



Minutes of the Planning Committee

10 June 2019

-: Present :-

Councillors Brown, Dart, Dudley, Hill, Barbara Lewis, Manning, Pentney,
Jacqueline Thomas and David Thomas

(Also in attendance: Councillors Amil, Barrand, Brooks, Bye, Chris Lewis, Long and
Morey)

1. Election of Chairman

Councillors Hill and Pentney were proposed/seconded but the vote equally split, therefore in accordance with Standing Order B1.4 it was agreed to draw lots. Councillor Pentney's name was chosen and he was elected Chairman for the 2019/20 Municipal Year.

Councillor Pentney in the Chair.

2. Apologies for absence

In accordance with the wishes of the Conservative Group, the membership of the meeting had been amended for this meeting by including Councillor David Thomas instead of Councillor Barrand.

3. Appointment of Vice Chairman

Councillor Dudley was appointed Vice-Chairman for the 2019/20 Municipal Year.

4. Minutes

The Minutes of the meeting of the Development Management Committee held on 11 March 2019 were confirmed as a correct record and signed by the Chairman.

5. Corbyn Head Hotel (P/2018/1086)

The Committee considered an application for the demolition of an existing 45-guestroom hotel, and the construction of a new, purpose-built 152-guestroom hotel within the Core Tourism Investment Area.

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's Website. At the meeting Leon Butler, Colin Hurst and June Pierce addressed the Committee against the application and Martin Brook and Alan Denby addressed the

Committee in support of the application. In accordance with Standing Order B4.1 Councillors Amil, Bye and Barrand addressed the Committee.

During the debate recommendations to refuse the application as it was felt the application was too bulky, the scale, mass and height of the proposal would be out of character of the area and the negative impact of the proposed parking. Upon the vote this motion was Lost.

A further recommendation was moved and seconded to approve the application as per the officer report and an additional conditions in respect of a valet service with parking off site. Upon the vote this motion was declared Lost.

A further recommendation was proposed and seconded to defer the application to enable officers to negotiate a scheme which is one floor lower than currently proposed in order to improve the parking to hotel room ratio and reduce the bulk of the building. A recorded vote was taken on the motion. The voting was taken by roll call as follows: For: Councillors Manning, Dudley, Brown and Pentney (4). Against: Councillors Dart, David Thomas, Jacqueline Thomas, Barbara Lewis and Hill (5). The motion was declared Lost.

A final recommendation, as set out as follows, was proposed and seconded and on being put to the vote was declared Carried.

Resolved:

That the application be refused for the following reasons:

- (i) The level of on-site car parking provision proposed would result in an unacceptable level of off-site car parking demand to the detriment of highway safety. The proposal is therefore contrary to the requirements of policy TA3 of the Torbay Local Plan; and
- (ii) the proposed design by virtue of its height, massing and bulk would be out of keeping with the character of the immediate locality. The proposal is therefore contrary to Policy TH8 of the Torquay Neighbourhood Plan and Policy DE1 of the Torbay Local Plan.

6. Land Off Martinique Grove (P/2019/0265)

The Committee considered an application for the erection of five detached dwellings set in a loose south-facing arc arrangement, to be accessed off the existing highway spur in Martinique Grove.

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's Website. At the meeting Councillor Long addressed the Committee against the application on behalf of the residents.

Resolved:

Approved with the final drafting of conditions, including those set out in the submitted report, being delegated to the Assistant Director of Planning and Transport.

7. Land Off Luscombe Road, Paignton (P/2019/0291)

The Committee considered an application for a reserved Matters application relating to the proposed appearance, landscaping, layout and scale of seven dwellings, resulting in a change to their previously approved siting.

Prior to the meeting written representations were available on the Council's Website.

Resolved:

Approved with the final drafting of conditions, including those set out in the submitted report, being delegated to the Assistant Director of Planning and Transport.

8. 213 St Marychurch Road, Torquay (P/2018/0962)

The Committee considered an application for demolition of existing building to form 17 apartments & parking. (Revised plans received 6/3/19).

Prior to the meeting written representations were available on the Council's Website. In accordance with Standing Order B4.1 Councillor Brooks addressed the Committee.

Resolved:

That consideration of the application be deferred to allow for a site visit to take place.

9. Waldon Point, St Lukes Road South, Torquay (P/2018/1274)

The Committee considered an application for the installation of 12 no. telecommunications apertures, antennas, raised working platforms, cabinets, dishes and ancillary works on the roof of Waldon Point, which is a multi-storey apartment building. The proposal also included the removal of redundant equipment.

Prior to the meeting written representations were available on the Council's Website.

Resolved:

Approved with the final drafting of conditions, including those set out in the submitted report, being delegated to the Assistant Director of Planning and Transport.

10. 133-135 Winner Street, Paignton (P/2019/0152)

The Committee considered an application for the material change of use of the ground floor of 133-135 Winner Street, Paignton, from a retail unit to a one-bedroom apartment.

Prior to the meeting written representations were available on the Council's Website.

Resolved:

Approved with the final drafting of conditions, including those set out in the submitted report, being delegated to the Assistant Director of Planning and Transport.

11. Café Cockington Court, Cockington Lane, Torquay (P/2019/0268)

The Committee considered an application for listed building consent for the redecoration of an existing café dining space and to provide a new serving counter. The proposal also sought to install parasols in the external courtyard to provide shelter for customers.

Prior to the meeting written representations were available on the Council's Website.

Resolved:

Approved with the final drafting of conditions, including those set out in the submitted report, being delegated to the Assistant Director of Planning and Transport.

12. Old Maids Perch, Shedden Hill Road, Torquay (P/2019/0301)

The Committee considered an application to vary condition 2, which stated that the use permitted shall be discontinued on or before 1 May 2019. The variation sought is to allow the use to continue up until 1 May 2029.

Prior to the meeting written representations were circulated to members.

Resolved:

Approved with the final drafting of conditions, including those set out in the submitted report, being delegated to the Assistant Director of Planning and Transport.