



Minutes of the Development Management Committee

13 January 2014

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillors Amil, Excell, Lewis, Pountney and Thomas (D))

81. 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.

82. Minutes

The Minutes of the meeting of the Development Management Committee held on 9 December 2013 were confirmed as a correct record and signed by the Chairwoman.

83. P/2012/1074/MPA Land Off Alfriston Road, Paignton

The Committee considered a request for an extension of time in respect of the completion and signing of a Section 106 Legal Agreement. Members were advised that the Section 106 Legal Agreement had been drafted however due to issues between the parties involved the signing of the document had been delayed.

Resolved:

That a two month time extension be granted in order for the Section 106 Legal Agreement to be signed as currently drafted (the agreement to be signed no later than 10 March 2014). Should any substantive changes to the terms of the agreement be required, the application will be referred, in full to the Development Management Committee.

84. P/2013/1189/MPA Land At Playing Fields Dartmouth Road, Paignton

The Committee considered an application for the formation of 1.5 kilometre macadam closed road cycling circuit and associated works including a 1.8 metre boundary fence.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Iain Masters addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Excell addressed the Committee.

Resolved:

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

85. P/2013/0141/PA Cockington Primary School, Old Mill Road, Torquay

The Committee considered an application for a single storey extension, comprising three classrooms, staffroom, hall and kitchen with associated storage.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Matthew Redwood addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Pountney addressed the Committee.

Resolved:

Approved with conditions one, three, four and informatives as set out in the submitted report. Condition two being amended to read:

‘Within six months of the commencement of development and prior to the installation of external materials to the building an External Materials Schedule must be submitted and approved in writing by the Local Planning Authority showing details of all external building materials, including specification and images. The External Materials Schedule shall include the arrangements for the display of samples of materials on site prior to the approval of the same. The development shall be constructed from the building materials approved.

Condition five being amended to read:

‘Within six months of the commencement of development an updated Travel Plan must be submitted to and approved in writing by the Local Planning Authority. This shall amend the Target in the Travel Plan submitted with the application to achieve a 5% reduction in the number of pupils being driven to school and a comparable increase in walking, cycling and scooting by July 2014 and a further 5% reduction over a 1 year period after the new building is first usefully occupied. It shall also add a target to reduce the level of staff car parking on the site and on surrounding roads over the same period. It shall also commit to the provision of additional cycle parking for pupils and staff. A review of the approved Travel Plan shall be submitted to the Local Planning Authority on 1 August 2014 and annually on the same date thereafter to show whether the objectives and targets have been met. In the event that they have not, the school shall submit a new Travel Plan to the Local Planning Authority containing further actions to meet the objectives and targets on 1 September 2015 and annually on the same date thereafter.’

86. V/2013/0004/V The Corbyn Apartments, Torbay Road, Torquay

The Committee considered an application for proposed modifications to a Section 106 Legal Agreement (P/1991/0370).

Resolved:

The proposed modification to the Section 106 Legal Agreement be approved. The Section 106 Legal Agreement be signed and completed within six months of the date of this committee.

87. P/2013/1202/PA Craig, Ilsham Marine Drive, Torquay

The Committee considered an application for the formation of five apartments with vehicular parking (resubmission of P/2013/0258).

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

Resolved:

Approved subject to:

- i) securing planning contributions as outlined in the submitted report within three months of the date of the Committee; and
- ii) appropriate planning conditions be delegated to the Director of Place, to include those set out in the submitted report.

88. P/2013/1257/MPA Combe Pafford School, Steps Lane, Torquay

The Committee considered an application for the demolition of temporary portacabin teaching accommodation and provision of a new hospitality learning facility/cafe and teaching accommodation: together with a new controlled access route providing pedestrian and occasional vehicular access from Moor Lane (resubmission of P/2012/1208).

Prior to the meeting, written representations were circulated to members.

Resolved:

Approval delegated to the Director of Place with outstanding matters subject to the receipt of further information prior to the grant of permission or achieved via planning conditions, to the satisfaction of the Authority's Arboriculture Team, the Authority's Drainage Department; and the Authority's Sustainable Transport Officer/Highways Department.

89. P/2013/1070/MPA The Pines, 78 St Marychurch Road, Torquay

The application was withdrawn prior to the Committee.

90. P/2013/0372/MPA Bishops Court Hotel, Lower Warberry Road, Torquay

The Committee considered an application for the erection of 18 residential units (1x2bed, 8x3 bed and 9x4 bed) in two terraces in the garden area to the east of Bishops Court Hotel on the site of former holiday accommodation.

At the meeting Anthony Eake addressed the Committee in support of the application.

Resolved:

Approved subject to agreement being reached in terms of:

- a) the conclusion of a Section 106 Legal Agreement at the applicants expense within 6 months of the date of this committee meeting that delivers the following:
 - i) Tying together the individual applications to form an agreed phasing plan and a requirement that any changes to individual applications triggers a reappraisal of the viability of the whole scheme. In the event of the site reverting to one development and not being split into two development parcels (east and west), the viability of the project as a whole to be re-assessed.
 - ii) A mechanism (joint bank account) to secure delivery of an agreed schedule of works to the listed villa and to secure the demolition of the adjacent mews building. In the event that the replacement mews building is not delivered within 12 months of the date of demolition, the site to be landscaped in accordance with details which shall have been previously agreed with the Local Planning Authority.
 - iii) A deferred contributions clause to deliver an improved affordable housing contribution in the event of an improved viability. (Maximum scale of contribution to be confirmed).
 - iv) The payment of a commuted sum (affordable housing and Community Infrastructure Contributions) of £170,000 in accordance with appropriate triggers for payment.
 - v) The implementation of any of the approved schemes to act to rescind the previous consent and its associated CLEUD.
 - vi) Applications P/2013/0400/PA, 0401/LB and 0891/PA being tied to the main application P/2013/0372 and implementation tied to delivery of works to the listed building.

- b) the conditions relating to individual applications as set out in the submitted report.

91. P/2013/1184/HA San Marino, Vanehill Road, Torquay

The Committee considered an application for a proposed loft conversion and extension with landscaping alterations.

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

Resolved:

Approved with the conditions set out in the submitted report.

Chairman/woman