



Minutes of the Development Management Committee

12 September 2016

-: Present :-

Councillor Kingscote (Chairman)

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

(Also in attendance: Councillors Brooks and Thomas (D))

25. Apologies for absence

An apology for absence was received from Councillor Stringer.

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 Pentney instead of Councillor Darling (S).

26. Minutes

The Minutes of the meeting of the Development Management Committee held on 8 August 2016 were confirmed as a correct record and signed by the Chairman.

27. Urgent Items

The Committee considered the items in Minute 28, 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.

28. 2014/0983/MOA - Land South Of Yalberton Road (Yannon's Farm), Paignton

The Team Leader for Development Management gave Members an update on the above application and advised that public open space and delivery of employment land would both need to be dealt with by condition.

Resolved:

That public open space and delivery of employment land both be dealt with by condition.

29. Land at Alfriston Road, Paignton - P/2016/0462/MPA

The Committee considered an application for a residential development comprising 83 units, creation of new vehicular and pedestrian access, and associated works.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Andy West addressed the Committee in support of the application and in accordance with Standing Order B4.1 Councillor Thomas (D) also addressed the Committee.

Resolved:

Approved, subject to:

- (i) the receipt of satisfactory amended plans showing an increased level of off street parking provision without there being demonstrable harm to the street scenes;
- (ii) the submission of a satisfactory surface water drainage solution;
- (iii) the submission of satisfactory detailed proposed levels demonstrating that that amenity would not be compromised from unsuitable outlooks or create unsatisfactory urban design outcomes;
- (i) the completion Section 106 legal Agreement on terms acceptable to the Executive Head for Business Services by the 27 September 2016, or within 3 months of the date of this committee if an extension of time is agreed between the Authority and the Applicant, otherwise the application be refused;
- (ii) conditions being delegated to the Executive Head for Business Services; and
- (iii) consultation with the Highways Department on the provision of a rise and fall barrier for traffic on Alfriston Road to limit traffic to buses cyclists and pedestrians. If the barrier cannot be achieved, the Chairman and Vice-Chairman to be consulted.

30. Former Rossiter and Sons Site, 13-17 Palace Avenue, Paignton - P/2016/0585/MPA

The Committee considered an application for conversion of the upper three floors and demolition of shop storage to rear and formation of new three storey, 17 unit apartment building.

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 conditions relating to those set out in the submitted report being delegated to the Executive Head of Business Services together with additional conditions relating to the balustrades within existing terrace and elevations to units 4 and 5/reglazing of the canopy to be secured through appropriate phasing and a waste management plan to include details to promote recycling; and
- (ii) a payment of up to £350,000 from the applicant for the regeneration of Paignton Town Centre. Target project and amount to be agreed by the Executive Head for Business Services.

31. 5 Broadsands Road, Paignton - P/2016/0732/VC

The Committee considered an application for the variation of condition P1 of original Planning Permission P/2014/0899). Erection of two apartment blocks each comprising two 2-bed apartments and two 3-bed apartments (8 apartments in total) with associated parking, following demolition of existing building (re-submission of P/2013/1093) - change roof line- changes to doors/fenestration, provision of external storage.

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

Resolved:

Approved subject to completion of a deed to tie the unilateral undertaking relating to application reference P/2014/0899/PA to this permission and the conditions set out in the submitted report.

32. Dawn, Brim Hill, Torquay - P/2016/0471/HA

The Committee considered an application for extensions and alterations to house and garage including side & roof extensions, extended terrace & balcony and raise in ridge height (re-submission of P/2015/1025) (revised description).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Neil Taylor addressed the Committee against the application. In accordance with Standing Order B4.1, Councillor Brooks also addressed the Committee.

Resolved:

Approved with the conditions set out in the submitted report and an additional condition in respect of materials.

33. 68 Barcombe Heights, Paignton - Tree Work Application Report

The Committee considered an application for a tree work application on a protected tree at the above address.

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

Resolved:

Approved with the condition set out in the submitted report.

34. Exclusion of the Press and Public

Prior to consideration of the item in Minute 35 the press and public were formally excluded from the meeting on the grounds that the item involved the likely disclosure of exempt information as defined in paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

35. Enforcement Update

The Team Leader for Development Management gave an update on the current position.

Resolved:

That no further action be taken at the present time and that the situation be reviewed if the property is sold in the future.

Chairman