



Minutes of the Development Management Committee

12 May 2014

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillor Doggett)

1. **Appointment of Chairman**

Councillor McPhail was elected as Chairwoman for the 2014/2015 Municipal Year.

2. **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 Tyerman.

3. **Minutes**

The Minutes of the meeting of the Development Management Committee held on 14 April 2014 were confirmed as a correct record and signed by the Chairwoman.

4. **Appointment of Vice-Chairman**

Councillor Morey was appointed as Vice-Chairman for the 2014/2015 Municipal Year.

5. **P/2014/0237/OA Meldon, Dartmouth Road, Brixham**

The Committee considered an application for the construction of 2 x 3 bedroom 2-storey bungalows (Re Submission of P/2014/0110).

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:

- i) the completion and signing of a Section 106 Legal Agreement within 3 months of the date of this committee or the application shall be refused for reasons of the lack of a Section 106 Legal Agreement; and
- ii) the conditions set out in the submitted report.

6. P/2014/0071/MRM Land West Of Brixham Road

The Committee considered an application for approval of appearance, landscaping, layout and scale in relation to 38 dwellings and associated development. Reserved matters for P/2011/0197.

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

Members requested the Senior Planning Officer approach the developers regarding the potential use of biomass boilers as opposed to gas boilers.

Approved subject to

- i) delegated authority be granted to the Director of Place to deal with revised drawings and landscaping; and
- ii) the conditions set out in the submitted report.

7. P/2013/1204/PA 72 Primley Park, Paignton

The Committee considered an application for a proposed new dwelling adjacent.

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

Resolved:

Approved subject to:

- i) the conditions set out in the submitted report;
- ii) the deletion of the dining room window to the north/rear of the dwelling house; and
- iii) the completion of Section 106 Legal Agreement to secure the sustainable development contributions in line with policy. The Section 106 Legal Agreement be completed with 3 months of the date of this committee or the application be refused for the reason of the lack of a Section 106 Legal Agreement.

8. Report on Highways Reason for Refusal - Application P/2013/0572

The committee were advised that an appeal had been submitted against the Council's decision on planning application P/2013/0572, Land Adjacent to the A385 Totnes Road, Collaton St Mary. A review of the Council's position had been undertaken in preparation for the appeal. As part of the review independent advice had been sought in respect of the highways reason for refusal. The advice concludes that the reason for refusal relating to highways would be difficult to defend at appeal. Members were advised that the substantive reasons for refusal of the application relating to landscape impact and the piecemeal unsustainable development of this site remain robust.

Resolved:

That reason six of the refusal of application P/2013/0572, Land Adjacent to the A385 Totnes Road, Collaton St Mary be removed.

Chairman/woman
