

Minutes of the Planning Committee

14 December 2020

-: Present :-

Councillor Pentney (Chairman)

Councillors Brown, Dart, Dudley, Hill, Kennedy, Barbara Lewis, Mills and
Jacqueline Thomas

(Also in attendance: Councillors Amil, Barrand, Brooks, Carter, Mandy Darling, Foster,
Law, Chris Lewis, Morey, Long, Stockman and David Thomas)

11. Apologies for absence

It was reported that, in accordance with the wishes of the Independent Group, the membership of the Committee had been amended for this meeting by including Councillor Mills instead of Councillor Manning.

12. Land At Sladnor Park, Sladnor Park Road, Torquay, TQ1 4TF P/2018/1053

The Committee considered an application for the demolition of existing pairs of chalets (with the exception of one pair) and the development of a Continuing Care Retirement Community comprising the erection of buildings to accommodate 43 assisted living units and 116 close care units, associated health and wellness facilities, staff facilities, internal roads, surface and underground car parking (including associated engineering operations), footpaths, ancillary buildings, landscaping, drainage works and associated infrastructure.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were available on the Council's website. At the meeting Dr Rodney Horder, Christine Davies, Nigel Goodman and Dr Vivienne Thorn addressed the Committee against the application and Leon Butler addressed the meeting on behalf of the Torquay Neighbourhood Forum. Jonathan Rainey and Keith Cockell addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillors Foster and Brooks addressed the meeting.

Resolved:

Refused for the reasons set out in the submitted report.

13. Duration of Meeting

At this junction, the Chairman reported that the meeting had exceeded four hours in duration and indicated that the remainder of the business left on the agenda should be transacted at the meeting. In accordance with Standing Order A11 the Committee agreed to continue the meeting.

14. Crossways Shopping Centre, Hyde Road, Paignton P/2020/0731

The Committee considered an application for the redevelopment of redundant shopping centre comprising: demolition of shopping centre and associated multi-storey car park and erection of five storey sheltered (use class C3) scheme block of 13 flats, commercial and associated ancillary space. Erection of seven storey extra care (use class C2) scheme of 76 flats, commercial, communal and associated ancillary space.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were available on the Council's website. In accordance with Standing Order B4.1 Councillor Carter addressed the meeting.

Resolved:

That planning permission be granted subject to:

- (i) confirmation from the Highway Authority that the additional highway information is acceptable and that they raise no objection to the proposal;
- (ii) Natural England having the appropriate time to respond to consultations on matters of ecology and raise no objection to the proposed development and subject to confirmation that all necessary pre-determination ecological assessments have been undertaken and properly assessed;
- (iii) the conditions detailed at the end of the submitted report, with the final drafting of conditions delegated to the Assistant Director of Planning, Housing and Climate Change; and
- (iv) the resolution of any new material considerations that may come to light following the Planning Committee to be delegated to the Assistant Director of Planning, Housing and Climate Change, including the addition of any necessary further planning conditions or obligations (unanimous).

15. Site Adjacent To Brixham Cricket Club, 83 North Boundary Road, Brixham TQ5 8LH P/2020/0480

The Committee considered an application for an outdoor football pitch for sports and recreational use (part retrospective).

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were available on the Council's website. At the meeting Jonathan Ling-Cotty addressed the Committee in support of the

application. In accordance with Standing Order B4.1 Councillor Stockman addressed the meeting.

Resolved:

Approved subject to:

- (i) the completion of a Section 106 Agreement to secure community use of the site;
- (ii) the conditions set out in the submitted report; and
- (iii) the final drafting of conditions, and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Assistant Director of Planning, Housing and Climate Change (unanimous).

16. Cary Cottage Barn, Cockington Lane, Torquay, TQ2 6XA P/2018/0380/PA

The Committee considered an application for the conversion of existing barn into habitable accommodation.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were available on the Council's website. At the meeting Leon Butler addressed the Committee against the application. In accordance with Standing Order B4.1 Councillor Amil addressed the meeting.

Resolved:

Approved subject to:

- (i) the receipt of satisfactory revised plans;
- (ii) the conditions set out in the submitted report, plus an additional condition to ensure that Pilkington Grade 1 obscure glass is installed in the windows on the first floor south west elevation of the building; and
- (iii) the final drafting of conditions, and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Assistant Director of Planning, Housing and Climate Change.

17. Cary Cottage Barn, Cockington Lane, Torquay TQ2 6XA P/2020/0677/LB

The Committee considered a listed building application for the conversion of existing barn into habitable accommodation.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were available on the Council's website. At the meeting Leon Butler addressed the Committee against the application. In accordance with Standing Order B4.1 Councillor Amil addressed the meeting.

Resolved:

That delegated authority be given to the Assistant Director of Planning, Housing and Climate Emergency, to grant listed building consent, subject to:

- (i) the conditions set out in the submitted report; and
- (ii) the final drafting of conditions, and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Assistant Director of Planning, Housing and Climate Change.

18. The Riviera Hotel, Belgrave Road, Torquay TQ2 5HJ

The Committee considered an application for demolition of 18 hotel rooms; replacement with 47 en-suite hotel rooms and with associated landscaping.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were available on the Council's website. At the meeting Brett Powis addressed the Committee in support of the application and Leon Butler addressed the meeting on behalf of the Torquay Neighbourhood Forum.

Resolved:

Approved subject to:

- (i) the conditions set out in the submitted report;
- (ii) the final drafting of conditions to be delegated to the Assistant Director of Planning, Housing and Climate Change; and
- (iii) the resolution of any new material considerations that may come to light following Planning Committee and re-advertising of the application, to be delegated to the Assistant Director of Planning, Housing and Climate Change, including the addition of any necessary planning conditions or obligations (unanimous)

(Note: Councillor Barrant joined the meeting during discussion of this item.)