



Minutes of the Development Management Committee

14 November 2016

-: Present :-

Councillor Kingscote (Chairman)

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

(Also in attendance: Councillors Bye and Stubbley)

46. Minutes

The Minutes of the meeting of the Development Management Committee held on 10 October 2016 were confirmed as a correct record and signed by the Chairman.

47. Urgent Items

The Committee considered the items in Minute 57, 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.

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

The Committee considered an application for removal of condition 3 of outline application P/2015/0097 (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. In accordance with Standing Order B4.1 Councillor Stubbley addressed the Committee.

Resolved:

That the application be deferred until the next Development Management Committee to allow officer to obtain further information in respect of highway safety.

49. Site Of Former Berry Head Garage, Berry Head Road, Brixham - P/2016/1059/VC

The Committee considered an application for the demolition of concrete hardstanding and construction of four dwellings with parking. Variation of

Condition P1 on original application P/2015/0705 and replacement with new plans to include a 400mm increase in the ridge height of Plot 1 and to extend its external end wall by 1500mm.

Prior to the meeting written representations were circulated to members.

Resolved:

Approved with the conditions set out in the submitted report.

50. 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 of Nos. 13, 15 & 17 to 15 apartments. Demolition of shop storage to rear and formation of new 3 storey, 17 unit apartment building to include a biomass boiler at basement level (proposal / description amended and revised plans received 30 August 2016).

Prior to the meeting written representations were circulated to members.

Resolved:

- (i) that the submitted revised plans showing an increase to the window size on the ground floor for units 4 and 5 be approved; and
- (ii) that the original decision be amended to include the provision of 6 affordable housing units on the site instead of a contribution to town centre regeneration.

51. Preston Sands Hotel, 10-12 Marine Parade, Paignton - P/2016/0704/MPA

The Committee considered an application for the demolition existing hotel and formation of 10 apartments.

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

Resolved:

Approved subject to:

- (i) no new representations raising issues not already considered by the Development Management Committee being received before the end of the consultation period which ends on 23 November 2016;
- (ii) submission of details acceptable to the Executive Head of Business Services of drainage attenuation measures and details of levels;

- (iii) the completion of a Unilateral Undertaking or Section 106 Agreement to secure a Greenspace contribution of £7780; and
- (iv) conditions in respect of the following:
 - a) large scale design details;
 - b) samples of Materials and stone panel for inspection;
 - c) landscaping details and triggers for implementation;
 - d) geotechnical report to confirm excavation;
 - e) Construction Method Statement to ensure no pollution to coastal waters;
 - f) implementation of Conservation Action Plan; and
 - g) screening on the side elevations of the balconies.

52. Land Rear Of 107 Teignmouth Road, Torquay, TQ1 4HA - P/2016/0599/MPA

The Committee considered an application for the formation of 12 flats and associated parking.

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 Agreement to secure financial contributions in respect of Waste Management, Sustainable Transport, Lifelong Learning, Greenspace and Recreation;
- (ii) no new representations raising issues which have not been previously considered by the Development Management Committee before the end of the consultation period, which is 30th November 2016;
- (iii) the receipt of consultation responses from consultees confirming the acceptability of the scheme;
- (iv) the submission of acceptable drainage details and details relating to land stability; and
- (v) conditions relating to those listed at the end of the submitted report being delegated to Executive Head of Business Services.

(Note 1: Prior to consideration of this item, Councillors Morey and Robson declared non-pecuniary interests as both are members of the Masterplan Board.)

(Note 2: Prior to consideration of this item, Councillor Winfield withdrew from the meeting room.)

53. 42 Whidborne Avenue, Torquay - P/2016/0932/PA

The Committee considered an application for the demolition of dwelling and proposed replacement dwelling shown as number 42.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting the Team Leader for Development Management read two further letters of representation. At the meeting Angela Huxham addressed the Committee against the application and Nicole Stacey addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Bye 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. The application also be refused on the grounds of lack of surface water drainage details.

54. 42 Whidborne Avenue, Torquay - P/2016/0933/OA

The Committee considered an application for the demolition of dwelling and proposed replacement dwelling shown as number 42A.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Angela Huxham addressed the Committee against the application and Nicole Stacey addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Bye addressed the Committee.

Resolved:

That the application be refused on the grounds that the proposed development would constitute overdevelopment of the site and subdivision of this plot would be out of keeping with the area. The application also be refused on the grounds of lack of surface water drainage details.

55. Appeal Decisions

The Committee noted the outcome of recent appeal decisions.

56. Spatial Planning Performance Report - Quarters 1 and 2

The Team Leader for Development Management presented a report which provided a summary of the performance of the Spatial Planning Team for quarters 1 and 2 and an update on current matters.

Resolved

That the report be noted.

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

Further to the Development Management Committee held on 10 October 2016 where the above application was considered, the Team Leader for Development Management sought the Committee's views on the reasons for refusal.

Resolved:

That the decision in respect of the above application be amended as follows:

'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.~~

Chairman