



Minutes of the Development Management Committee

20 April 2015

-: Present :-

Councillor Kingscote (Chairman)

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

96. Minutes

The Minutes of the meeting of the Development Management Committee held on 16 March 2015 were confirmed as a correct record and signed by the Chairman.

97. P/2015/0097/MOA Land To The Rear Of Broadway, Dartmouth Road, Brixham

The Committee considered a development of up to 10 dwellings and associated infrastructure, with all matters reserved other than access.

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

Resolved:

That outline planning permission be approved subject to:

- i) the completion of a Section 106 Legal Agreement within three months of the date of this committee; and
- ii) the conditions set out in the submitted report.

98. P/2015/0029/PA Orcades Hotel, 12 - 13 Esplanade Road, Paignton

The Committee considered an application for the change of use from a Hotel to a student residence/hostel.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to Members. At the meeting Stuart Lewton addressed the Committee against the application and Alex Perkins addressed the Committee in support of the application.

Resolved:

That the application be refused for the following reason:

the detrimental effect the application would have on the Principal Holiday Accommodation Area.

99. P/2015/0052/PA Fernicombe Windmill, Adj To Windmill Cottage, Windmill Lane, Paignton

Members considered an application for the conversion and change of use of the Fernicombe Windmill to a single residential unit, erection of new roof structure and single storey extension.

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, with any further conditions being delegated to the Director of Place.

100. P/2015/0053/LB Fernicombe Windmill, Adj To Windmill Cottage, Windmill Lane, Paignton

The Committee considered a conversion and change of use of the Fernicombe Windmill to a single residential unit, erection of new roof structure and single storey extension.

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 set out in the submitted report with any further conditions being delegated to the Director of Place.

101. P/2015/0092/HA 15 Duchy Drive, Paignton

The Committee considered an application for a single storey extension to the side, a single storey rear extension and increased roof height and depth.

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 submission of revised plans that are acceptable to the Director of Place within 3 months of the date of the Committee or the application be reconsidered in full by the Committee; unless otherwise agreed by the Director of Place in consultation with the Chairman of the Development Management Committee.

102. P/2015/0148/PA Land Adjacent 51 Longmead Road, Paignton

The Committee considered an application for a change of use from highway to residential (public footway and protected trees to remain) to increase size of garden at 51 Longmead Road.

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

Resolved:

Approved.

103. P/2014/0859/MPA Torbay Hospital, Newton Road, Torquay

The Committee considered an application for the reorganisation of the parking and cycling provision to serve the hospital including improvement to access 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 Lesley Darke addressed the Committee in support of the application.

Resolved:

Approved subject to:

- i) conditions preventing works on the car parks that are in ecologically sensitive locations until ecological surveys and details of any necessary mitigation works have been submitted to and agreed by the Director of Place in consultation with Ward Councillors and the Chairman of the Development Management Committee;
- ii) full payment of sustainable transport contribution or the signing of a Section 106 Legal Agreement to secure sustainable transport contribution, within 3 months of the date of this Committee or the application be reconsidered in full by the Committee, unless otherwise agreed with the Chairman of the Development Management Committee; and
- iii) the conditions listed in the submitted Update Report, with any further conditions being delegated to the Director Place.

104. P/2015/0067/PA Maycliffe Hotel, St Lukes Road North, Torquay

At the request of the Applicant's this application was withdrawn prior to consideration by Members of the Development Management Committee.

105. P/2015/0123/PA Highways Land On Lower Warberry Road, Torquay

The Committee considered an application for the removal of the existing column and the erection of a new 15m column with additional cabinets and ancillary development.

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 set out in the submitted report.

106. P/2015/0132/MPA Eclipse Lodge, Rawlyn Road, Torquay

The Committee considered an application for a change of use from care home to 10 residential units including demolition of existing flat roofed first floor side extension and conservatory to rear elevation. Erection of pitched roof first floor side extension, replacement windows and minor alterations.

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) the conclusion of a Section 106 Legal Agreement or Unilateral Agreement to secure the identified community infrastructure contributions including a contribution of £16,000 towards greenspace schemes; and
- ii) the conditions set out in the submitted report, with condition 4 'Submission of Woodland Management Plan' being removed.

107. V/2015/0003 The Corbyn Apartments, Torbay Road, Torquay

The Committee considered an application for a Deed of Variation of Section 106 Agreement (Planning approval P/1991/0370 - Erection Of 17 Holiday Units And Associated Parking) - Reallocation of 8 unrestricted apartments to floors 2 and 3.

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

Resolved:

Approved, that the terms of the Section 106 Legal Agreement be revised in respect of the division of the apartments between residential and holiday use. That the revised Section 106 Legal Agreement be completed and signed within 3 months from the date of this Committee.

108. Spatial Planning - Annual Performance Report 2014/15

The Head of Spatial Planning provided a presentation on the performance report, which headlined the main achievements and identified further areas of work. Members noted the Spatial Planning – Annual Performance Report for 2014/15 in particular the good performance on determining planning applications, on appeal (specifically major public inquiries), on progressing the Local Plan and masterplans. The Committee agreed that the good working relationship between Members and officers made a significant contribution to the Council's planning performance. Members also noted the loss of Section 106 income as a result in changes to national policy.

Members supported the report and the issue of a press release.

The Chairman thanked Members of the committee and Officers for their hard work and support.

109. Presentation to retiring Members

The Chairman acknowledged the years of service given to the Development Management Committee by Councillors Addis, Brooksbank and Pountney as they would not be standing for re-election in May 2015. The Chairman further thanked the Committee for all their hard work during their current term of office.

Chairman/woman