



Minutes of the Development Management Committee

10 March 2014

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillors Bent, Lewis, Richards and Pountney)

105. Minutes

The Minutes of the meeting of the Development Management Committee held on 10 February 2014 were confirmed as a correct record and signed by the Chairwoman.

106. P/2014/0045/OA Land at Waterside Road, Paignton

The Committee considered an application for three detached dwellings and associated access/parking provision.

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

Resolved:

That subject to the completion of a Section 106 Legal Agreement, and receipt of satisfactory revised plans to attend to the need for adequate visibility for plot 3; outline planning permission be granted with conditions as set out in the submitted report.

107. P/2013/1179/VC Yalberton Tor Quarry, Yalberton Road, Paignton

The Committee considered an application for the variation of Condition 3, 5, 27 and 28 (P/2010/0638 Phased approach to recovering and disposing of in-situ and imported waste, the progressive land filling of the quarry void with inert waste and the construction of an appropriate geological barrier in conjunction with waste recycling operations and restoration and ceasing of mineral extraction).

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

Resolved:

Subject to a deed of variation to the legal agreement, approved.

108. P/2013/1282/MRM Land At Brixham Road, Yannons Farm (Area A), Paignton

The Committee considered an application for the erection of retail building (Use Class A1), with associated access, parking, service yard and plant; health centre (Use Class D1/A1/A2), with associated access and parking; mixed use building comprising 6 no. 2-bed flats (affordable) and 2 no. commercial units (Use Class B1/A1/A2/A3/D1), with associated access and parking; 4 no. 2-bed dwellings (affordable) and 5 no. 3-bed dwellings (affordable), with associated access and parking; associated roads, parking, play area, amenity space, landscaping and substation to form a Local Centre (reserved matters relating to P/2010/0289/MOA)..

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Tracey Clark addressed the Committee against the application and Michael Newman addressed the Committee in support of the application.

Resolved:

Approved, with conditions delegated to the Director of Place subject to the signing of a Section 106 supplemental agreement to control the delivery of the Local Centre, including provisions to ensure it is delivered in full within 30 months of its commencement.

109. P/2013/1209/MPA Palace Hotel, Babbacombe Road, Torquay

The Committee considered an application for the erection of single and two storey roof level hotel bedroom extension. Reconstruction of west wing of hotel. Reconstruction of existing three storey wing on north east elevation to provide 4 storey block of additional guest accommodation. New spa and gym facilities to south east elevation and replacement Orangery. Redevelopment of existing garage building to provide 73 car parking spaces and an additional 40 spaces to hotel frontage. Construction of 137 flats with leisure facilities on tennis court site with 181 covered car parking spaces and 24 visitor spaces. Restoration of gardens, woodland management, including limited felling of TPO trees and improvements to local footpaths.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Andrew Benellick and Robbie Jones addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Lewis addressed the Committee.

Resolved:

Approved subject to the conditions set out in the submitted report and the conclusion of a Section 106 Legal Agreement, at the applicant's expense within 3 months of the date of this decision to secure:

- i) details of a mechanism to ensure a staged relationship between the construction of the proposed flats and the delivery of the hotel refurbishment including safeguards in relation to letting of contracts, bonds, etc (as appropriate) and restrictions on occupation of the final tranche of 30 flats until hotel restoration is fully complete;
- ii) payment of the agreed affordable housing and community infrastructure contributions;
- iii) the inclusion of a deferred contributions mechanism related to block 4, in order to secure further contributions up to the total SPD amount in the event that additional profit is realised; and
- iv) improvements to the Walls Hill Scheduled Ancient Monument/Site of Special Scientific Interest via a Conservation and Ecological Management Plan including the provision and maintenance of dog foul bins.

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

The Committee considered an application for re-submission of P/2013/1070 for a new four storey residential apartment block comprising 14 units with associated car parking St Marychurch Road, Torquay. Amendments comprising relocation of building forwards in the plot and revised roof design.

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

Resolved:

Subject to the conclusion of a Section 106 Legal Agreement to secure the agreed £20,000 sustainable development contributions and a deferred contributions mechanism to account for the reduction in relation to the Council SPD. Approved with the conditions set out in the submitted report.

Chairwoman