

Minutes of the Planning Committee

14 September 2026

-: Present :-

Councillor Brook (Chair)

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

(Also in attendance: Councillors Bye and Foster)

45. Minutes

The minutes of the meeting of the Committee held on 20 July 2026 were confirmed as a correct record and signed by the Chair.

46. Disclosure of Interests

No declarations of interest were made.

47. Seascape Hotel, 8-10 Tor Church Road, Torquay (P/2026/0177)

The Committee considered an application for the conversion and extension of hotel and ancillary garage into 29 residential apartments, including demolition of parts of existing buildings, alterations to the facades of the buildings and accesses, construction of additional residential floorspace above the ancillary garage, parking provision and other 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.

Following the Planning Officer's presentation, Dr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum in support of the application. Amy Roberts 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 Place Strategy;
- 2) the completion of a Section 106 legal agreement to provide affordable housing; 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.

48. Lincombe Manor, Middle Lincombe Road (P/2019/1159)

The Committee considered an application for the formation of roof level extension to provide 11 care rooms and associated works. (Description amended 19.10.2025).

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

The Planning Officer included an update in their presentation stating that the level of financial contribution stated within the report was to be confirmed. Following, the Planning Officer's presentation, David Clayton addressed the Committee against the application. Dr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum against the application. In accordance with Standing Order B4.1 Councillors Foster and Bye addressed the Committee against the application. Louie Austen 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 Place Strategy;
- 2) the completion of a Unilateral Undertaking and financial contribution to provide healthcare and social service costs; 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.

49. Devon Hills Holiday Village (P/2025/0124)

The Committee considered an application for the change of use of land for the siting of additional holiday lodges in three areas: 5 x Infill Area, 18 x Maintenance Area and 29 x Moonshadow Rise Area with landscaping, groundworks 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 letter of representation had been received in relation to the installation of 8 new lodge concrete bases on the wider site and planning enforcement which related to the previous approved planning consent. The Officer also provided an update on highway matters and the proposed pedestrian crossing.

Following the Planning Officer's presentation, Roni Gail addressed the Committee against the application. Jeremy Lambe 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 Place Strategy;
- 2) the completion of a Section 106 agreement to provide sustainable transport contributions;
- 3) new condition 19:

Stock-proof Fencing – Area B

Prior to the first occupation of any holiday lodge within Area B, the 1.1-metre-high stock-proof fence shown on the approved plan ref. no. 4888-200 Rev. J Dated July 2023 'Proposed Site Plan' shall be installed in full. The completed fencing shall thereafter be retained and maintained in a stock-proof condition for the lifetime of the development.

Reason: To prevent unauthorised access, protect adjoining land and livestock, and safeguard the amenity of neighbouring occupiers in accordance with Policies DE1 and DE3 of the Adopted Torbay Local Plan 2012–2030;

- 4) new condition 20:

Additional Internal Stock-proof Fencing – Southern Boundary of Area B

Prior to the first occupation of any holiday lodge within Area B, an additional 1.1-metre-high stock-proof fence shall be erected along the inside of the southern site boundary of Area B (or in such other position as may first be agreed in writing by the Local Planning Authority). The fence shall be completed in full before first occupation of any holiday lodge within Area B and shall thereafter be retained and maintained in a stock-proof condition for the lifetime of the development.

Reason: To provide a secure secondary boundary treatment, prevent unauthorised access to adjoining land, protect livestock, and safeguard the amenity and safety of neighbouring occupiers, in accordance with Policies DE1 and DE3 of the Adopted Torbay Local Plan 2012–2030; 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.