

Minutes of the Planning Committee

10 November 2025

-: Present :-

Councillor Brook (Chair)

Councillors Billings, George Darling, Mandy Darling, Fox (Vice-Chair), Pentney, Spacagna and Tolchard

(Also in attendance: Councillors Amil, Bye, Foster and Maddison)

12. Apologies for absence

It was reported that, in accordance with the wishes of the Liberal Democrat Group and Conservative Group, the membership of the Committee had been amended to include Councillors George Darling and Spacagna in place of Councillors Virdee and Strang respectively.

13. Minutes

The minutes of the meeting of the Committee held on 15 September 2025 were confirmed as a correct record and signed by the Chairman.

14. Disclosure of Interests

No declarations of interest were made.

15. Singleton Gardens, Meadfoot Sea Road, Torquay (P/2025/0423)

The Committee considered an application for partial demolition of existing dwelling house, demolition of greenhouse and outbuilding and construction of replacement dwelling and 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, the Planning Officer advised, that since the report had been published one additional letter of representation had been received but this raised no new material issues that had not already been covered in the submitted committee report.

Following the Planning Officer's presentation, David Redman addressed the Committee against the application. Mike Cowdery addressed the Committee on behalf of the Torquay Neighbourhood Forum against the application. In accordance

with Standing Order B4.1 Councillor Foster addressed the Committee against the application. Ann Hodson addressed the Committee in support of the application.

Resolved:

Approved, subject to;

- 1) the conditions as outlined in the submitted report with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
- 2) the resolution of any new material considerations that may come to light following the 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. Land North Of Totnes Road, Collaton St Mary (P/2024/0368)

The Committee considered an application for reserved matters relating to P/2019/0281 (Up to 100 dwellings) - relating to:

- (i) layout;
- (ii) scale;
- (iii) appearance; and
- (iv) landscaping.

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 Andrew Rowe addressed the Committee in support of the application.

Resolved:

Approved, subject to;

- 1) the satisfactory resolution of outstanding highway points, to be delegated to the Divisional Director of Planning, Housing, Transport and Climate Emergency;
- 2) the conditions as outlined in the submitted report, with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; that the during the final drafting of conditions the Divisional Director of Planning, Housing and Climate Emergency consider;
 - a) expanding the condition regarding materials to include 'roofs';
 - b) increasing the height of the fencing on southern, eastern and western boundaries from 1.2m to 1.5m;
 - c) the phasing plan to include delivery of open space and landscaping as soon as possible; and
 - d) a condition if permissible or otherwise an informative, regarding construction and adoption of foul water drainage.

- 3) the resolution of any new material considerations that may come to light following the 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.

Chair