



Minutes of the Development Management Committee

11 August 2014

-: Present :-

Councillor McPhail (Chairwoman)

Councillors Morey (Vice-Chair), Addis, Baldrey, Brooksbank, Ellery, Kingscote, Pentney and Tyerman

(Also in attendance: Councillor Davies and Brixham Town Councillor Lomas)

22. Minutes

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

23. Urgent Items

The Committee considered the items in Minute 24, and not included on the agenda, the Chairman being of the opinion that it was urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

24. P/2014/0237/OA Meldon, Dartmouth Road, Brixham

Members were advised that on 12 May 2014 an application for 2 x 3 bedroom 2 storey bungalows were approved subject to the completion of a Section 106 Legal Agreement within 3 months of the date of the Committee.

Unfortunately delays signing the Section 106 Legal Agreement had resulted in a request for an extension of time.

Resolved:

That the request for the extension of time be granted, that the Section 106 Legal Agreement be signed no later than 6 October 2014.

25. P/2014/0311/PA St Margaret Clitherow RC Primary School, Polhearne Way, Brixham

The Committee considered an application for the construction of a new teaching block.

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 Chivers addressed the Committee against the application and Brixham Town Councillor Lomas also addressed the Committee.

Resolved:

That the application be deferred

- i) for further negotiations regarding design and precise location of the proposed extension; and
- ii) for receipt and evaluation of a travel plan.

(Note 1: prior to minute 25 Councillor Ellery declared a non-pecuniary interest as his grandchildren attend the school.)

26. P/2009/1114/MPA 28 New Street, Paignton

The Committee considered an application for proposed alterations and rebuilding of buildings facing onto the rear lane behind numbers 28 to 36 to form 10 dwellings.

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

Resolved:

That the application be refused for the reasons set out in the submitted report.

27. P/2014/0450/R4 Wildlife Adventure Playground, Off Smallcombe Road, Foxhole, Paignton

The Committee considered an application for a change of use from school land to community playground (to form extension to the existing facility reference P/2011/0824).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Tara Acton, Barry Cole and Sam Stent addressed the Committee in support of the application.

Resolved:

Approved with the conditions set out in the submitted report.

(Note 2: During consideration of Minute 27 Councillor Morey declared a non-pecuniary interest as his family are members of Play Torbay.)

28. P/2014/0571/VC Victoria Park, Torquay Road, Paignton

The Committee considered an application for the retention and change of use of the existing youth service building with a childcare facility (Class D1) (Variation of condition 1 of original planning permission P/2012/0183).

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

Resolved:

Subject to condition 2 (set out in the submitted report) being amended to read:

'Within 1 month of the date of this submission...'; and

an additional condition regarding the structure being painted to be more in keeping with the area, approved with the conditions set out in the submitted report.

29. P/2014/0224/PA Banjo Area, Princess Gardens, Torquay

The Committee considered an application for the erection of a temporary wooden construction for catering and deckchair storage.

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

Resolved:

That the application be refused for the following reasons:

- i) the impact on the historic park and gardens;
- ii) the impact on the adjacent listed building; and
- iii) the unfavourable precedent the application sets.

That enforcement action be taken as a result of the application being refused.

30. P/2014/0504/PA Highways Land On Lower Warberry Road, Torquay

The Committee considered an application for the erection of a 15m column with additional cabinets and ancillary development.

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

Resolved:

That the application be refused for the following reasons:

- i) the negative impact on the residential amenity of residents in the adjacent block of flats; and
- ii) the impact on the character and appearance of the conservation area.

31. P/2014/0505/PA Highways Land On Grafton Road, Torquay

The Committee considered an application for erection of a 15m T range column with dual stack antennae in shroud, additional cabinets, two dishes and ancillary development.

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

Resolved:

Approved with the condition set out in the submitted report.

32. P/2014/0511/PA Mount Stuart Hospital, St Vincents Road, Torquay

The Committee considered an application for a single storey extension to provide a third operating theatre, installation of portacabin for admin use and associated plant – staff rest room in existing roof space.

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

Resolved:

Approved, with the condition set out in the report and further conditions delegated to the Director of Place.

33. P/2014/0608/R3 Land At Rainbow Drive/Queens Wood, Shiphay Lane, Torquay

The Committee considered an application for the construction of a new 2.5m wide shared use tarmac cycleway from Shiphay Lane to Crownhill Rise.

Prior to the meeting written representations were circulated to members.

Resolved:

Subject to an additional condition requiring the completion of summer and autumn bat surveys prior to commencement of development and securing recommendations in the survey reports. Approved with the conditions set out in the submitted report.