



Minutes of the Development Management Committee

14 April 2014

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillor Faulkner (A))

111. 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 Councillor Hytche instead of Councillor Brooksbank.

112. Minutes

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

113. P/2014/0160/RM - Former Day Nursery, Barum Close, Paignton

The Committee considered an application for approval of appearance, landscaping, layout, and scale in relation to construction of a pair of semi detached dwellings.

Prior to the meeting written representations were circulated to members.

Resolved:

Subject to the completion of a Section 106 Agreement in respect of waste management (site acceptability), education (sustainable development), lifelong learning (sustainable development), greenspace and recreation (sustainable development) and South Devon Link Road, approved with the condition set out in the submitted report.

114. P/2010/1080/MPA - Conway Court Hotel, Warren Road, Torquay

The Committee considered an application to construct 14 flats on the site of the former Conway Court Hotel, Warren Road, Torquay which had been considered by members on two previous occasions.

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 Richard Maddox addressed the Committee in support of the application.

Resolved:

Subject to:

- (i) the completion of a Section 106 Agreement in respect of waste, sustainable transport, stronger communities, lifelong learning and greenspace being completed within three months of the date of this Committee or the application be refused for the lack of a Section 106 Agreement, and
- (ii) clarification of the acceptability of hit and miss timber screening and use of fibre cement board in place of zinc panelling;

approved with conditions relating to 1:20 details of key features, samples of materials, implementation of bike and bin storage, species and density details to supplement the conceptual landscape strategy for the site; and further investigative study of ground conditions to inform foundation design.

115. P/2014/0028/MPA - Burley Court Apartments, Wheatridge Lane, Torquay

The Committee considered an application for change of use of 13 apartments from holiday to residential use; including demolition of existing victorian bay on north east elevation and replacement with three storey bay extension and replacement of second floor vertical hanging tiles with a render finish.

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 before 30 April 2014 to secure deferred contributions or the application be refused for the lack of a Section 106 Agreement, approved with the conditions as detailed in the submitted report to ensure that the works are implemented in a phased manner, the detailed appearance is satisfactory and that bin and bike storage facilities are in place.

116. P/2014/0095/PA - Pine Lodge, Sladnor Park Road, Torquay

The Committee considered an application for the provision of a dwelling on adjacent land (resubmission of P/2013/0979).

Prior to the meeting, Members of the Development Management Committee undertook a site visit. In accordance with Standing Order B4, Councillor Alan Faulkner addressed the Committee in support of the application.

Resolved:

That the application be forwarded to the Council meeting for consideration as approving the application would be contrary to Torbay's Local Plan policy L4 and would impact on the special landscape character of the area contrary to policies L2 and L3 of the saved Adopted Local Plan.

117. P/2014/0193/PA - Princess Gardens, Off Torbay Road, Torquay

aThe Committee considered an application for Temporary erection and operation of a 50m observation wheel with ticket booking office to the west (front of wheel), adjoining coffee and crepe unit within a timber decked seating area to the south (facing out to the harbour) and secure panelled service, ride control and generator compound area to the east (pavilion side) March - October 2014.

Prior to the meeting, written representations were circulated to members. At the meeting Mr Tim Morris addressed the Committee against the application.

Resolved:

Approved with the conditions set out in the submitted report and the imposition of an additional condition requesting the applicant to submit, within two weeks of the date of this Committee, details of the vinyl's to be used on the pods with installation of the vinyl's to be undertaken within 4 weeks of the date of this Committee. The Committee resolved to add an informative responding to English Heritage's representation about future applications.

118. P/2014/0198/PA - Old Maids Perch, Shedden Hill Road, Torquay

The Committee considered an application for change of use from public open space to restaurant seating area to serve adjacent A3 restaurant use, maintaining existing public rights of way, and in association with external works

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

Resolved:

Five year temporary approval granted with a condition in respect of closing time of the terrace to be no later than 11pm and a informative in respect of the licensing obligations for the proposed use of the terrace.

119. Annual Spatial Planning Performance Report

The Senior Service Manager for Planning presented the submitted report.

Resolved:

The Committee noted the report and thanked officers from Spatial Planning for their continued hard work.

Chairwoman
