



## Minutes of the Development Management Committee

8 October 2012

**-: Present :-**

Councillor McPhail (Chairwoman)

Councillors Morey (Vice-Chair), Addis, Baldrey, Barnby, Hill, Kingscote, Pentney and Ellery

(Also in attendance: Councillors Bent, Butt and Davies)

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### **66. Apologies for absence**

It was reported that, in accordance with the wishes of the Non-Coalition Group, the membership of the Committee had been amended for this meeting by including Councillor Ellery instead of Councillor Stockman.

### **67. Minutes**

The Minutes of the meeting of the Development Management Committee held on 10 September 2012 were confirmed as a correct record and signed by the Chairman subject to an amendment to minute no. 61. Mr Westaway and Mr Wood both addressed the Committee against application P/2012/0767/PA – 47 Parkhill Road, Torquay whereas the minute stated that Mr Wood addressed the Committee in support.

### **68. P/2012/0896/PA - 2 Whidborne Close, Torquay**

The Committee considered an application for an extension and change of use to form 2 No houses.

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 Ferguson addressed the Committee against the application and Simon Blake addressed the Committee in support. In accordance with Standing Order B4.1 Councillor Bent addressed the Committee.

Resolved:

Approved subject to:

- (i) suitable comments from Torbay Council's Drainage Department

- (ii) the receipt of revised plans which result in the re-siting of the proposed dwelling (House 2) moving it 1.5 metres away from the rear boundary with No. 4 Whidborne Close, due to concerns regarding the close proximity of the proposal to the neighbouring property
- (iii) the completion of a Section 106 Agreement in respect of waste management, sustainable transport, lifelong learning, education, greenspace and recreation within three months of the date of this Committee or the application be reconsidered by Members; and
- (iv) conditions set out in the submitted report be delegated to the Executive Head of Spatial Planning.

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

The Committee considered an application for the proposed demolition of existing dwelling and construction of 5 new terrace houses with parking.

Prior to the meeting written representations were circulated to the Committee.

Resolved:

Approved subject to:

- (i) concerns in relation to the basement car park and plinth being resolved
- (ii) more detailed information being provided in relation to key features and agreement over the detailed approach to the roofscape and elevations
- (iii) a SUDS scheme being agreed
- (iv) the completion of a Section 106 Agreement in respect of waste, sustainable transport, education, lifelong learning and greenspace within three months of the date of this Committee or the application be re-considered by members; and
- (v) conditions set in the submitted report be delegated to the Executive Head of Spatial Planning.

**70. P/2012/0737/PA - 25 Courtland Road, Torquay**

The Committee considered an application for a change of use of flat 2 to office/staff room/meeting rooms for the nursery.

Prior to the meeting written representations were circulated to the Committee.

Resolved:

Approved subject to the condition as set out in the submitted report.

**71. P/2012/0841/PA - Wilsbrook, 77 Avenue Road, Torquay**

The Committee considered an application for a change of use from guest house to (C3) dwelling house – retrospective.

Resolved:

Approved subject to:

the completion of a Section106 Agreement in respect of waste management, lifelong learning and greenspace and recreation within three months of the date of this Committee or the application be reconsidered by Members.

**72. P/2012/0183/R3 - Victoria Park, Torquay Road, Paignton**

The Committee considered an application for the retention and change of use of the existing youth service building with a childcare facility (Class D1).

Prior to the meeting, Members of the Development Management Committee undertook a site visit.

Resolved:

Temporary planning permission approved until 31/08/2014 with conditions as set out in the submitted report.

**73. P/2012/0859/PA - Paignton Community College, Waterleat Road, Paignton**

The Committee considered an application for engineering works and access improvements in connection with the construction of multi-use sports hub; amendment to opening hours - Monday to Friday 08:00 to 21.30; Saturday 08:00 to 21.30 and Sunday 08.00 to 21.30.

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

Resolved:

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

**74. P/2012/0869/MPA - Land To The East Of Ocombe Farm Car Park, Preston Down Road, Paignton**

The Committee considered an application for vehicle entry and erection of packing shed, glasshouse and poly-tunnel and horticultural trail ground.

Prior to the meeting Members of the Development Management Committee undertook a site visit.

Resolved:

Approved subject to:

- (i) discussions being undertaken in respect of using a wood fuelled boiler rather than an oil tank; and
- (ii) conditions as set out in the submitted report being delegated to the Executive Head of Spatial Planning.

**75. P/2012/0914/VC - Unit 4, Vista Apartments, 17 Alta Vista Road, Paignton**

The Committee considered an application for the variation of condition 1 to application P/2003/1605 to change from holiday let to permanent residential.

Resolved:

Approved.

**76. P/2012/0995/PA - Roseville, Marine Gardens, Paignton**

The Committee considered an application for a change of use of residential home (Class C2) to house in multiple occupation (sui generis).

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 Chris Selway addressed the Committee against the application and Nick Grodhunce addressed the Committee in support. In accordance with Standing Order B4.1 Councillor Butt addressed the Committee.

Resolved:

Temporary planning permission approved for three years subject to:

- (i) the completion of a Section 106 Agreement in respect of waste management, lifelong learning, greenspace and recreation, stronger communities, monitoring within three months of the date of this Committee or the application be reconsidered by Members; and
- (ii) conditions as set out in the submitted report being delegated to the Executive Head of Spatial Planning.

**77. P/2012/1002/R3 - Curledge Street County Primary School, Curledge Street, Paignton**

The Committee considered an application for the construction of a new link corridor extension (revision to permission P/2011/0384/R3).

Resolved:

Approved.

**78. P/2012/1011/PA - Oldway Mansion, Torquay Road, Paignton**

The Committee considered an application for a change of use and restoration of stables to hotel use including internal and external alterations.

Resolved:

Approved subject to:

- (i) the advice of Natural England and English Heritage; and
- (ii) conditions as set out in the report being delegated to the Executive Head of Spatial Planning.

**79. P/2012/1012/LB - Oldway Mansion, Torquay Road, Paignton**

The Committee considered an application for change of use and restoration of stables to hotel use including internal and external alterations.

Resolved:

Approved subject to:

- (i) advice from English Heritage
- (ii) conditions being delegated to the Executive Head of Spatial Planning to resolve following receipt of English Heritage advice; and
- (iii) application to then be referred to the NCPU for a formal decision.

**80. Blue Seafood Company Report**

The Committee considered a Report on the Blue Seafood Company.

Resolved:

Approved in favour of Option 2 as set out in the submitted report.

(Note: Prior to consideration of minute no. 80 Cllr Ellery declared a non-pecuniary interest as he is Chairman of the Harbour Committee. Cllr Ellery left the meeting and did not vote.)