



Minutes of the Development Management Committee

8 June 2015

-: Present :-

Councillor Kingscote (Chairman)

Councillors Barnby, Cunningham, Darling, Doggett, Manning, Morey, Robson and Winfield

(Also in attendance: Councillors Amil, Thomas (D), and Thomas (J))

1. Appointment of Chairman

Councillor Kingscote was elected as Chairman for the 2015/2016 Municipal Year.

2. Apologies for absence

It was reported that, in accordance with the wishes of the Liberal Democrat Group, the membership of the Committee had been amended for this meeting by including Councillor Doggett instead of Councillor Stringer.

3. Minutes

The Minutes of the meeting of the Development Management Committee held on 20 April 2015 were confirmed as a correct record and signed by the Chairman.

4. Appointment of Vice-Chairman

Councillor Morey was appointed as Vice-Chairman for 2015/2016 Municipal Year.

5. Urgent Items

The Committee considered the items in Minutes 13, 14, 15 and 16, and not included on the agenda, the Chairman being of the opinion that it was 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.

6. P/2014/0938/PA Land Off Luscombe Road, Paignton

The Committee considered an application for the formation of up to 75 dwellings with associated road and landscaping. Members were advised that since the submission of the application, the number of dwellings had been reduced to 68.

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

the meeting Mr McCormick addressed the Committee against the application and Mr Tribble addressed the Committee in support of the application. In accordance with Standing Order B4, Councillors Thomas (J) and Thomas (D) addressed the Committee.

Resolved:

Approved subject to:

- i) the completion and signing of a Section 106 Legal Agreement to deliver the affordable housing contribution, the community infrastructure contributions, the surface water mitigation costs, biodiversity offsetting (if appropriate) and the proposed junction improvements; and
- ii) the conditions as set out in the submitted report.

7. 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, written representations were circulated to members.

Resolved:

Approved with the condition set out in the submitted report.

8. P/2015/0152/PA Babbacombe Bowling & Cary Park Tennis Clubs, Cary Avenue, Cary Park, Torquay

The Committee considered an application for an extension to the rear of the clubhouse.

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 condition set out in the submitted report.

9. P/2015/0171/PA 31 Loxbury Road, Torquay

The Committee considered an application for the erection of a single detached dwelling within the curtilage of Sunnyvale, involving the demolition of the existing garage and the erection of two new garages.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Ms Baker addressed the Committee against the application.

Resolved:

That approval of the application be delegated to the Assistant Director of Corporate and Business Services, that approval be subject to:

- i) the conditions as set out in the submitted report;
- ii) the findings of an extended phase one habitat survey concluding that protected species will not be affected, which are to the satisfaction of the Assistant Director of Corporate and Business Services in consultation with Ward Councillors; and
- iii) securing planning obligations (as considered necessary) via an upfront payment or Section 106 Legal Agreement.

10. P/2015/0213/HA Hilltop, Herbert Road, Torquay

The Committee considered an application for the demolition of existing side garage and replace with car port, creation of a new garage at the rear underneath the lawn, removal of existing swimming pool and erection of two storey extension to the rear of the property and erection of a porch to the front.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr Salloway and Mr Stott addressed the Committee against the application and Mr Roberts addressed the Committee in support of the application. In accordance with Standing Order B4, Councillor Amil addressed the Committee.

Resolved:

Approved with the condition as set out in the submitted report.

11. P/2015/0229/PA 65 St Marychurch Road, Torquay

The Committee considered an application for a change of use to form supported living accommodation for adults with learning difficulties (Use Class C2); external alterations (retaining existing caretakers flat).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Ms Yates addressed the Committee against the application and Ms Hardwick addressed the Committee in support of the application.

Resolved:

Approved subject to:

- i) achieving planning contributions as considered necessary in-line with adopted and emerging policy;
- ii) the submission and approval of a business and operational statement to the satisfaction of the Assistant Director of Corporate and Business Services, in accordance with emerging policy H6 of the submitted Local Plan; and
- iii) the conditions as set out in the submitted report.

12. P/2015/0320/PA 101 Braddons Hill Road East, Torquay

The Committee considered an application for the demolition of existing warehouse, and construction of 9 two storey dwellings with 9 car parking spaces - partial demolition of stone boundary wall fronting Museum Road to create vehicular and pedestrian access.

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 receipt of revised plans;
- ii) a drainage statement;
- iii) the signing of a Section 106 Legal Agreement or Unilateral Undertaking to meet the waste, sustainable transport and if necessary, greenspace and recreation contributions; and
- iv) the conditions as set out in the submitted report.

13. P/2013/1311/PA Woodlands, Little Preston Road, Paignton

The Committee were advised by the Team Leader, Development Management, that at the Development Management Committee on 10 February 2014 approval was granted subject to a Section 106 Legal Agreement being completed within three months of the date of the Committee. A further request had been made for an extension of time to sign the Section 106 Legal Agreement.

Resolved:

That an extension of 1 month from the date of this Committee for the signing of a Section 106 Legal Agreement be approved.

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

The Committee were advised by the Team Leader, Development Management, that at the Development Management Committee on 9 February 2015 approval was granted subject to a Section 106 Legal Agreement being completed within three months of the date of the Committee. A further request had been made for an extension of time to sign the Section 106 Legal Agreement.

Resolved:

That an extension of 3 months from the date of this Committee for the signing of a Section 106 Legal Agreement be approved.

15. P/2014/0947/MOA, Land Off Brixham Road - Long Road, Former Nortel Site, Paignton

The Committee were advised by the Team Leader, Development Management, that at the Development Management Committee on 16 March 2015 approval was granted subject to a Section 106 Legal Agreement being completed within three months of the date of the Committee. A further request had been made for an extension of time to sign the Section 106 Legal Agreement.

Resolved:

That an extension of 3 months from the date of this Committee for the signing of a Section 106 Legal Agreement be approved.

16. Annual Report

The Head of Spatial Planning provided a brief summary of the Annual Report that was considered by the Committee on 20 April 2015.

Chairman/woman