

Application Number

P/2017/0638

Site AddressPier Point Cafe
Torbay Road
Torquay
TQ2 5HA**Case Officer**

Verity Clark

Ward

Tormohun

Description

First floor extension, terrace and alterations to restaurant & bar, solar PV and associated works. (Revised Plans received)

Executive Summary

The proposal seeks permission to form a first floor extension with terrace area, the enclosure of the existing ground floor outdoor seating area and installation of solar panels on the roof of the first floor extension. The proposal will result in the expansion of the existing commercial business which is in use as a restaurant, café and bar.

The proposed first floor extension will sit fairly centrally over the existing ground floor and outdoor seating area footprint. The first floor extension will include a flat roof with large areas of glazing, including angled glazing. The glazing will sit within a framework of rendered sections. The first floor terrace will sit within the North West and South West section of the flat roof and will include a 1.1m high frameless glass balustrading. The total height of the building will increase from approximately 3.9m to 7.2m at its highest point from ground level.

The building will predominantly feature powder coated aluminium windows set within white render with sections of powder coated rainscreen cladding. The proposed solar panels will be set in four blocks comprising 36 solar PV set at a 10 degree angle. The design seeks to assimilate with the existing building with a continuation of window fenestration and design and angled glazing.

The site sits within the Belgravia Conservation Area and a Grade II listed Historic Park and Garden. The existing building is a characteristic 1950s structure, low in scale and of lightweight appearance and makes a positive contribution to the character and appearance of the Conservation Area. An extension to the existing building should therefore be of a lightweight appearance, appropriate to the seafront location and the modernist architecture of the existing building in order to preserve the existing character of the building, and the character and quality of the Conservation Area and listed park and garden.

Revised plans were provided during the course of the application. It is considered that the proposed scale and design of the first floor extension would respond well to the context set by the existing building and hence it will sit comfortably in its surrounds. The revised

proposal results in a suitably lightweight visual appearance which respects the character of the existing building and the surrounding street scene. The revised plans have sought to address an initial objection from Historic England and the Council's Senior Historic Environment Officer. The Gardens Trust have confirmed they have no comment on the scheme. The Senior Historic Environment Officer has confirmed that the revised proposal is suitable for a recommendation of approval, however further improvements to the design, specifically to the grouping of the solar panels and the design of the northwest elevation could be made. The proposal is therefore considered to be visually acceptable and will preserve the character and quality of the Conservation Area and listed park and garden. Historic England have been consulted on the revised plans however to date no further consultation response has been received. Members will be verbally updated at Committee if a further representation is received.

The site lies within the Core Tourism Investment Area where proposals which result in the improvement of existing and provision of new tourist accommodation and attractions, particularly proposals that make positive use of Torbay's marine environment, culture, heritage, biodiversity and Geopark are encouraged.

Policy TA1 and TA3 seek to develop a sustainable and high quality transport system whilst ensuring that the most sustainable and environmentally friendly modes of transport are promoted. Policy TA1 and TA3 seek to incorporate appropriate levels of cycle parking in all new development. It would therefore be reasonable to request the provision of secure cycle storage area for staff (one space per two employees) or a cycle parking facility (such as Sheffield cycle stands) for staff & customers.

The Council's Senior Environmental Health Officer does not object to the proposal however details of the proposed equipment, including noise levels and odour abatement, should be submitted to the Local Planning Authority for written approval prior to commencement of the development. This can be dealt with by means of a condition. It is also considered appropriate to require the submission of a construction method statement to ensure public areas on the footway and promenade are not unduly obstructed and the works are carried out in an appropriate manner. Given the distance of the proposed extension from the nearest residential properties, which would be on Warren Road, it is considered unlikely that there will be a material loss of amenity to the occupiers of these properties from the proposed extension and terrace. Further advice is sought from the Council's Senior Environmental Health Officer to confirm if additional measures need to be put in place to ensure amenity is protected. The Committee Members will be verbally updated on this issue.

There are highway trees in close proximity to the site. The Council's Arboricultural Officer has been consulted and his comments are still awaited. Members will be updated at Committee.

