



Minutes of the Development Management Committee

9 February 2015

-: Present :-

Councillor Kingscote (Chairman)

Councillors Morey (Vice-Chair), Addis, Brooksbank, McPhail, Pentney, Pountney, Stockman and Tyerman

(Also in attendance: Councillor Amil)

75. Minutes

The Minutes of the meeting of the Development Management Committee held on 12 January 2015 were confirmed as a correct record and signed by the Chairman.

76. Urgent Items

The Committee considered the items in Minute 77 and 78, and not included on the agenda, the Chairman being of the opinion that they were urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

77. Update on Appeal Decisions

The Senior Service Manager advised the Committee that the Independent Planning Inspectorate had confirmed Torbay Council's decisions on Tesco's proposed superstore at Edginswell and Bloor's proposed Club House at Churston Golf Course.

He thanked Members of the Committee and advised that the success had been as a result of excellent team work between Officers, Members and the Community.

78. P/2014/0909 County Hotel, 52/54 Belgrave Road, Torquay

The Committee were advised by the Team Leader, Development Management, that a request had been made for an extension of time to finalise the S106 legal agreement further to the decision of the Committee on 10 November 2014 which stated; S106 signed within 3months of the date of the committee or the application be reconsidered in full by the committee, unless otherwise agreed in writing by the Director of Place in consultation with the Chairman.

Resolved:

- i) for an extension of time to finalise the S106 legal agreement by 1 month, from the 10th February to the 10th March 2015.

79. P/2014/0997/MPA Devon Hills Holiday Village, Totnes Road, Paignton

The Committee considered an application for a touring caravan area to provide 42 touring pitches with a facilities building.

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

The Development Management Team Leader advised the Committee that the applicant had agreed to amend the layout of pitches 7-12 due to concerns raised by the Arboricultural Officer that there was a potential risk to occupants and property from falling tree debris.

Resolved:

Approved, subject to the conditions as per the submitted report, the receipt of plans which are acceptable to the Director Place showing amended layout to pitches and amended wording to condition 01 to read;

01. The site shall only be occupied by caravans or tents **and only** between 1st March and 31st October each year. Reason: In the interests of the amenities of the area and to ensure that the cause of the site is for holiday purposes only. In accordance with the objectives of policies TU9, H13, L2 and L4 of the saved adopted Torbay Local Plan (1995-2011).

80. P/2014/0965/MPA Former Royal Garage Site, 4-24 Torwood Street, Torquay

The Senior Service Manager advised the Committee that on the instruction of the applicant consideration of the item had been withdrawn from this meeting.

81. P/2014/1062/MPA Gleneagles Hotel, Asheldon Road, Torquay

The Committee considered an application for demolition and redevelopment to form 36 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.

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

Resolved:

That the application be refused for the reasons set out in the submitted report.

82. P/2014/1215/MPA Combe Pafford School, Steps Lane, Torquay

The Committee considered an application for the removal of a detached two storey temporary building and construction of an infill building to accommodate teaching space and vocational training.

Prior to the meeting written representations were circulated to Members.

Resolved:

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

83. P/2014/1231/MPA Jewson Ltd, St James Road, Torquay

The Committee considered an application for the demolition of Jewsons builders store and redevelopment to provide 24 no. residential apartments in a three storey building with 20 car parking spaces, a detached three storey office building and store to the rear of the site with parking. (Re-Submission of P/2014/0185).

In her introduction to the application, the Team Leader, Development Management reported that the financial viability of the site had been assessed by the Council's Senior Development Surveyor and that it had been determined and agreed with the developer that S106 contributions of £30,000 were affordable.

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 the conditions which are delegated to the Director of Place and S106 agreement in terms recommended in the officer report to secure payment of £30,000 S106 contributions.

84. P/2014/1107/PA Westbourne Hotel, 106 Avenue Road, Torquay

The Committee considered the change of use from a hotel to a house of multiple occupation (HMO) for the purposes of accommodation for staff in the employ of Rew Hotels Limited.

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

At the meeting Stanley Weedon and Janet Caunter addressed the Committee against the application and Tim Rew, Charles Large and Steven Long addressed the Committee in support of the application. In accordance with Standing Order B4, Councillor Amil addressed the Committee.

Resolved:

That the application be approved subject to revised conditions:

- i) The building shall only be occupied by persons in the employ of Rew Hotels Limited, under contract of no less than 19 hours per week;
- ii) This permission is personal to Rew Hotels Limited. If the property is sold, the use hereby permitted shall cease and the property must revert to a hotel;
- iii) At all times whilst the approved use is in operation there shall be a suitably qualified resident manager/supervisor present;
- iv) An up-to-date register of all residents in occupation be kept and available for inspection by the Local Authority upon request; and
- v) The Local Authority seeks a financial contribution (to be secured by a S106 obligation) from the applicant to pay for the monitoring and enforcement of the use hereby approved.

Chairman/woman