



Minutes of the Development Management Committee

10 September 2012

-: Present :-

Councillor Morey (Chairman)

Councillors Hytche (In place of McPhail), Brooksbank (In place of Addis), Baldrey, Barnby, Hill, Kingscote, Pentney and Stockman

(Also in attendance: Councillors Faulkner (J) and Davies)

52. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillor Hytche instead of Councillor McPhail and Councillor Brooksbank instead of Councillor Addis.

53. Minutes

The Minutes of the meeting of the Development Management Committee held on 25 June 2012 and 13 August 2012 were confirmed as a correct record and signed by the Chairman.

54. Urgent Items

The Committee considered the item in Minute 55, and not included on the agenda, the Chairman being of the opinion that they were urgent by reason of special circumstances i.e. the matters having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

55. P/2011/1201 Seaford Hotel, 2-4 Stafford Road, Paignton

The Committee considered a verbal updated raised by the Senior Planning Officer regarding application P/2011/1201 – Seaford Hotel, 2-4 Stafford Road, Paignton. The Committee agreed to extend the time limit, from that at the previously minuted meeting of 16 January 2012 (minute 478), to extend the time limit for the completion of the Section 106 agreement in relation to the application.

Resolved:

Committee to extend the 6 months period for the Section S106 Agreement.

56. P/2012/0666/HA - 42 Broadsands Road, Paignton

The Committee considered an application for a ground and first floor dormer extension to include integral double garage and car parking to front of the property.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mr Ruffe addressed the Committee against the application and Mr Swift addressed the Committee in support.

Resolved:

Approved subject to the conditions set out in the submitted report and revised plans to the rear garden and landscaping to the front of the property..

57. P/2012/0760/PA - Minerva Hotel, Adelphi Road, Paignton

The Committee considered an application for a change of use of guest house dining room to steak house with licensed bar.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting David Privett addressed the Committee against the application and David Birch addressed the Committee in support. In accordance with Standing Order B4.1 Councillor Davies addressed the Committee.

Resolved:

Approved subject to:

- (i) the conditions set out in the submitted report and conditions relating to refuse and opening hours be delegated to the Executive Head of Spatial Planning; and
- (ii) an additional condition that the ground floor Class A3 (restaurant and cafe) cannot be sold separately to the rest of the building.

58. P/2012/0782/R3 - Halswell House, 53 Totnes Road, Paignton

The Committee considered an application for 1.5 m high black metal security railings at front and side of building.

Prior to the meeting a written representation was circulated to the Committee.

Resolved:

Approved.

59. P/2012/0334/PA - Land Adjacent Brunswick Heights, Museum Road, Torquay

The Committee considered an application for the construction of two 2 bedroom mews-style houses with car parking spaces.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mr Colin Lee addressed the Committee in support of the application.

Resolved:

Approved subject to:

- (i) the conditions set out in the submitted report;
- (ii) the completion of a Section 106 Agreement within three months of the date of this Committee or the application be re-considered by members; and
- (iii) condition 02 set out in the submitted report be delegated to the Executive Head of Spatial Planning to check the bin store is not in the Red Zone.

60. P/2012/0762/PA - Land Off Shakespeare Close, (Rear Of 2-14 Shakespeare Close And Rear Of 76 - 86 Queensway), Torquay

The Committee considered an application for the formation of one single storey two bedroom dwelling.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit.

Resolved:

Approved subject to the conditions set out in the submitted report.

61. P/2012/0767/PA - 47 Parkhill Road, Torquay

The Committee considered an application for the proposed demolition of existing dwelling and construction of five new terrace houses with parking.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mr Westaway addressed the Committee against the application and Mr Wood addressed the Committee in support. In accordance with Standing Order B4.1 Councillor Faulkner (J) addressed the Committee.

Resolved:

Consideration deferred for further information in respect of:

- (i) roof design;
- (ii) undertaking a Tree Survey;
- (iii) car parking; and
- (iv) proposed colour of buildings.

62. P/2012/0747/CA - St. Mary's Church, Methodist Church, Milton Street, Brixham

The Committee considered an application for the partial demolition to the rear of church and rear of hall.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mrs Cecilia Clapp addressed the Committee against the application and Mr Tom Pratt addressed the Committee in support.

Resolved:

- (i) approved subject to the conditions set out in the submitted report; and
- (ii) a Tree Officer be requested to undertake a Tree Survey on the neighbours' tree at the rear of development.

63. P/2012/0748/PA - St. Mary's Church, Methodist Church, Milton Street, Brixham

The Committee considered an application for demolition works; conversion of Church and hall into two, four bedroom dwellings.

Prior to the meeting written representations were circulated to the Committee and Members of the Development Management Committee undertook a site visit. At the meeting Mrs Cecilia Clapp addressed the Committee against the application and Mr Tom Pratt addressed the Committee in support.

Resolved:

Approved subject to the conditions set out in the submitted report and removal of the rear balconies from the development.

64. Exclusion of Press and Public

Prior to consideration of the item in Minute 65 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

65. Exempt item

Resolved:

that due to an alleged breach of an enforcement notice the Executive Head of Spatial Planning instructed to formally notify in writing of the alleged breach and give the reasonable timescale of one month for the breach to be remedied.

Chairwoman
