



## Minutes of the Development Management Committee

10 February 2014

-: Present :-

Councillor McPhail (Chairwoman)

Councillors Morey (Vice-Chair), Addis, Baldrey, Barnby, Kingscote, Pentney, Stockman and Brooksbank

(Also in attendance: Councillors Davies, Richards, Thomas (J) and Thomas (D))

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### 92. Minutes

The Minutes of the meeting of the Development Management Committee held on 13 January 2014 were confirmed as a correct record and signed by the Chairwoman.

### 93. P/2013/1342/MPA Land Adj. Brixham Hospital, Greenwood Road, Brixham

The Committee considered an application for the provision of a 36 bedroom residential care home (Use Class C2), with associated car parking and landscaping; following demolition of existing building and outbuildings.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr Steve Honeywill addressed the Committee in support of the application.

Resolved:

Subject to the receipt of satisfactory further information in respect of landscaping, pedestrian movement through the whole hospital site and receipt of unilateral undertaking to fund a Traffic Regulation Order to control parking around the Penn Meadows entrance of the site, approved with the conditions set out in the submitted report and with the inclusion of a condition to ensure details of lighting for the footpath are submitted, approved and implemented.

### 94. P/2013/0324/MPA Paignton Library, Courtland Road, Paignton

The Committee considered an application for erection of two blocks of sheltered housing flats comprising 22 no. 1-bed flats and 16 no. 2-bed flats (38 flats in total) (use class C3), with connecting owners lounge, guest suite and associated access and parking; following demolition of existing library building.

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

Resolved:

Subject to the completion of a Section 106 Agreement securing contributions (to include a deferred contribution clause) within 13 weeks of the valid application being submitted, approved with the conditions set out in the submitted report and the imposition of additional conditions relating to boundary treatment and detailed treatment of the elevations.

**95. P/2013/0990/PA Rear Of Tor Park Road Car Park, Paignton**

The Committee considered an application for the change of use from a vacant storage yard (B8) to Dog Day Care Centre (sui generis), with associated buildings, pens and parking.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr Snodgrass and Mr Hale addressed the Committee in support of the application. In accordance with Standing Order B4 Councillor David Thomas also addressed the Committee.

Resolved:

Approved with the conditions set out in the submitted report, the inclusion of an additional condition in respect of boundary treatment and informatives regarding composting of dog faeces and improvement of the highway access.

**96. P/2013/1152/PA Plot Adj. Roundham House, Roundham Road, Paignton**

The Committee considered an application for a proposed new dwelling to include new fence and gate to northern boundary of site.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr Mark Egglestone addressed the Committee in support of the application. In accordance with Standing Order B4 Councillor Davies also addressed the Committee.

Resolved:

Subject to the submission of surface water drainage details and the completion of a Section 106 Agreement within three months of the date of this Committee, approved with the conditions set out in the submitted report and an additional condition in respect of the receipt of a satisfactory construction management plan and the provision of a revised plan in respect of the size of the proposed parking spaces.

**97. P/2013/1229/MRM Land West Of Brixham Road, Paignton**

The Committee considered an application for approval of reserved matters to P/2011/0197 which include appearance, landscaping, layout and scale in relation to 314 dwellings and associated development.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr David Newton addressed the Committee against the application and Ian Jewson addressed the Committee in support of the application. In accordance with Standing Order B4, Councillors John Thomas and David Thomas also addressed the Committee.

Resolved:

Subject to the removal of the two properties on the red line boundary, approval, with the conditions set out in the submitted report and the resolution of outstanding matters, delegated to the Director of Place.

**98. P/2013/1311/PA Woodlands, Little Preston Road, Brixham Road, Paignton**

The Committee considered an application for the addition of a detached bungalow with garage on the site (re-submission of P/2013/0995 - amended scheme).

Prior to the meeting, Members of the Development Management Committee undertook a site visit.

Resolved:

Subject to the completion of a Section 106 Agreement within three months of the date of this Committee, the receipt of satisfactory information on the proposed septic tank and surface water drainage prior to the consent being issued, approved with the conditions set out in the submitted report.

**99. P/2012/0567/LB Rock House, Rockhouse Lane, Torquay**

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

Prior to the meeting written representations were circulated to members.

Resolved:

Subject to the receipt of satisfactory information in relation to trees, drainage and sewerage treatment, the completion of a Section 106 Agreement within three months of the date of this Committee to secure investment in Rock House (specifically scheduled works to roof and associated damage to the Grade II listed building) approved with the conditions set out in the submitted report.

**100. P/2013/1308/OA Land At Plym Close, Torquay**

The Committee considered an application for outline consent to construct detached dwelling and associated parking (access only).

Prior to the meeting, Members of the Development Management Committee undertook a site visit.

Resolved:

Subject to the completion of a Section 106 Agreement, approved with the conditions set out in the submitted report.

**101. P/2013/1326/OA Land Rear Of 16-20 Alpine Road,(inc. Adj. Garage Block),Torquay**

The Committee considered an application for demolition of garage block, redevelopment with three houses and associated car parking.

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

Resolved:

Subject to the completion of a Section 106 Agreement, approved with the conditions set out in the submitted report and an additional drainage condition.

**102. P/2013/1357/HA The Lookout, 8 Whidborne Close, Torquay**

The Committee considered an application for extension and modification to the rear of the bungalow to form living accommodation.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr Simon Blake addressed the Committee against the application.

Resolved:

Approved with the conditions set out in the submitted report.

**103. P/2014/0030/MPA The Pines, 78 St Marychurch Road, Torquay**

The Committee considered the re-submission of P/2013/1070 for a new four storey residential apartment block comprising 14 units with associated car parking.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mrs Eileen Geipel addressed the Committee against the application.

Resolved:

Consideration deferred for negotiations on the Section 106 Agreement and the viability assessment. Officers also requested to negotiate (where possible) improvements in respect of parking, access, boundary treatment, trees and design.

**104. Spatial Planning (Strategic Planning and Implementation Team) Performance Report**

The Team Leader for Major Development presented the submitted report which was noted by the Committee.

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Chairwoman