The Council's Drainage Engineer has confirmed that although the development lies within flood zone 3 the proposal relates to works on the existing roof which is outside the flood zone. As there is no impermeable area and the proposed works are located outside the flood zone there is no objection on drainage grounds to planning permission being

granted. The Environment Agency's standing advice for minor developments in Flood Zone 3 is that floor levels are either no lower than existing floor levels or 300 mm above the estimated flood level. The proposal will include an extension at first floor level and the enclosure of an existing outside seating area. The proposal is therefore considered to comply with these requirements.

Policy SS4 (The economy and employment) of the Torbay Local Plan supports the regeneration of Torbay and improvement in its economic performance, with the aim of achieving a step-change in economic prosperity as set out in Torbay's Economic Strategy. The Local Plan supports existing businesses, it encourages new businesses and investment in order to create new jobs, and it enables expansion and diversification of the economy of the Bay. The Local Plan seeks to promote growth in sectors that are particularly important in Torbay, including tourism, hotel and catering. The applicant has detailed in the submitted application form that the proposal would create 2 new part time positions.

Although the application is for the extension of an A3 use, meaning that a sequential test should be applied in accordance with paragraph 24 of the NPPF, this test should be balanced against other benefits of the proposals, including the improvement of existing tourism and leisure facilities in a core tourism investment area. However, Policy TO1 (Tourism) of the Torbay Local Plan states that Torbay's tourism offer will be developed in a sustainable and competitive manner, to enhance its role as a premier tourism destination. Policy TO1 details further that Torbay Council wishes to see the quality of accommodation improved with a wider range of new and refurbished facilities and services. This will be achieved through the following measures:

- Supporting in principle the improvement of existing and provision of new tourist accommodation and attractions
- The retention, improvement and creation of new, high quality tourism and leisure attractions, facilities and accommodation in sustainable, accessible locations with particular focus on Core Tourism Investment Areas (CTIAs).

Given that the application site is located within a CTIA as designated in Policy TO1, and the proposed extension would improve the provision of tourist attractions, it is considered that the principle of the proposed development is acceptable and a sequential test is not required.

The application is recommended for conditional approval subject to the receipt of satisfactory further information in relation to impact on amenity of nearby occupiers and effect on nearby trees.

Recommendation

Subject to the receipt of satisfactory consultation responses from arboriculture, community safety and Historic England, conditional approval delegated to the Executive Head for Assets and Business Services to include final drafting of conditions.

Reason for Referral to Development Management Committee

The application has been referred to the Development Management Committee in accordance with the Council's constitution which states that applications relating to land owned, controlled or occupied by the Council (unless there are no objections or it is a minor variation to an existing planning permission) must be referred to the Development Management Committee.

Statutory Determination Period

8 weeks. The determination date was the 22nd September 2017. The application has exceeded the determination date to allow the submission of revised plans to address concerns raised by officers.

Site Details

The application site, Pier Point is a restaurant and bar, situated in a prominent location close to the pier, the seafront and the Princess Theatre. In the Torbay Local Plan the site is located within a core tourism investment area, Belgravia Conservation Area, coastal change management area, community investment area, and flood zones 2 and 3. The site also sits within the grade II Princess and Royal Terrace Historic Park and Garden and is adjacent to the South West Coast Path.

The site comprises a detached single storey building, occupied by the existing Pier Point which operates as a restaurant, café and bar. It includes an outdoor seating area on the North West corner with an adjoining souvenir and gift shop 'Promenade Gifts' which occupies a North East section of the building. The site is located adjacent to the Princess Theatre and sits within a pedestrian promenade with Rock Walk to the North of the site. Princess Pier, which is not listed, is immediately to the south. It is located close to Torbay Road (A379) and is prominent in the street scene and from the elevated Rock Walk footpath to the north.

Detailed Proposals

The proposal seeks permission to form a first floor extension with terrace area, the enclosure of the existing ground floor outdoor seating area and installation of solar panels. The proposal will result in the expansion of the existing commercial business which is used as a restaurant, café and bar.

The proposed first floor extension will sit fairly centrally above the existing ground floor and outdoor seating area footprint. The first floor extension will include a flat roof with large areas of glazing, including angled glazing. The glazing will sit within rendered sections. The first floor terrace will sit within the North West and South West section of the flat roof and will include a 1.1m high frameless glass balustrading. The total height of the building will increase from approximately 3.9m to 7.2m at its highest point from ground level.

