



Minutes of the Development Management Committee

30 April 2012

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillors Butt, Davies, Hernandez, Lewis, Richards, Thomas (D) and Scouler)

652. Apologies for absence

An apology for absence was received from Councillor Barnby.

653. Minutes

The Minutes of the meeting of the Development Management Committee held on 10 April 2012 were confirmed as a correct record and signed by the Chairman.

654. P/2011/0035/MPA - Former Royal Garage Site, 4-24 Torwood Street, Torquay

The Committee considered amendments to some of the conditions previously considered and approved by Members in respect of demolition works; formation of mixed use development to form hotel, A3 units, 2 external purpose units (D2 use for fitness centre and B1 use for office suite) and 14 apartments with vehicular and pedestrian access.

Resolved:

- (i) the amendment of some of the conditions previously considered and approved by Members to be delegated to the Executive Head of Spatial Planning
- (ii) the Committee renewed the authority to the Executive Head of Spatial Planning to issue the formal Decision Notice

655. P/2011/0925/MR4 - Oldway Mansion Site And Fernham Nursing Home, Torquay Road, Paignton

The Committee considered an application in respect of construction within grounds of Oldway Mansion to form 46 three and four bedroom townhouses. Construction of new orangery, wedding room and cafe. New 4 rink indoor bowling centre, reconfiguration of 6 hard surfaced tennis courts, alterations to access and works to

provide new public parking and improvements to existing. Restoration of selected areas of historic landscape. Construction of 64 assisted living apartments on the site of Fernham Nursing Home. THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Prior to the meeting written representations were circulated to the Committee. At the meeting Keith Johnson and Mr Corps addressed the Committee against the application and James Brent and Paul Hawthorne addressed the Committee in support. In accordance with Standing Order B4.1 Councillor Lewis, Councillor Butt and Cllr Thomas (D) addressed the Committee.

Resolved:

Approved subject to:

- (i) Further views of English Heritage
- (ii) Receipt of revised and supplementary plans of the Fernham scheme to the satisfaction of the Executive Head of Spatial Planning
- (iii) Readvertisement of the Fernham scheme and subject to no new matters being raised in any representations
- (iv) Revised plans showing the changes to the Zone C housing, clarifying the works to the existing road access, including sections and confirmation that trees are to be retained. To the satisfaction of the Executive Head of Spatial Planning.
- (v) Receipt of an acceptable conceptual indication of the approach to be taken of details in relation to retaining structures/drives and boundary treatments in Zone A and clarifying relationship to the development on Fernham.
- (vi) Receipt of an acceptable conceptual indication of the approach to be taken of specific landscape proposals to mitigate the interface between the proposed housing and the historic park to reintroduce a greater sense of enclosure and achieve greater softening and screening.
- (vii) Satisfactory resolution of conditions as set out in the submitted report to be delegated to the Executive Head of Spatial Planning and to also include upgrading the pedestrian access to the wedding venue from the car park ,and improvement of vehicular access to the wedding venue via Little Oldway
- (viii) The Executive Head of Residents and Visitor Services and the Chief Executive of the TDA to be advised of views expressed at the Development Management Committee meeting in respect of the business case for only 6 new tennis courts at Oldway for their response and action as appropriate.

656. P/2011/0926/LB - Oldway Mansion Site And Fernham Nursing Home, Torquay Road, Paignton

The Committee considered the construction of new orangery, wedding room and cafe, restoration of selected areas of historic landscape, works to listed wall to facilitate vehicular access. Demolition of existing indoor bowls centre. Works to existing car parking area. THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Resolved:

Approved subject to:

- (i) on receipt of revised plans in respect of alterations to boundary wall, to advise the NPCU that the Authority is minded to approve the application subject to referral to the Secretary of State and:
- (ii) the inclusion of conditions as set out in the submitted report be delegated to the Head of Spatial Planning to resolve.

657. P/2011/1020/MR4 - Oldway Mansion, Torquay Road, Paignton

The Committee considered an application in respect of change of use of Oldway Mansion, Rotunda and stables from Council Offices to 57 bed hotel with ancillary spa, conference and banqueting facilities, external alterations, formation of entrance foyer to stables and restoration/refurbishment of existing glass conservatory structure. Demolition of squash courts. Improvements to car parking area. THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Resolved:

Approved subject to:

- (i) the submission of detailed plans delineating the extent of the stables to be withdrawn from the current applications.
- (ii) the resolution of conditions in the submitted report to be delegated to the Head of Spatial Planning.

658. P/2011/1021/LB - Oldway Mansion, Torquay Road, Paignton

The Committee considered an application in respect of change of use of Oldway Mansion, Rotunda and stables from Council Offices to 57 bed hotel with ancillary spa, conference and banqueting facilities, external alterations, formation of entrance foyer to stables and restoration/refurbishment of existing glass conservatory structure. Demolition of squash courts. Improvements to car parking area. THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Resolved:

Approved subject to:

- (i) advising the NPCU that the Authority is minded to approve the application subject to the referral to the Secretary of State and;
- (ii) the conditions set out in the submitted report be delegated to the Head of Spatial Planning.

Chairman
