

Minutes of the Planning Committee

18 August 2025

-: Present :-

Councillor Brook (Chairman)

Councillors Billings, Mandy Darling, Fox (Vice-Chair), Pentney, Tolchard, Virdee and Bye

4. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended to include Councillor Bye in place of Councillor Strang.

5. Minutes

The minutes of the meeting of the Committee held on 23 June 2025 were confirmed as a correct record and signed by the Chairman.

6. Land Adjacent County Court, Nicholson Road, Torquay, TQ2 7AZ (P/2024/0511)

The Committee considered an Outline Application (matters of appearance and landscaping reserved) for Use Class B2, B8 and E(g)(ii) & E(g)(iii) commercial units with associated works.

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 Dr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum in support of the application. Mr Tim Jones addressed the Committee in support of the application.

At the meeting the Planning Officer advised, that since the report had been published, an update had been received from the Council's Principal Policy and Project Planner who had provided an update on the Local Plan Working Party's deliberations relating to employment land. The Local Plan Working Party held on the 26 June 2025 considered the allocation of employment sites in the light of the final Economic Development Needs Assessment data. The Working Party considered that the forthcoming draft Local Plan should seek to allocate between 20 hectares (ha) and 28ha of employment land which is an increase from the circa 14ha allocated in the current Torbay Local Plan. The land adjacent to the County Court was identified as a site for allocation in the draft Local Plan, and it is intended to be published for public consultation in Autumn. This carries very little weight in the Planning Balance at present since it is only a Working Party Recommendation however, the Planning

Committee should be aware that the Working Party had agreed to consult on the principle of developing the site in the Local Plan.

Resolved (unanimously):

Approved for the following reasons:

- the impact on highway safety was not considered severe;
- the lack of pedestrian access into the site via the ramp was not considered to cause a potential health and safety issue; and
- additional weight attached to the economic benefits of the proposal.

Subject to the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency, to include the following but not be limited to;

- restrict use classes B2/B8/E – no additional class E uses;
- biodiversity matters;
- ecology enhancement measures;
- construction management plan;
- landscape plan;
- works not to take place during bird nesting season;
- flooding and drainage plan;
- tree protection plan;
- final design – reserve matter stage for appearance of buildings;
- external lighting;
- designing out crime measures;
- waste and recycling storage;
- bicycle storage;
- stepped access;
- car park and road management plan;
- travel plan;
- hours of delivery;
- noise levels; and
- energy and sustainability.

7. Appeals Monitoring Report

The Committee received a report from the Service Manager for Development Management that provided information on the latest appeal decisions received.

Resolved:

That Members noted the Appeals Monitoring Report.