



Minutes of the Development Management Committee

13 February 2017

-: Present :-

Councillor Kingscote (Chairman)

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

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

77. Apologies for absence

An apology for absence was received from Councillor Morey.

78. Minutes

The Minutes of the meeting of the Development Management Committee held on 9 January 2017 were confirmed as a correct record and signed by the Chairman.

79. Urgent Items

The Committee considered the items in Minute 87, 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.

80. Former B&Q, Korean Martial Arts Academy and Zion Road Chapel, Tor Hill Road and Zion Road, Torquay - P/2016/0730 P/2016/0729 P/2016/0914

The Committee considered three applications for:

P/2016/0730 – former B & Q site: change of use, alterations and extensions to form 19 residential units to include parking/storage facilities and the retention of 663sqm retail/commercial floorspace.

P/2016/0729 – former Korean Martial Arts Academy: change of use from Martial Arts Centre into three dwellings, to include roof extension and alterations.

P/2016/0914 – former Zion Road Chapel: Alterations to and conversion of former chapel to form 6 apartments including car parking at ground floor level and extensions to both roof slopes. Demolition of northern workshop extension and formation of single dwelling.

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

the meeting Dr Patrick Lowe, Ms Margaret Forbes-Hamilton and Mr Hugh Bromage addressed the Committee in support of the applications.

Resolved:

- (i) that application No P/2016/0730 in relation to the B&Q building be approved subject to the Torbay Development Agency confirming the Independent Viability Assessment presents a robust assessment of the viability of the scheme, to the possible inclusion of minor works to secure improved connectivity with the wider urban area and inclusion of conditions relating to:
 - a) large scale details
 - b) samples of materials
 - c) Servicing Plan including refuse strategy based on preliminary
 - d) strategy included in approved Transport Statement
 - e) implementation of parking facilities prior to occupation
 - f) provision of bike storage and electric charging points
 - g) advisory conditions in relation to Bats and Breeding birds
 - h) implementation of recommendations included in contaminated land report
 - i) the use of the ground floor commercial space being defined as A1, A2, A3 OR B1
 - j) submission of a construction management plan prior to the commencement of works
 - k) two year period for commencement of development

- (ii) that application No P/2016/0729 in relation to the Korean Martial Arts Building be approved subject to the inclusion of conditions relating to:
 - a) large scale details
 - b) samples of materials
 - c) advisory conditions in relation to Bats and Breeding birds
 - d) no Permitted Development
 - e) submission of a construction management plan prior to the commencement of works
 - f) two year period for commencement of development

- (iii) that application No P/2016/0914 in relation to the Zion Road Chapel be approved subject to the submission of a revised plan incorporating the Council owned land to be purchased adjacent to Tor Hill Road and extending the redline to include this land within the application site and to the inclusion of conditions relating to:
 - a) implementation of works to former Council owned land adjacent Tor Hill Road including erection of natural stone wall in accordance with previously agreed sample panel prior to occupation
 - b) implementation of schedule of works including stone and brick detail cleaning, reinstatement of windows and works to restore appropriate dimensions to vehicular access prior to occupation
 - c) implementation and maintenance of landscaping.
 - d) implementation of parking facilities prior to occupation.

- e) implementation of refuse storage, bike storage and electric charging points prior to occupation
- f) large scale details
- g) samples of materials
- h) provision of bike storage and electric charging points
- i) advisory conditions in relation to Bats and Breeding birds
- j) submission of a construction management plan prior to the commencement of works
- k) the car parking spaces on the land adjacent to the Chapel being tied to occupation of the Zion Road Chapel site or the former Martial Arts building
- l) two year period for commencement of development.

81. 1-2 Kents Road, Torquay - P/2016/1316/MPA

The Committee considered an application for the conversion and change of use from care home (C2) to 12 residential apartments (C3) to include internal and external alterations.

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

Resolved:

Approved subject to:

- (i) the final drafting of conditions, to include those set out in the submitted report, being delegated to the Head of Business Services;
- (ii) securing appropriate boundary railings details. If railings cannot be secured the Chairman of the Committee to be consulted prior to determination; and
- (iii) the completion of a Section 106 Agreement or the receipt of an upfront payment to secure necessary planning obligations being delegated to the Head of Business Services prior to the 14th March 2017 or within 3 months of the date of this Committee if an extension of time is agreed with the applicant.

82. 1-2 Kents Road, Torquay - P/2016/1317/LB

The Committee considered an application for the conversion and change of use from care home (C2) to 12 residential apartments (C3) to include internal and external alterations.

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

Resolved:

That Listed Building Consent be granted, subject to the final drafting of conditions set out in the submitted report being delegated to the Head of Business Services.

83. Hotel Blue Conifer, Higher Downs Road, Torquay - P/2016/1354/PA

The Committee considered an application for the demolition and redevelopment to form 9 sheltered apartments for the elderly including communal facilities, access, car parking, and landscaping.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. A late representation was read out at the meeting. At the meeting Mr Colin Roulstone addressed the Committee against the application and Mr Simon McFarlane addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Brooks addressed the Committee.

Resolved:

Approved, subject to:

- (i) the final drafting of conditions, to include those set out in the submitted report being delegated to the Executive Head of Business Services; and
- (ii) the inclusion of an additional condition in respect of surface water drainage.

84. Telephone Exchange, Goshen Road, Torquay - P/2017/0030/CU

The Committee considered an application for a proposed 15m mast and associated cabinets.

Prior to the meeting written representations were circulated to members and late representations were read out at the meeting. At the meeting Mr Kevin Sullivan addressed the Committee against the application. In accordance with Standing Order B4.1 Councillor Amil addressed the Committee.

Resolved:

Prior approval is granted.

85. Land At Raleigh Avenue, Adj. Davis Avenue, Torquay - P/2017/0031/CU

The Committee considered an application for the installation of 12.5m monopole, 2 microwave dishes, 2 equipment cabinets and associated works.

Prior to the meeting written representations were circulated to members. In accordance with Standing Order B4.1 Councillor Amil addressed the Committee.

Resolved:

That the application be deferred to be considered by the Committee on 13 March 2017.

86. Land West Of Brixham Road, Paignton - P/2016/0188/MRM

The Committee considered an application for the approval of appearance, landscaping, layout and scale in relation to a sports pavilion and associated development including a sports playing pitch, multi-use games area and car park (proposal/description amended 5 April 2016).

Prior to the meeting, written representations were circulated to members. At the meeting Mr Robert Loxton and Mr Laurence Frewin addressed the Committee in support of the application.

Resolved:

Approved, subject to further consultation with Natural England confirming the acceptability of the Habitat Regulation Assessment, further consultation with Environmental Health with regard to the impact on future occupants of nearby dwellings, clarification from the applicant with regard to the accuracy of the submitted landscape and visual impact assessment and amendments to the landscape mitigation and the submission of surface water drainage information. Final drafting and determination of appropriate planning conditions to be delegated to the Executive Head of Business Services.

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

The Team Leader for Development Management outlined the draft Section 106 Agreement in respect of the above application and sought members' approval to the proposed contributions as follows:

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| Waste Management: | £1,600 |
| Education: (Curlidge Street Primary new nursery provision, Oldway Primary School new school library, Whiterock Primary School new nursery provision) | £8,610 |
| Lifelong learning: | £6,380 |
| Public Realm: (Palace Avenue/Totnes Road/Victoria Street junction Hyde Road/Victoria Street/Torbay Road junction) | £29,570 |
| Total | £46,160 |

Resolved:

That the contributions for the Section 106 Agreement be approved as set out above.

Chairman