The building will predominantly feature powder coated aluminium windows set within white render with sections of powder coated rainscreen cladding. The proposed solar panels will be situated on the roof and set in four blocks comprising 36 solar PV set at a 10 degree angle. The design seeks to assimilate with the existing building with a

continuation of window fenestration and design and angled glazing.

Summary Of Consultation Responses

Community Safety: No objections in respect of the proposal, however it is recommended that a condition is added to the consent to ensure that the potential for odour nuisance is minimised.

Food Safety: Raises a number of operational issues that are addressed through Environmental Health legislation and Building Regulations.

Strategic Transport: The site Lies within the Core Tourism Investment Area (TA1 &TA2 and the South West Coast Path Policy SS6.3) therefore it would be reasonable to request the provision of secure cycle storage area for staff (one space per two employees) or a cycle parking facility (such as Sheffield cycle stands) for staff & customers in accordance with Policy TA1 and TA3 of the Local Plan. If the applicant can set out the maximum number of staff on site at any one time, this figure could be used in conjunction with some visitor provision. Since parking for the additional floorspace created cannot be achieved onsite, a S106 sustainable transport contribution could be appropriate. However the Planning Contributions & Affordable Housing SPD also considers the contribution to employment/economic impact of the proposal and it would be reasonable to discount the additional part time jobs created. In this case as the job creation would mitigate the majority of the additional trips generated and no site acceptability measures have been identified, no additional contributions are required.

Arboriculture: Awaiting comments.

Historic England:

Comments on the original scheme:

The case falls outside Historic England's statutory remit, as it affects an unlisted building in a conservation area on a site of less than 1000sq m. However as we have now examined the proposals and are familiar with the site, we are happy to provide a short comment to assist you in the decision-making process. The existing Pier Point café is a characteristic 1950s structure, low in scale and of lightweight appearance. In our view, it makes a positive contribution to the character and appearance of the conservation area. While retention and modernisation of the structure should of course be welcomed, the proposed design of the (significant) extensions to the building are robust and muscular in character and will fundamentally change the appearance of the café into something much more solid. We wonder whether you might consider working with the applicant and the architect to finesse the proposed design and achieve a more lightweight appearance, appropriate to the seafront location and the modernist architecture of the existing building? We also suggest that you seek the views of your specialist conservation advisers, as relevant.

- A further consultation request has been sent following the receipt of revised plans which have aimed to address the initial concerns. To date no response has been received.

The Garden Trust: We have considered the information on the Council's website and do not wish to comment.

Drainage: Although the development lies within flood zone 3 the proposal relates to works on the existing roof which is outside the flood zone. The developer has submitted a site specific flood risk assessment for this development. The works involve the construction of an extension and terrace to form a first floor and therefore the impermeable area of the building will not be increased and hence the risk of flooding will not increase. As there is no impermeable area and the proposed works are located outside the flood zone there is no objection on drainage grounds to planning permission being granted.

Conservation: This 1950s/60s Bar/Restaurant is in the Belgravia conservation area, at its border with the Torquay Harbour conservation area. Its sits 'within' the grade II Princess Gardens and Royal Terrace Gardens Historic Registered Park (NHLE No. 1001507), but with the Princess Theatre forms an enclave of unregistered space. The current building is single storey and is essentially glass-walled atop a limestone dwarf wall; above a wide entablature is jettied out above the walls carried on a series of raking struts; a flat roof oversails; the (north)west façade has a slightly concave front, now part obscured by an external seating area. It wasn't recognised in the Belgravia Conservation Area Character Appraisal as a key building, however following English Heritage/Historic England's recent work, aided by the 20th Century Society on later 20C it surely it should be considered so, though the external gals screening detracts. It is essentially a single-cell structure, well adapted to its promenade locale; it is certainly one of the good buildings of its period and type. Seen from the west and southwest across Torre Abbey Sands it is very permeable, and despite its proximity to the Princess Theatre it does not detract from that building's 'showfront' the west elevation. The proposals are for an additional floor over two-thirds of the building (from the north-east corner outwards) with an extended roof terrace not only occupying the rest of the existing roof, but extending over the western area of external seating. The two photograph views sent in - in support of the application - views A & B, actually demonstrate the opposite. The light-touch, low profile permeable building would be replaced by a much larger, impermeable, extended building, which presents from Torbay Road (view B) a slab like appearance and removes from the building that innocent charm characteristic of the late 1950s.

