

Minutes of the Planning Committee

23 September 2026

-: Present :-

Councillor Brook (Chair)

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

(Also in attendance: Councillors Bye, Foster, Law and Long)

50. Disclosure of Interests

No declarations of interest were made.

51. 7, 7A, 8, 9, 10, 10A, 11, 11A, 12, 13 And 14 The Strand, Torquay and 43, 45, 47 And 55, 57, 59 The Terrace, Torquay (P/2026/0238)

The Committee considered an application for redevelopment including demolition of site and partial demolition and alterations to No.8 The Strand to form a hotel (Use Class C1) comprising a building of up to six storeys with rooftop bar / restaurant, ground floor commercial spaces (Use Class E(a) and (b)) along with public realm, highways works, infrastructure, 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 Mr Jontie Williams (on behalf of the Civic Society) and Ms Margaret Forbes-Hamilton addressed the Committee against the application. Dr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum in support of the application in principle but against the height of the development. Ms Beth Huntley, Mr David Carter and Mr Phil Jones addressed the Committee in support of the application.

In accordance with Standing Order B4.1 Councillors Law and Long addressed the Committee against the application and Councillor Bye address the Committee in support of the application.

At the meeting the Planning Officers advised, that since the report had been published 3 additional letters of support have been received for the major application, however they do not bring up any further matters not already raised in report. Natural England has provided an updated consultation response on 22 September 2026 on both applications and confirm they have no objection subject to appropriate mitigation being secured in accordance with the Shadow Habitat Regulations Assessment. This

is already recommended to be secured via the planning conditions within the submitted report. A response has also been received from Save Britain's Heritage on 22 September 2026, they object to the applications in their current form on heritage and sustainability grounds. They support the principle of regeneration of this part of Torquay's historic harbour and recognise that there are opportunities for sensitive upgrading and adaptation within the application site. But they consider the applications in their current form would cause substantial harm to designated and non-designated heritage assets, including the Torquay Harbour Conservation Area and the Grade II Listed former Royal Bank of Scotland. They recommend that both applications are refused.

Resolved:

Approval subject to:

1. the planning conditions outlined in the submitted report, with the final drafting of planning conditions delegated to the Divisional Director of Place Strategy;
2. Completion of a Section 106 agreement; 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.

52. 8 The Strand, Torquay (P/2026/0239)

The Committee considered an application for alterations to the building including partial demolition of external structures and the roof, internal walls and features including associated works to adjoining structures. Construction of additional storey to roof, formation of new windows and new doors to the northern elevation. Removal of ATM machine and creation of new entry on the south (front) elevation. (See accompanying MPA P/2026/0238).

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Chair