



Minutes of the Development Management Committee

10 October 2016

-: Present :-

Councillor Kingscote (Chairman)

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

(Also in attendance: Councillors Amil, Brooks and King)

36. Minutes

The Minutes of the meeting of the Development Management Committee held on 12 September 2016 were confirmed as a correct record and signed by the Chairman.

37. Urgent Items

The Committee considered the items in Minute 38, 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.

38. Land West of Brixham Road, Paignton - P/2016/0188

Further the meeting of the Development Management Committee held on 8 August 2016, the Team Leader for Development Management sought members approval for an extension of time in order for the further information previously requested to be submitted.

Resolved:

That an extension of time until 18 November 2016 be approved for the submission of additional information.

39. Land To The Rear Of Broadway, Dartmouth Road, Brixham - P/2016/0772/MVC

The Committee considered an application for the removal of Condition 3 of outline application P/2015/0097 for the 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 and a late representation was read out at the meeting. At the meeting Mr Robert Owers and Mr Mrtyn Iles addressed the Committee in support of the application.

Resolved:

That the application be deferred for further information.

40. Paignton Library, Courtland Road, Paignton - P/2016/0630/MVC

The Committee considered an application for variation of Condition 15 of P/2013/0324 - the development shall be built to Secured by Design Standards (with the exception of windows and doors).

Prior to the meeting written representations were circulated to members.

Resolved:

That Condition 15 be amended as set out in the submitted report and the final drafting of conditions be delegated to the Executive Head Business Services.

41. Land Off Woodview Road & Torbay Business Park, Paignton - P/2016/0880/MPA

The Committee considered an application for the erection of Class B2 industrial building of 6,000 sqm floor space to include parking, external lighting, hardstanding and circulation space (proposal/description amended 8 September 2016).

Prior to the meeting, Members of the Development Management Committee undertook a site visit. At the meeting Tony Slater addressed the Committee in support of the application.

Resolved:

Approved subject to:

- (i) the submission of a Habitats Regulation Assessment that concludes the proposed development would not have a likely significant effect on the South Hams SAC;
- (ii) the submission of revised plans to show an unimpeded footway, and a revised landscaping scheme taking into account the recommendations of the submitted ecology surveys;
- (iii) the submission of additional information in relation to surface water drainage; and
- (iv) the final drafting of conditions, including a condition or a planning obligation to ensure that the landscaping is completed prior to occupation of the building, being delegated to the Executive Head Business Services.

42. 9 Sandringham Drive, Paignton - P/2016/0912/HA

The Committee considered an application for a replacement garage and side extension, loft conversion, alterations and extension to terrace.

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

Resolved:

Approved with the conditions set out in the submitted report.

43. Gleneagles Hotel, Asheldon Road, Torquay - P/2016/0388/MVC

The Committee considered an application for variation of Condition P1 of P/2015/0836 - Replace coffee lounge with 1 bed apartment, Pitched roof added to scooter store, Juliet style balcony amended to allow patio doors, stone heads added above 4F windows, Arched glazed canopy added to SW door & replace concrete balconies with steel frame balconies.

Prior to the meeting written representations were circulated to members.

Resolved:

Approved, subject to:

- (i) no further representations being received by the 19 October 2016 raising material considerations not considered within this report or that are considered to present a demonstrable impact (delegated to the Head of Business Services); and
- (ii) all previously attached conditions, amended as necessary to reflect any detail previously discharged, delegated to the Head of Business Services.

44. Hotel Blue Conifer, Higher Downs Road, Torquay - P/2016/0571/PA

The Committee considered an application for the demolition and redevelopment to form 9 sheltered apartments for the elderly (amended from 10 by plans received 15.09.2016), including communal facilities and new access.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. Further late representations were also reported at the meeting.

At the meeting Colin Roulstone addressed the Committee against the application and Simon McFarlane addressed the Committee in support of the application. In

accordance with Standing Order B4.1 Councillor Brooks addressed the Committee.

Resolved:

That the application be refused on the grounds that by reason of the scale, bulk and design of the building, the proposed development would constitute overdevelopment of the site and would result in a form of development that would be out of keeping with the established character of the area and have a negative impact on the adjoining Babbacombe Downs Conservation Area.

45. Wheatridge Lodge, Wheatridge Lane, Torquay - P/2016/0840/VC

The Committee considered an application for variation of a condition re P/2015/0939 (detached double garage with workshop and storage above to rear of property) Condition P1 approved plans to increase size of garage and insertion of two additional roof-lights.

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

Resolved:

Refused for the following reasons:

The alterations to the approved scheme, which result in an increase in the height of both the eaves and the ridge, together with the repositioning of the footprint which brings the building closer to the boundary with Woodleys Meadow, results in a building with an unduly bulky and prominent roof. The roof has a visually intrusive appearance and does not relate well to the surrounding built environment in terms of scale, height and massing, which has a detrimental impact upon the character and visual amenities of the area contrary to DE1 (Design) of the Local Plan and advice contained within the NPPF that seeks to secure good design (Paragraphs 17, 56 and 64).

The alterations to the approved scheme result in a form of development that by reason of its height and siting closer to the rear boundary of the site, in comparison with the approved scheme, result in a building that has an overbearing relationship to the adjoining property resulting in a detrimental effect on the residential amenity of the occupier, contrary to Policy DE3 in the Torbay Local Plan 2012-2030 which seeks to ensure that all new development should not unduly impact upon the amenity of neighbouring properties.