Following submission of revised plans a revised comment has been received: Very much better. I am content with the revised elevations; I do think a grouping of the solar panels in a canted roof section would be much better and the northwest elevation could have so easily imitated the existing elliptical glazed front if the fixed glaze panel at the west corner had been canted to the angle of the existing screen, however I have no objection to a permission based on these revised plans

Summary Of Representations

Publication type: Neighbour notification letters/Site notice/Newspaper advert

5 representations have been received. 1 representation, 1 letter of support and 3 objections. Issues raised:

- Development in the surrounding area
- Height

- Massing
- Loss of light
- Sets precedent
- Impact on sea-front
- Noise
- Use of terrace
- Poor design
- Visual appearance
- Storage and waste collection
- Odour
- Impact of construction on adjacent theatre
- Vehicular access
- Investment
- Positive development

Relevant Planning History

P/2013/1121 New door opening formed within existing glazed panel and sill to provide additional fire exit and means of escape. Approved 11/12/13

P/2007/0913 Change Of Use To Provide Tables And Chairs To Front Of Venue. Approved 23/07/07

Key Issues/Material Considerations

The key issues to consider in relation to this application are:

1. Principle of the development
2. Design
3. Impact of the development on the Torquay Harbour Conservation Area and the Listed Historic Park and Garden
4. Impact on Highways
5. Impact on Amenity
6. Impact on trees
7. Drainage.

1. Principle of the Development

Policy TO1 (Tourism, events and culture) of the Torbay Local Plan supports in principle the improvement of existing and provision of new tourist accommodation and attractions, particularly proposals that make positive use of Torbay's marine environment, culture, heritage, biodiversity and Geopark. The application site is also located within Core Tourism Investment Area (CTIA) as designated in Policy TO1. As such, given the site's location within a CTIA, and as the proposed extension will result in an improvement to the existing building and allow for increased capacity which will support the local business and provide enhanced facilities, the proposal would comply with Policy TO1.

Policy SS4 of the Local Plan supports the regeneration of Torbay and improvement in its economic performance, with the aim of achieving a step-change in economic prosperity as set out in Torbay's Economic Strategy. The Local Plan supports existing businesses, it encourages new businesses and investment in order to create new jobs, and it enables

expansion and diversification of the economy of the Bay. The Plan seeks to promote growth in sectors that are particularly important in Torbay, namely tourism, hotel and catering. The addition of the extension would create 2 new part time employees in line with this policy.

Although the application is for the extension of an A3 use, meaning that a sequential test should be applied in accordance with paragraph 24 of the NPPF, this test should be balanced against other benefits of the proposals, including the improvement of existing tourism and leisure facilities in a core tourism investment area. However, Policy TO1 (Tourism) of the Torbay Local Plan states that Torbay's tourism offer will be developed in a sustainable and competitive manner, to enhance its role as a premier tourism destination. Policy TO1 details further that Torbay Council wishes to see the quality of accommodation improved with a wider range of new and refurbished facilities and services. This will be achieved through the following measures:

- Supporting in principle the improvement of existing and provision of new tourist accommodation and attractions.
- The retention, improvement and creation of new, high quality tourism and leisure attractions, facilities and accommodation in sustainable, accessible locations with particular focus on Core Tourism Investment Areas (CTIAs)

Given that the application site is located within a CTIA as designated in Policy TO1, and the proposed extension would improve the provision of tourist attractions, it is considered that the principle of the proposed development is acceptable and a sequential test is not required.

There are likely to be wider economic benefits through additional visitors being attracted to the area as a result of the extended capacity. Additionally it would add to the existing tourism offer in the seafront area attracting people of all ages, accordingly the proposal complies with Policy TC5 (Evening and night time economy) of the Local Plan.

