



## Minutes of the Development Management Committee

9 September 2013

**-: Present :-**

Councillor McPhail (Chairwoman)

Councillors Baldrey, Hill, Hytche, Kingscote, Morey (Vice-Chair), Pentney, Stockman and Thomas (J)

(Also in attendance: Councillors Pritchard, Thomas (D), Excell and Lewis )

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### **40. Apologies for absence**

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillors Hytche, Hill and Thomas (J) instead of Councillors Addis, Barnby and Brooksbank.

### **41. Minutes**

The Minutes of the meeting of the Development Management Committee held on 12 August 2013 were confirmed as a correct record and signed by the Chairwoman.

### **42. P/2013/0438/MPA - Land At Churston Golf Course / Churston Golf Club, North East Of Churston Court Farm**

Members noted that application P/2013/0438 had been withdrawn by the Applicant.

### **43. P/2013/0714/PA - Bishops Place, Paignton**

The Committee considered an application for a change of use of a Grade II listed building from education to offices (B1).

Prior to the meeting, written representations were circulated to members.

Resolved:

Approved, subject to a condition requiring parking spaces to be marked out at the front of the building.

**44. P/2013/0745/OA - Former Day Nursery, Barum Close, Paignton**

The Committee considered an application for the demolition of a vacant children's nursery and construction of a pair of semi detached dwellings and associated parking.

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

Resolved:

Approved subject to completion of a Section 106 legal agreement and as per the conditions set out in the submitted report.

**45. P/2013/0740/PA - Land Adjacent, 45 Stanley Gardens, Paignton**

The Committee considered an application for the construction of a detached dwelling and access to be considered as part of the application.

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

Resolved:

Approved subject to the signing of a Section 106 agreement, and as per the conditions set out in the submitted report.

**46. P/2013/0630/HA - 42 Broadsands Road, Paignton**

The Committee considered an application for a two storey front extension, new integral garage under, new pitched roof with dormer to rear.

This was a revised application to that which had been previously approved by the Development Management Committee (P/2012/0666) which sought retrospective permission for alterations to the previously approved plan. The main alterations included an increase in the width and height of the dormer and gable end on the principle elevation and the addition of a large box dormer to the rear as well as the retention of the existing garage.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Stuart Ruffe addressed the Committee against the application and Roger Swift in support of the application. In accordance with Standing Order B4.1 Councillor Pritchard addressed the Committee.

Resolved:

Refused on the grounds that the retrospective development has a detrimental impact on the visual amenities of the streetscene. In particular, this is due to the combination of the raised ridge-height (above the level of the original dwelling) and the increased dominance of the front gable, the front dormer and the rear box dormer. The development also has a detrimental impact on the living conditions of the neighbouring occupiers.

**47. P/2013/0775/S106 - The Corbyn Apartments, Torbay Road, Torquay**

Members noted that application P/2013/0775/S106 had been withdrawn by the Applicant.

**48. P/2013/0658/PA - 21 Quinta Close, Torquay**

The Committee considered a proposal for the erection of dwelling for letting purposes.

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

Resolved:

Approved subject to the completion of a Section 106 Agreement, and as per the conditions set out on the submitted report.

**49. P/2013/0808/OA - Land Adjacent To 79 Glebeland Way, Torquay**

The Committee considered an application for the construction of a pair of split level semi-detached houses with associated parking.

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

Resolved:

Approved subject to the completion of a Section 106 Agreement, and as per the conditions set out on the submitted report.

**50. P/2013/0720/PA - Artful Dodger, 304 Teignmouth Road, Torquay**

The Committee considered an application for a change of use from a Public House (Use Class A4 - Drinking Establishment) to a Pre-School (Use Class D1 - Non-Residential Institution).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Jenny Bailey addressed the Committee for the application.

Councillor Hill declared a non pecuniary interest and left the room for this item.

Resolved:

Approved subject to the completion of a Section S106 Agreement and the addition of a provision within the Travel Plan (to be controlled by condition) whereby on site supervision would be provided at dropping off and picking up times to ensure compliance with Traffic Regulations.

**51. P/2012/0566/PA - Rock House, Rockhouse Lane, Torquay**

The Committee considered an application for the construction of a new dwelling and kitchen garden to the South of Rock House and the conversion and extension of an existing stable block into a dwelling house to the North of Rock House, including provision of independent access from road to the East.

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

Resolved:

Approved subject to the completion of a Section 106 Agreement, additional information on the surrounding trees and as per the conditions set out on the submitted report.

**52. P/2013/0677/MPA - Land At Edginswell Business Park, Off Orchard Way, Torquay**

The Committee considered an application for the formation of an (A1) Tesco store (inc. customer cafe) and approximately 977 sq.m. B1 office development on plots Vesta and Edesia at Edginswell Business Park associated infrastructure, retaining structures, access, parking and landscaping and outline planning application for the development of a B1 office building of 2090 sq.m on the Sarritor plot , A3/A5 unit with associated access and parking - This is a departure from the Local Plan.

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

the meeting Susie Colley and Barry Dunnage addressed the Committee against the application and Mark Scoot addressed the Committee in support of the application.

Resolved:

Refused for reasons one to six in the submitted report as updated by officers through the further representations submitted prior to the meeting.

Chairwoman

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