

Minutes of the Planning Committee

24 July 2023

-: Present :-

Councillor Jacqueline Thomas (Chairwoman)

Councillors Billings (Vice-Chair), Mandy Darling, Fox, Joyce, Barbara Lewis, Pentney and Stevens

(Also in attendance: Councillor Brook)

13. Apologies for absence

An apology for absence was received from Councillor Darren Cowell.

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended to include Councillor Hannah Stevens in place of Councillor Tolchard and Councillor Barbara Lewis in place of Councillor Katya Maddison.

14. Minutes

The minutes of the meeting of the Committee held on 26 June 2023 were confirmed as a correct record and signed by the Chairwoman.

15. Former Torbay Holiday Motel, Totnes Road, Paignton (P/2022/0771)

The Committee considered an outline application relating to the demolition and redevelopment up to 30 dwellings with detailed access (matters of appearance, landscaping, layout and scale reserved, as revised by plans received 28.04.2023).

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 Mr Michael Drake of Eden Property Group addressed the Committee in support of the application.

At the meeting the Planning Officer advised that the proposed access point plan had been altered to address highways' concerns and that the revised plan now had the support of the Highway Authority. This would also form part of reserved matters for consideration by the Planning Committee at a later date.

In accordance with Standing Order B4.1 Councillor Brook addressed the Committee and was generally supportive of the application particularly since access concerns relating to Beechdown Park had been addressed in revised plans.

Resolved (unanimously):

Approved subject to:

1. the conditions outlined in the submitted report with the following amendment:

Revised Condition 9. Connectivity

Notwithstanding the information provided with the planning application, details of the following matters (including swept path analyses) shall be submitted to the local planning authority for its approval in writing:

- (a) Access and egress to/from Beechdown Park and Beechdown Court for vehicles, including waste vehicles, emergency services and (in relation to Beechdown Park only) mobile home deliveries;
- (b) A pedestrian/cycle link to the existing public footway within the northeast corner of the site;
- (c) A pedestrian/cycle link to the southern boundary of the site; and
- (d) A phasing plan for the delivery of the access/egress and links.

Approval of the details and phasing plan to be obtained from the local planning authority in writing before any development is commenced. The access/egress and links shall be provided in accordance with the approved details and phasing plan and shall be maintained thereafter for the duration of the development.

Reason for variation to Condition 9: to secure appropriate connectivity and permeability and to protect existing amenity, support sustainable modes of local travel and/or access to the countryside, in accordance with Policies SS11, DE1 and TA2 of the Torbay Local Plan.

2. the completion of a S106 Legal Agreement to secure heads of terms in accordance with the adopted Planning Contributions and Affordable Housing Supplementary Planning Document, on terms acceptable to Officers;
3. the following additional Conditions:
 - (a) reserved matters to be submitted to the Planning Committee for consideration within a two year period from the date of the decision;
 - (b) set back distance (positive and active frontage) to be addressed within reserved matters; and
 - (c) a requirement to incorporate and secure landscape and appearance enhancement to Beechdown Court and associated parking area to comply with the Collaton St Mary Masterplan; 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.

16. 3 Keysfield Road, Roundham, Paignton (P/2023/0446)

The Committee considered an application for reserved matters to application P/2021/0808 (demolition and formation of 14 apartments). The reserved matters to be discharged related to landscaping (to include biodiversity enhancement measures).

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. the informative set out in the submitted report; and
2. 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.

17. 43 Thatcher Avenue, Torquay (P/2023/0390)

The Committee considered an application for roof alterations from hipped to flat roof, to create a first floor extension with first floor balcony to the front, replacement balustrade to the existing terrace and changes to fenestration.

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 Kim Walker of Taylor Whitehouse Planning addressed the Committee against the application.

Resolved:

That the application be deferred to obtain further information as follows:

1. whether the proposed thickness of the floor can be reduced and revised plans submitted;
2. whether the proposed height of the ceiling can be reduced and revised plans submitted.

Reasons:

The current design has a detrimental impact to the street scene as a result of the massing and height of the current proposed structure.

Chairwoman