

Minutes of the Planning Committee

20 July 2026

-: Present :-

Councillor Brook (Chair)

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

40. Apologies for absence

It was reported that, in accordance with the wishes of the Liberal Democrat Group, the membership of the Committee had been amended to include Councillor Steve Darling in place of Councillor Mandy Darling.

41. Minutes

The minutes of the meeting of the Committee held on 26 May 2026 were confirmed as a correct record and signed by the Chair.

42. Land North of Long Road, Paignton (P/2025/0782)

The Committee considered an application for the construction of 1,997sqm retail unit (class E(a)), 186sqm coffee shop/ restaurant (flexible Class E(b) and/or sui generis), with 136 space car park to include 10 bay EV charging facility, new service and emergency access road, landscaping 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 committee report had been published, an additional comment had been received from Torbay Council Environmental Health Officer in relation to condition 22 and the following changes had been requested by the applicant to the delivery hours, to amend the hours for condition 22 to read '06:00hrs – 22:00hrs Monday to Saturday' and '08:30hrs to 18:hrs Sundays and Bank Holidays'.

Following the Planning Officer's presentation, Philip Marsden addressed the Committee in support of the application.

Resolved:

Approved, subject to:

1. Condition 22 being amended to read 'The opening hours of the food store (Use Class E(a)) and Coffee Shop (Use Class E(b)) hereby approved shall be limited to 06:00hrs – 22:00hrs Mondays through Saturdays, and 08:30hrs – 18:00hrs on Sundays and Bank Holidays.

All deliveries shall be undertaken within the opening hours hereby approved.'

2. the planning conditions as outlined within the submitted report, with the final drafting of conditions delegated to the Divisional Director of Place Strategy; and
3. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

43. Harbour Light Restaurant, North Quay, Roundham Road, Paignton (P/2026/0125/AD)

The Committee considered an application for illuminated and non-illuminated replacement signage & external lighting (Part Retrospective).

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's website.

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; and
2. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

44. Harbour Light Restaurant, North Quay, Roundham Road, Paignton (P/2026/0126/LBC)

The Committee considered an application for illuminated and non-illuminated replacement signage & external lighting (Part Retrospective).

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's website.

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; and
2. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to Divisional Director of Place Strategy, including the addition of any necessary further planning conditions or obligations.

Chair