The Torquay Neighbourhood Plan completed its Regulation 16 Publicity Period consultation on 18th December 2017. It is expected that the Neighbourhood Plan will be subject to Independent Examination in Spring 2018. As such it is at an advanced stage of preparation. National Planning Policy Framework paragraph 216 (in Annex 1) states that from the date of publication, decision takers may give weight to relevant policies in emerging plans (unless material considerations indicate otherwise) according to their stage of preparation, extent to which there are unresolved objections and degree of consistency with national planning policies. Relevant policies in the Torquay Neighbourhood Plans now carry some weight as they have now completed two rounds of public consultation and reflect the wishes of the Neighbourhood Forums. The weight afforded to emerging Neighbourhood Plan policies is a matter for the decision-taker in accordance with the NPPF 216 criteria. Relevant policies of the Torquay Neighbourhood Plan include:

- Policy S1 (The Presumption in Favour of Development) which states that development proposals which accord with the policies of the Torquay

- Neighbourhood Plan and Torbay Local Plan shall be approved unless material planning considerations indicate otherwise.
- Policy H13 (Established architecture) which states any development shall be in a character, scale, bulk and design sympathetic to established surrounding architecture and must not have an adverse impact on the local area and must not significantly increase the density of properties in the immediate area.

The proposal is considered to accord with the above Neighbourhood Plan Policies.

2. Design

Policy DE1 of the Local Plan requires development to positively enhance the built environment, integrate with the existing street scene and features, including trees, protect important local and longer-distance views and impact on the skyline, especially from public vantage points and to evolve high quality architectural detail with a sensitive palette of materials.

The design of building is 1950s/60s and is very permeable, and despite its proximity to the Princess Theatre it does not detract from that building's 'showfront' the west elevation. As the proposal is for an additional floor over a ground floor section of the building, any proposal should retain the lightweight structure and permeability. The original submission raised an objection from Historic England and the Council's Senior Historic Environment Officer as the proposal presented a larger, impermeable, extended building which would remove from the building that innocent charm characteristic of the late 1950s, forming an extension which is robust and muscular in character and will fundamentally change the appearance of the café into something much more solid. It was advised by officers that an extension with a more lightweight appearance, appropriate to the seafront location and the modernist architecture of the existing building would be more appropriate in this setting.

Following the initial comments revised plans have been submitted. In line with the comments from the Council's Senior Historic Environment Officer the proposal as amended now raises no objections. Whilst additional points of revision were noted in the latest consultation response, these are not considered necessary to the acceptability of the proposal. It is considered that the proposed scale and design of the first floor extension responds to the context set by the existing building and hence it will sit comfortably in its surrounds. The proposal will reinforce the existing character of the building with the use of angled glazing, fenestration form and use of render.

The proposal is considered acceptable in design terms and in accordance with Policy DE1 of the Torbay Local Plan.

3. Impact of the development on the Torquay Harbour Conservation Area and the Listed Historic Park and Garden

Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act requires LPAs in reaching determinations on applications to have 'special regard' to the desirability of preserving the character of conservation areas. Paragraph 132 of the NPPF explains that great weight should be given to the conservation of 'heritage assets' such as

Conservation Areas and Listed Historic Park and Garden.

The Gardens Trust have confirmed they have no comment on the scheme and the Council's Senior Historic Environment Officer has confirmed there is no objection to the scheme although there are additional changes which could be made which would improve the overall design. As previously noted, whilst additional points of revision were raised in the latest consultation response, these are not considered necessary to the acceptability of the proposal as it is considered that the design and visual appearance respects the existing building and surrounding streetscene. The proposed extension to the existing building is considered to be of a lightweight appearance, appropriate to the seafront location and the modernist architecture of the existing building which preserves the existing character of the building, and the character and quality of the Conservation Area and listed park and garden. As such the proposal is considered to preserve and enhance the character and quality of the Conservation Area and grade II listed park and garden in accordance with Policy SS10 of the Torbay Local Plan.

Following the submission of revised plans Historic England has been re-consulted. To date no further comments have been received. Members will be verbally updated at Committee if any further response is received.

