

Minutes of the Planning Committee

27 April 2026

-: Present :-

Councillor Brook (Chair)

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

32. Minutes

The minutes of the meeting of the Committee held on 2 March 2026 were confirmed as a correct record and signed by the Chair.

33. Unit 12 - 12A Torbay Trading Estate, New Road, Brixham (P/2025/0760)

The Committee considered an application for the redevelopment of the former Jewson site consisting of demolition of an existing commercial building and construction of four and five-storey residential buildings comprising 23 two-bedroom flats.

Prior to the meeting, written representations were available on the Council's website.

At the meeting, the Planning Officer advised that since the Committee report had been published, 2no. additional letters of representation had been received with no new material considerations, which were available on the Council's website and a copy had been distributed to the Members of the Committee.

Following the Planning Officer's presentation, Jo Sampson addressed the Committee against the application.

Resolved:

Approved, subject to:

1. Planning conditions as outlined within the submitted report, with the final drafting of conditions delegated to the Divisional Director of Place Strategy;
2. the completion of a unilateral undertaking in relation to the South Hams Special Area of Conservation (SAC) Berry Head Recreation Zone; and
3. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

34. Sherwell Valley Primary School, Hawkins Avenue, Torquay (P/2026/0016)

The Committee considered an application for the installation of 5 air conditioning condensers, associated cable trays and acoustic enclosure and the installation of insulation and associated works.

Prior to the meeting, written representations were available on the Council's website.

Resolved:

Approved, subject to:

1. Planning conditions outlined within the submitted report, with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy; 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 Place Strategy, including the addition of any necessary further planning conditions or obligations.

35. 3 Keysfield Road, Paignton (P/2025/0688)

The Committee considered an application for reserved matters relating to P/2024/0831 (variation of P/2021/0808 (demolition of existing building and formation of 14 apartments (outline)) – relating to the following reserved matters to be discharged:

- (i) landscaping (to include biodiversity enhancement measures).

Prior to the meeting, written representations were available on the Council's website.

Resolved:

Approved, subject to:

1. subject to a legal agreement to secure recreational pressures mitigation on the Berry Head Special Area of Conservation (SAC); 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 Place Strategy, including the addition of any necessary further planning conditions or obligations.

36. Access Track South of Limekiln Close, Paignton (P/2023/0143)

The Committee considered an application for the change of use of land for the establishment of public footway/cycleway link to include improvement works to existing track.

Prior to the meeting, written representations were available on the Council's website.

At the meeting, the Officer advised that since the Committee report had been published, an additional letter of representation had been received with no new material considerations, which was available on the Council's website.

Resolved:

Approved, subject to:

1. Amendment of the Committee resolution part 1. of Minute 26 of the Planning Committee dated 18 September 2023 to remove the 6-month time limit for completion of the Section 106 in order to enable a decision to be issued for the submitted application;
2. the post-Committee amendment to wording of conditions 2 (Materials) and 5 (Lighting) to be noted;
3. completion of a Section 106 Legal Agreement to secure the heads of terms as outlined in the submitted report, in accordance with the adopted Planning Contributions and Affordable Housing Supplementary Planning Document, on terms acceptable to Officers;
4. Planning conditions detailed in Appendix 1 the original submitted report and subject to the changes identified in the submitted report with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy; and
5. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

Chair