

Minutes of the Planning Committee

14 March 2022

-: Present :-

Councillor Pentney (Chairman)

Councillors Brooks, Brown, Dart, Dudley (Vice-Chair), Kennedy, Barbara Lewis,
Chris Lewis and Mills

(Also in attendance: Councillors Bye)

100. Opening

The meeting was opened with a minute's silence for a serving member of staff, Amanda Coote, who had sadly passed away.

101. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group, the Membership of the Committee had been amended to include Councillors Brooks and Chris Lewis instead of Councillors Hill and Jacqueline Thomas respectively.

102. Minutes

The Minutes of the meeting of the Planning Committee held on 14 February 2021 were confirmed as a correct record and signed by the Chairman.

103. Stagecoach Devon Ltd., Regent Close, Torquay, TQ2 7AN P/2021/0692

The Committee considered an application for the formation of a new access road for bus depot and associated works.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Mr Michael Watson spoke in support of the application and Dr Rodney Horder addressed the Committee in support of the application on behalf of the Torquay Neighbourhood Forum.

At the meeting the Planning Officer advised, that since the report had been published the applicant had submitted an indicative lighting plan which was consistent with the plan submitted with the application.

Resolved (unanimously):

Approved subject to:

1. prior to commencement of the development the applicant shall submit a detailed plan showing the trees that are to be retained on the site, a planting management plan, including species, and a woodland management plan which shall be submitted to the Local Planning Authority for approval, and the approved management plan shall be implemented for the lifetime of the development with no additional trees to be felled without prior agreement of the Local Planning Authority;
2. the conditions as outlined in the submitted report and the signing of a Section 106 agreement or unilateral undertaking for the delivery of double yellow lines outside the site entrance, with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
3. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

104. Singleton Gardens, Meadfoot Sea Road, Torquay TQ1 2LQ P/2021/0802

The Committee considered an application for the formation of 9 apartments and 2 semi-detached dwellings with access, garages and parking. Demolition of existing outbuildings, alterations and extensions to existing dwelling to include 2 storey extension to side.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Dr Rodney Horder addressed the Committee against the application on behalf of the Torquay Neighbourhood Forum. In accordance with Standing Order B4.1 Councillor Bye addressed the meeting against the application.

At the meeting the Planning Officer provided an update on Footnote 7 in respect of the principle of development in a conservation area and confirmed that the applicant had not provided a detailed explanation regarding their proposal to pay a commuted sum for affordable housing.

Resolved (unanimously):

That planning permission be refused for the reasons set out in the submitted report. The final drafting of reasons for refusal and addressing any further material considerations that may come to light to be delegated to the Divisional Director for Planning, Housing and Climate Emergency.

105. Seabury Hotel, 11 Manor Road, Torquay TQ1 3JX P/2021/0520

The Committee considered an application for the change of use from hotel to 12 flats, including the demolition of existing extensions, and the erection of a new extension and new building.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Mr Toby Peters addressed the Committee in support of the application and Dr Rodney Horder addressed the Committee in support of the application on behalf of the Torquay Neighbourhood Forum.

At the meeting the Planning Officer advised that the application had been subject to public re-consultation from 15 flats to 12 flats with 12 parking spaces, no further letters of consultation had been received. The Council's Senior Tree and Landscape Officer had confirmed that they were happy with the revised proposed site layout.

Resolved (unanimously):

Approved subject to:

1. an additional condition requiring a disabled parking space to be provided;
2. the conditions as outlined in the submitted report with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
3. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

106. Land Off Brixham Road - Former Nortel Site, Paignton TQ4 7BL P/2019/0278

The Committee considered an application for Reserved Matters on application P/2014/0947 (Outline mixed use application for retail, business and residential uses with all matters reserved except for access (as revised by S73 applications P/2016/1372, P/2017/0123, P/2017/0571 and P/2017/1041)). Reserved Matters sought: appearance, landscaping, layout and scale for up to 255 residential dwellings (As revised).

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Mr Jonathan Best addressed the Committee in support of the application.

At the meeting the Planning Officer advised, that since the report had been published a response had been received from the agent and most of the highway concerns had been addressed with only minor issues outstanding.

Resolved (unanimously):

Approved subject to:

1. the resolution of the remaining highway matters to be delegated to the Divisional Director of Planning, Housing and Climate Emergency;
2. the conditions as outlined in the submitted report with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
3. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

107. Land At Princess Gardens, Off Torbay Road, Torquay TQ2 5EY P/2022/0211

The Committee considered an application for the change of use of land for temporary erection/operation of observation wheel, with ancillary development. One-year season (between period of March to October 2022).

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Dr Rodney Horder addressed the Committee in support of the application on behalf of the Torquay Neighbourhood Forum.

At the meeting the Planning Officer advised, that since the report had been published interim comments had been received from Historic England in respect of how the rental income would be used for heritage gains in the area.

Resolved:

Approved subject to:

1. the receipt of Historic England comments and The Gardens Trust comments to the satisfaction of the Divisional Director of Planning, Housing and Climate Emergency;
2. the completion of a Section 106 Legal Agreement to secure a 'conservation gain' to the sum of £20,000 through an upfront payment or Section 106 Legal Agreement, for restoration works to the adjacent listed War Memorial;
3. the conditions as outline in the submitted report, with the final drafting of conditions delegated to the Director of Planning, Housing and Climate Emergency; and
4. the resolution of any further consultee responses and public representations received within the statutory consultation period, and any new material considerations that may come to light following Planning

Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

Chairman
