



Minutes of the Development Management Committee

8 May 2017

-: Present :-

Councillor Kingscote (Chairman)

Councillors Barnby, Darling (S), Doggett, Lewis (B), Morey, Robson,
Tolchard and Winfield

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

99. Apologies for absence

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 Councillors Darling and Doggett instead of Councillors Pentney and Stringer.

100. Minutes

The Minutes of the meetings of the Development Management Committee held on 27 February and 13 March 2017 were confirmed as correct records and signed by the Chairman.

101. Urgent Items

The Committee considered the items in Minute 102, 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.

102. Torquay Pavilion, Marina Car Park and Office and adjoining land, Vaughan Parade, Torquay - P/2015/0962/LB

The Team Leader for Development Management explained that at the Development Management Committee held on 27 February 2017 the application was granted Listed Building Consent subject to the receipt of satisfactory details in respect of (a) extraction and ventilation and (b) conditions. The Team Leader sought members' confirmation that agreement of the additional information and drafting of conditions be delegated to the Executive Head for Business Services.

Resolved

That the Executive Head for Business Services be authorised to agree the extraction and ventilation details and the final drafting of conditions.

103. Land Off Brixham Road -Long Road, Former Nortel Site, Paignton - P/2017/0123/MVC

At the request of the applicant, the application was deferred to the next meeting of the Development Management Committee to be held on 12 June 2017.

104. Torquay Pavilion And Marina Car Park And Office And Adjoining Land, Vaughan Parade, Torquay - P/2015/0961/MPA

The Committee considered an application for the change of use and restoration of Pavilion to form hotel reception and spa including restaurant, bars and function rooms. Construction of 4/5 storey 60 bed hotel, 5 and 11 storey block of 43 residential apartments, with ground floor restaurant and retail uses adjacent to harbour. Link between Pavilion and new hotel. Construction of new harbour walkway, provision of 289 car parking places including 74 spaces on Cary Green (42 seasonal; 32 for hotel). Construction of Marina Office and berth holder facilities and erection of Dock Masters Office and associated landscaping.

Prior to the meeting written representations were circulated to members. At the meeting Mark Hoyle, Cordelia Law, Julie Brandon and Paul Fraser addressed the Committee against the application and Dave Jobbins addressed the Committee in support of the application.

Resolved:

- (i) That the following additional information, submitted by the applicant as part of the application since 27 February 2017, be confirmed as acceptable:
 - a. clarification of the impact of 'shadowing' on the amenity of public space;
 - b. opportunities for mitigating the impact of the lift shaft;
 - c. confirmation that the balconies will be constructed as a continuous curve;
 - d. detail in relation to the harbour walkway;
- (ii) That conditional planning permission be granted for the proposal subject to:
 - a. receipt of the following additional information
 - i. strategy for relocating the traditional railings and form and extent of new railing detail;
 - ii. strategy for external and internal plant in relation to the listed building;
 - iii. further details relating to the extended resurfacing between Offshore and the stone setts adjacent to the northern elevation of the hotel building approval of which is to be delegated to the Executive Head – Business Services;
 - b. completion of a Section 106 Agreement to include the matters set out in the Minutes of the Development Management Committee held on 27 February 2017; and

- c. final drafting of conditions delegated to the Executive Head of Business Services.

105. Wheatridge Lodge, Wheatridge Lane, Torquay, TQ2 6RA - P/2017/0226/HA

The Committee considered a retrospective application for a double garage with workshop/storage over.

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

Resolved:

Subject to no new issues not already considered being raised before the end of the consultation period, which expires on 10 May 2017, refused for the reason set out in the submitted report.

106. 42 Whidborne Avenue, Torquay, TQ1 2PQ - P/2017/0259/PA

The Committee considered an application for the resubmission of application P/2016/0932/PA - demolition of dwelling and proposed replacement dwelling with 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 Angela Huxham addressed the Committee against the application and James Stacey addressed the Committee in support of the application.

Resolved:

Refused on the grounds that the proposed development by reason of its scale, bulk and design 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 proposal would therefore be contrary to Policies DE1 and DE3 of the Torbay Local Plan 2012-2030 and Paragraphs 58, 60, 63 and 64 of the National Planning Policy Framework.

107. 42 Whidborne Avenue, Wellswood, Torquay, Torbay - P/2017/0260/OA

The Committee considered an application for the resubmission of application P/2016/0933/OA - demolition of dwelling and proposed replacement dwelling shown as 42A (in outline).

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 James Stacey addressed the Committee in support of the application.

Resolved:

Approved with the conditions and informative set out in the submitted report.

108. 31 Loxbury Road, Torquay - P/2017/0280/HA

The Committee considered an application for a side extension, extended balcony, porch and new hardstanding for provision of a revised parking layout.

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

Resolved:

Refused on the grounds that the proposal would have a detrimental effect on the neighbouring amenities by reason of a loss of light and a dominating effect on the neighbouring property.

Chairman