



Minutes of the Development Management Committee

13 June 2016

-: Present :-

Councillors Barnby, Cunningham, Kingscote, Morey, Robson, Stringer,
Winfield, Pentney and Tolchard

1. Election of Chairman

Councillor Kingscote was elected as Chairman of the Development Management Committee for the 2016/17 Municipal Year.

Councillor Kingscote in the Chair.

2. Appointment of Vice-Chairman

Councillor Morey was appointed a Vice-Chairman for the 2016/17 Municipal Year.

3. Minutes

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

4. Land South Of Yalberton Road, (Yannon's Farm), Paignton - P/2014/0983/MOA

The Committee considered an update to the application for outline mixed use proposal for phased residential development (Use Class C3) of up to 192 dwellings and employment development (Use Classes B1 and B8) of between 7,400 sq m and 9,200 sq m floor area, together with the provision of ecological mitigation measures, public open space and other associated infrastructure. (Means of access to be determined only) (Revised Scheme).

The Committee noted that the application had been approved at the Development Management Committee meeting on 14 December 2015 subject to successful resolution of technical issues, ecology, completion of a Section 106 Agreement and conditions within six months of the date of the meeting. During this time work had continued on resolving the outstanding matters, but it has not been possible to resolve all issues within the six month deadline, as a number were complex. Therefore a further extension of time was requested.

Resolved:

- (i) That an extension of time until 31 August 2016 be granted to resolve the existing outstanding matters and to allow for a number of minor amendments to the Section 106 Agreement in respect of:
 - (a) deletion of the requirement to provide up to 5% self build plots as part of the provision of affordable housing. The level of affordable housing provision to remain at 30%;
 - (b) pedestrian, cycle links and public transport links to be provided from development to adjoining land at Yannons Farm and to the Western Power Distribution site;
 - (c) provision of an off-site bat barn; and
 - (d) inclusion of provisions to ensure that no less than 2.09ha of the site is available for employment purposes and to ensure that the employment land is actively marketed.
- (i) final drafting of the conditions to be delegated to the Executive Head of Business Services which should include one relating to archaeology.

5. Land Between 101 And 105 Penwill Way, Penwill Way, Paignton - P/2015/0793/PA

The Committee considered an application for the erection of two detached houses with integral garages and parking.

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

Resolved:

That the application be refused on the grounds that the proposal was considered to be overdevelopment, out of keeping with the character of the area and was contrary to Policy DE1 of the Torbay Local Plan.

6. Abbey Crescent, Torbay Road, Torquay - P/2015/0963/MVC

The Committee considered an application for a variation of conditions P1, 01, 07 and 09 of P/2013/0470/MPA to allow residential occupation of 13 holiday flats on level 1 and 2.

At the meeting the Team Leader for Development Management read out 4 late representations.

Resolved:

That the application be refused on the grounds that it would be contrary to Policy TO2 of the Adopted Local Plan 2012-2030 as the loss of this holiday accommodation would not maintain or enhance the tourism role of the defined Core Tourism Investment Area.

7. Beacon Cove, Park Hill Road, Torquay - P/2016/0159/PA

The Committee considered an application for the provision of five residential beach huts and kiosk; access steps; and alterations to retaining wall.

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

Resolved:

Approved subject to:

- (i) the imposition of conditions, as set out in the submitted report;
- (ii) the receipt of a Habitat regulations assessment; and
- (iii) a Deed of Variation to tie payment of a £1,000 monitoring contribution, already secured via a Unilateral Undertaking.

8. Tor Manor, 11 Tor Church Road, Torquay - P/2016/0348/MPA

The Committee considered an application for the formation of 9 dwellings comprising one four bed, five three bed and three two bed units in a two to three storey terrace building with 9 car parking spaces (variation of P/2012/1093).

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

Resolved:

Subject to the receipt of satisfactory drainage information, approved with the conditions set out in the submitted report and a Unilateral Undertaking or S106 agreement to secure highway improvements.

9. Spatial Planning Performance Report April 2014 to March 2016

The Head of Spatial Planning presented a report which provided a summary of the performance of the Spatial Planning Team against Government targets, against other Local Planning Authorities for the period 1 April 2014 – 31 March 2016.

Members and officers were commended on the performance over the last two years. There was recognition of the importance of partnership between Members, officers and investors. There was also recognition of the need to secure delivery of new jobs, homes and infrastructure.

Resolved

That the report be noted.

Chairman
