



Minutes of the Development Management Committee

9 April 2018

-: Present :-

Councillor Kingscote (Chairman)

Councillors Barnby, Doggett, Hill, King, Tolchard, Winfield and Darling (M)

(Also in attendance: Councillor Bye)

74. Apologies for absence

An apology for absence were received from Councillor Morey.

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 Councillor Darling (M) instead of Councillor Pentney.

75. Minutes

The Minutes of the meeting of the Development Management Committee held on 12 March 2018 were confirmed as a correct record and signed by the Chairman.

76. Land South Of Yalberton Road, (Yannon's Farm), Paignton P/2014/0983

The Committee considered an application for 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).

Prior to the meeting written representations were available on the Council's website.

Resolved:

Approved, subject to:

- (i) no objections being raised by the Council's ecological advisor with Cirl bunting mitigation required for 6 pairs (1 pair on site and 5 pairs off site); and
- (ii) all other Section 106 Agreement obligations to remain as set out in the submitted report.

77. Land Off Brixham Road (Former Nortel Site), Long Road, Blatchcombe, Paignton P/2018/0053

The Committee considered an application for a reserved matters application re: P/2017/1041 Variation of condition on application P/2014/0947 (as amended by S73 applications P/2016/1372, P/2017/0123 and P/2017/0571): (Devonshire Park Housing/Commercial Project). Variation of condition 33 - Maximum retail floor space. Amendment sought: Increase total gross floor area of class A3 floorspace from 139sqm to 167sqm.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's website.

Resolved:

The reserved matters relating to scale, location, appearance and landscaping be approved subject to:

- (i) receipt of revised plans showing detail of the eastern elevation of the retail building that fronts Brixham Road and the adjacent boundary wall above the service yard being faced in natural local stone, that is acceptable to Officers, being delegated to the Executive Head of Assets and Business Services;
- (ii) resolution of the landscape detail, to include native trees, being delegated to the Executive Head of Assets and Business Services; and
- (iii) final drafting of conditions, including those set out in the submitted report, being delegated to the Executive Head of Assets and Business Services.

78. 42 Whidborne Avenue, Torquay, TQ1 2PQ P/2017/1182

The Committee considered an application for a new dwelling with accommodation over 3 floors, associated parking, double garage (revised plans received 16 February 2018).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's website. At the meeting Alex Hamer addressed the Committee against the application and James Durant addressed the Committee in support of the application. In accordance with Standing Order B4.1, Councillor Bye addressed the meeting.

Resolved:

That all reserved matters in respect of layout, appearance, landscaping and scale be approved with the final drafting of conditions (to include construction method statement, materials, drainage, no permitted development, OS datum and

implementation of landscaping) being delegated to the Executive Head of Assets and Business Services.

79. Limestone Court, St James Road, Torquay P/2018/0100

The Committee considered an application for 2 new dwellings, parking area and associated engineering operations to cliff face.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were available on the Council's website. At the meeting Magenta Gunthrie addressed the Committee against the application.

Resolved:

Approved subject to

- (i) no representations being received during the re-consultation period that raise new issues;
- (ii) the final drafting of conditions (to include those set out in the submitted report , pre-commencement badger survey, contamination condition to deal also with garden issues with contamination, geo-technical condition in line with the submitted report recommendations, parking spaces to be restricted to each residential property and no other purposes and condition requiring access through Limestone Court to be maintained permanently) being delegated to the Executive Head of Assets and Business Services;
- (iii) the informative set out in the submitted report; and
- (iv) establishing if Lime Kiln is in the applicants ownership and if so confirming their agreement to a scheme of preservation to the preserve historic asset.

Chairman