



Friday, 1 December 2017

## **DEVELOPMENT MANAGEMENT COMMITTEE**

A meeting of **Development Management Committee** will be held on

**Monday, 11 December 2017**

commencing at **2.00 pm**

The meeting will be held in the Meadfoot Room, Town Hall, Torquay

### **Members of the Committee**

Councillor Kingscote (Chairman)

Councillor Barnby

Councillor Doggett

Councillor Hill

Councillor Lewis (B)

Councillor Morey

Councillor Pentney

Councillor Tolchard

Councillor Winfield

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**A prosperous and healthy Torbay**

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For information relating to this meeting or to request a copy in another format or language please contact:

**Amanda Coote, Town Hall, Castle Circus, Torquay, TQ1 3DR**  
**01803 207087**

Email: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk)  
[www.torbay.gov.uk](http://www.torbay.gov.uk)

# DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

**1. Apologies for absence**

To receive apologies for absence, including notifications of any changes to the membership of the Committee.

**2. Minutes**

To confirm as a correct record the Minutes of the meeting of this Committee held on 13 November 2017.

(Pages 5 - 7)

**3. Declarations of Interests**

**(a)** To receive declarations of non pecuniary interests in respect of items on this agenda

**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

**(b)** To receive declarations of disclosable pecuniary interests in respect of items on this agenda

**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

**(Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

**4. Urgent Items**

To consider any other items that the Chairman decides are urgent.

**5. Land South Of Yalberton Road, (Yannon's Farm), Paignton (P/2014/0983/MOA) - update**

(Pages 8 - 40)

Outline mixed use proposal for phased residential development (Use Class C3) of up to 192 dwellings and employment development (Use Classes B1 and B8) of between 7,400 sq m and 9,200 sq m floor area, together with the provision of ecological mitigation measures, public open space and other associated infrastructure. (Means of access to be determined only) (Revised Scheme) (This is a departure from The Adopted Torbay Local Plan 1995-2011).

- 6. Hoburne Ltd, Grange Court Holiday Centre, Grange Road, Paignton (P/2016/0625/PA)** (Pages 41 - 48)

Redevelopment of touring section (Hill View) to holiday static caravans with 12 month holiday season.
- 7. Hoburne Ltd, Grange Court Holiday Centre, Touring Section (Woodland Glade), Grange Road, Paignton (P/2016/0633/PA)** (Pages 49 - 56)

Redevelopment of touring section (Woodland Glade) to holiday static caravans with 12 month holiday season.
- 8. Land Off Brixham Road - Former Nortel Site, Long Road, Paignton (P/2017/0571/MVC)** (Pages 57 - 81)

(Variation of conditions on planning application P/2014/0947/MOA; As amended by S73 applications P/2016/1372 and P/2017/0123): Outline Application with all matters reserved except access, for demolition of the remaining buildings on the site and redevelopment for mixed use purposes comprising up to 255 Class C3 dwellings, up to 5,574sqm of B1 and /or B8 business and/or warehousing uses, up to 8,501sqm Class A1 (bulky goods) retail with up to 515sqm garden centre, and up to 139sqm of A3 cafe /restaurant uses, along with related site access, access roads and paths, parking, servicing ,open space and landscaping. (Condition 32: Restrictive Goods Condition).
- 9. Land At Woodview Road, Paignton (P/2017/1042/MPA)** (Pages 82 - 101)

Construction of two Use Class B2 industrial manufacturing units, to provide 2255.9m2 (GIA) of floor space, external lighting, circulation space, car parking and hard standing.
- 10. Ormonde Cottage, 15 Newton Road, Torquay (P/2017/0406/MPA)** (Pages 102 - 119)

Provide 12 No. 2 Bedroom Townhouses (as revised by plans received 16.11.2017).
- 11. Rutland Hotel, Daddyhole Road, Torquay (P/2017/0751/PA)** (Pages 120 - 131)

Conversion of former Rutland Hotel into 5 flats, partial demolition of existing buildings and construction of 1 no. 3- bed house and 2 no. 4 bed houses.(Revised Scheme 24/10/17).
- 12. Former Changing Rooms, Stoodley Knowle Meadow, Torquay (P/2017/0966/PA)** (Pages 132 - 138)

Change of Use to form Community Cafe, Store and Toilet Facilities.
- 13. Allways, Teignmouth Road, Torquay (P/2017/1037/PA)** (Pages 139 - 145)

Replacement dwelling.
- 14. Storage Land, Inter-line, Woodland Close, Torquay (P/2017/1066/PA)** (Pages 146 - 151)

Proposed waste storage and recycling facility.

- 15. Torquay Academy, Cricketfield Road, Torquay (P/2017/1072/R3)** (Pages 152 - 162)  
Extension to Torquay Academy, comprising 6no. Classrooms, 3no. Dry changing rooms, associated internal access corridors and 1-to-1 interview/group room. Extension to be 3 storeys in height with facade treatments and layout to match existing Academy building.
- 16. Public speaking**  
If you wish to speak on any applications shown on this agenda, please contact Governance Support on 207087 or email [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk) before 11 am on the day of the meeting.
- 17. Site visits**  
If Members consider that site visits are required on any of the applications they are requested to let Governance Support know by 5.00 p.m. on Wednesday, 6 December 2017. Site visits will then take place prior to the meeting of the Committee at a time to be notified.