



Minutes of the Development Management Committee

8 December 2014

-: Present :-

Councillor Kingscote (Chairman)

Councillors Addis, Brooksbank, McPhail, Pentney, Stringer, Baldrey (In place of Stockman) and Ellery (In place of Morey)

63. Apologies for absence

It was reported that, in accordance with the wishes of the Non-Coalition Group, the membership of the Committee had been amended for this meeting by including Councillors Ellery and Baldrey instead of Councillors Morey and Stockman. An apology for absence was received from Councillor Tyerman.

64. Minutes

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

65. Urgent Items

The Committee considered the items in Minute 66 and 67, and not included on the agenda, the Chairman being of the opinion that they were urgent by reason of special circumstances i.e. the matters having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

66. P/2013/0785/MPA Wall Park Holiday Centre, Wall Park Road, Brixham

Further to the meeting of the Development Management Committee on 30 September 2014 (Minute 43/9/2014 refers), the Committee was advised that the Section 106 Agreement would not be completed within the required timescale and was requested to consider extending the time for completion of the Section 106 Agreement in respect of application P/2013/0785/MPA by three months from 8 December 2014 to enable more time for negotiations on the final Section 106 Agreement.

Resolved:

Approved that the timescale for completion of the Section 106 Agreement in respect of application P/2013/0785/MPA be extended to three months from 8 December 2014.

67. New National Planning Practice Guidance

The Senior Service Manager – Strategic Planning and Implementation circulated and outlined a briefing note, with the agreement of the Chairman, on new national Planning Practice Guidance relating to planning obligations (Section 106 Agreements) for small scale (10 units or fewer) and self build development, which came into force on 29 November 2014. Members noted the implications of the new guidance for items on the agenda which would be taken into account when determining those applications.

Resolved:

- (i) that the Director of Place be given delegated authority to review and determine, in light of the new national planning practice guidance, current decisions made by the Development Management Committee which are not subject to completed decision notices or completed Section 106 Agreements; and
- (ii) that the Director of Place apply the terms of the new national planning practice guidance on future planning applications pending a formal review of the Council's Section 106 and Affordable Housing Contributions Policy.

68. P/2014/0772/PA Landscope Holiday Village, Gillard Road, Brixham

The Committee considered an application for the continued use of land at Landscope Holiday Park, Gillard Road, Brixham in connection with caravan sites (temporary 14 month period).

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

Resolved:

Approved for a temporary period until 31 October 2015 with the conditions set out in the submitted schedule and an informative that no further temporary consents for the development the subject of this application will be granted on this site.

69. P/2014/0878/VC Land To The North East Of A3022, Brixham Road And West Of Elberry Lane, Churston

The Committee considered an application for the variation of Condition 1 of previous planning permission (P/2012/0500) to allow use as a park and ride.

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

Resolved:

That following the expiry of the re-advertisement period on 18 December 2014, provided no adverse objections are received, planning permission be granted

subject to the conditions set out in the submitted report with the addition of “and hard surface area removed” to condition 01 and an additional condition regarding no external lighting.

70. P/2014/0704/OA Land Adj No. 7 (playground) Glebeland Way, Torquay

The Committee considered an application for the construction of one split level four bedroom detached house with associated parking.

Prior to the meeting written representations were circulated to members.

Resolved:

Subject to the completion of a Section 106 Agreement to secure payment of sustainable transport, waste management, greenspace and recreation contributions (to be used for the improvement of the Exe Hill play area), outline planning permission be granted with the conditions set out in the submitted report.

71. P/2014/1121/VC First Church Of Christian Science Torbay, 228 Union Street, Torquay

The Committee considered an application for the removal of condition 3 (use only as Church) of planning approval P/1991/1711 to permit open use within Use Class D1 (Non-Residential Institutions).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. The Senior Planning Officer read out two letters of objection and one letter of support which had been received since the representations were circulated to Members. At the meeting Melvyn Newberry and John Hamblin addressed the Committee in support of the application.

Resolved:

Approved subject to conditions restricting the opening hours to 8:00 a.m. to 9:00 p.m. seven days a week and requiring submission of a management plan before the use of the premises commences and the use to be operated in accordance with the approved management plan.

Chairman/woman