4. Impact on Highways

Consultation from the Council's Senior Strategy and Project Officer has noted that the site lies within the Core Tourism Investment Area (TA1 &TA2 and the South West Coast Path Policy SS6.3) therefore it would be reasonable to request the provision of secure cycle storage area for staff (one space per two employees) or a cycle parking facility (such as Sheffield cycle stands) for staff & customers in accordance with Policy TA1 and TA3 of the Local Plan (Appendix F). If the applicant can set out the maximum number of staff on site at any one time, this figure could be used in conjunction with some visitor provision. The cycle parking provision should not be placed on the seaward (southern) side of the site. With the provision of appropriate cycle parking there is no objection to the development in principle.

The Planning Contributions & Affordable Housing SPD considers the contribution to employment/economic impact of the proposal and it would therefore be reasonable to discount the two additional part time jobs created. In this case, as the job creation would mitigate the majority of the additional trips generated and no site acceptability measures have been identified, no additional contributions are required.

With the provision of cycle parking which can be secured by way of condition the proposal is considered to accord with Policies TA1 and TA3 of the Torbay Local Plan.

5. Impact on Amenity

Representations from local residents have raised concerns about the noise impacts and have highlighted existing concerns with the relationship between the restaurant and nearby residential properties.

Consultation from the Council's Senior Environmental Health Officer has noted that there

is no objection to the proposal however details of the proposed equipment, including noise levels and odour abatement, should be submitted to the Local Planning Authority for written approval prior to commencement of the development. This will ensure that the extension of the business does not result in any negative impacts on the surrounding users and residential properties. It is also considered necessary to require the submission of a construction method statement to ensure public areas on the footway and promenade are not unduly obstructed and the works are carried out in an appropriate manner.

Given the distance of the proposed extension to the nearest residential properties which are above Rock Walk, which at its closest point is approximately 93.5m in distance, it is considered unlikely that there will be a material loss of amenity to the occupiers of these properties from the proposed extension and terrace however further advice is sought from the Council's Senior Environmental Health Officer to confirm if additional measures need to be put in place to ensure amenity is protected. The Committee Members will be verbally updated on this issue.

The proposal, for the reasons above, and following confirmation from the Council's Senior Environmental Health Officer is considered to retain suitable levels of amenity for adjacent occupiers, in accordance with Policy DE3 of the Torbay Local Plan.

6. Impact on trees and ecology

The application site includes highway trees in close proximity to the site which currently overhang the building. No information has been requested from the applicant to date. The Council's Arboricultural Officer has been consulted however his comments are still awaited. As such Members will be updated at Committee.

7. Drainage

A site specific flood risk assessment has been submitted to support the application as the site is within flood zone 2 and 3. The Council's Drainage Engineer has confirmed that although the development lies within flood zone 3 the proposal relates to works on the existing roof which is outside the flood zone. The works involve the construction of an extension and terrace to form a first floor and therefore the impermeable area of the building will not be increased and hence the risk of flooding will not increase. As there is no impermeable area and the proposed works are located outside the flood zone there is no objection on drainage grounds to planning permission being granted.

The Environment Agency's standing advice for minor developments in Flood Zone 3 is that floor levels are either no lower than existing floor levels or 300 mm above the estimated flood level. The proposal will include an extension at first floor level and the enclosure of an existing outside seating area. The proposal is therefore considered to comply with these requirements.

The proposal, therefore accords with Policies ER1 and ER2 of the Torbay Local Plan.

Human Rights and Equalities Issues -

Human Rights Act: The development has been assessed against the provisions of the

Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance

Equalities Act: In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

CIL -

CIL:

The application is for commercial development in zone 2 where the Community Infrastructure Levy (CIL) is £0 per square metre of additional gross internal floor area created for development under 300m².

The CIL liability for this development is Nil.

Conclusions

Subject to the imposition of conditions and the submission of further information relating to highways and arboricultural matters, the proposals accord with the provisions of the Local Plan and are recommended for approval.

Condition(s)/Reason(s)

01. Construction Management Plan
02. Environmental health Risk/ noise Assessment
03. Cycle storage
04. Tree protection

Informative(s)

01. In accordance with the requirements of Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order, 2015, in determining this application, Torbay Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved. The Council has concluded that this application is acceptable for planning approval.

Relevant Policies

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