units in Class A1, A2, A3, A4, and A5. Modifications to design comprising replacement of pitched roofs to pod unit and retail unit No 5, redesign of fenestration/shop fronts and entrance to anchor store. Erection of four, two storey residential units with forecourt parking. Improvements to public realm within and adjacent to the site and relocation of bus stop closer to proposed vehicular access (revised scheme).

Prior to the meeting Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Daniel Geary addressed the Committee against the application and Tom Roche addressed the Committee in support. In accordance with Standing Order B4.1 Councillor Thomas (D) addressed the Committee.

Resolved:

Approved subject to:

- (i) the completion of a Section 106 Agreement to secure developer contributions in line with the Supplementary Planning Document, to be signed within six months of the date of this Committee or the application be re-considered by members; and
- (ii) the imposition of conditions as itemised at the end of the submitted Report with the addition of further conditions in relation to a servicing plan, screening to Kingsbridge and replacement of timber fence on Greenway Lane: all conditions being delegated to the Executive Head of Spatial Planning.

440. P/2011/0896/PA - Site Formerly Known As 1-5 Athenaeum Place, Side Of 27 Braddons Street, Torquay

The Committee considered an application in respect of the formation of three two bedroom houses with 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 Adrian Gillett addressed the Committee in support of the application.

Resolved:

Approved subject to:

- (i) the completion of a Section 106 Agreement in respect of municipal waste and recycling, sustainable transportation, lifelong learning, green space and recreation within six months of the date of this Committee or the application be re-considered by members: and
- (ii) the imposition of the conditions set out in the submitted Report.

441. P/2011/0035/MPA - Former Royal Garage Site, 4-24 Torwood Street, Torquay

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

Prior to the meeting written representations were circulated to members.

The Senior Planning Officer explained that further to the meeting of the Development Management Committee held on 8 April 2011, the Section 106 Agreement had not been completed by the required date. The Senior Planning Officer further explained that the terms of the Section 106 Agreement were acceptable and sought members' approval for an extension of time for two months.

Resolved:

Approved subject to:

- (i) the completion of the Section 106 Agreement, on terms listed in the submitted Report, by 12 February 2012;and
- (ii) the imposition of the conditions and informative set out in the submitted Report.

442. P/2010/1141/R3 - Torre Abbey, The Kings Drive, Torquay

The Committee considered an application in respect of alterations, repairs and conversion works (Torre Abbey Phase 2).

Resolved:

Approved with the conditions and informative set out in the submitted Report.

443. P/2010/1142/LB - Torre Abbey, The Kings Drive, Torquay

The Committee considered an application in respect of alterations, repairs and conversion works (Torre Abbey Phase 2).

Resolved:

Approved with the conditions and informative set out in the submitted Report.

444. Appeal Decisions

The Committee noted the outcome of recent appeal decisions, as set out in the submitted Report.

Chairman