



Minutes of the Development Management Committee

25 June 2012

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillors Lewis, Mills, Pritchard, Richards and Thomas (D) plus Councillor James (Brixham Town Council))

24. P/2011/0829/MOA - Site Of Existing Club House, First And Eighteenth Holes, Churston Golf Club, Dartmouth Road, Brixham

The Committee considered an application for the demolition of clubhouse, outbuildings and car park and development comprising up to 90 dwellings, 42 bed extra care scheme (use class C3 Extra Care); informal open space; landscaped areas, new vehicular/pedestrian access and sustainable drainage measures and all necessary infrastructure, engineering works and landscaping (In Outline).

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Geoff Melbourne, David Seaton, Mark Smith and Adam Billings addressed the Committee against the application and Ian Mellor, Ian Handford and Verena Wormersley addressed the Committee in support of the application. Councillor James from Brixham Town Council addressed the Committee. In accordance with Standing Order B4.1 Councillor Pritchard also addressed the Committee.

Resolved:

Subject to:

- i) formal confirmation that screening has taken place and an appropriate assessment pursuant to the Habitats Regulations is not required; and
- ii) the completion of a Section 106 Agreement in terms acceptable to the Executive Head of Spatial Planning, within six months of the date of this committee, to secure appropriate Sustainable Development contributions, Affordable Housing and Public Open Space;

the outline planning permission with all matters reserved apart from access be approved with the conditions as set out in the submitted report.

(Note: Prior to consideration of application P/2011/0829/MOA, Councillor Mills declared a personal prejudicial interest.)

25. P/2011/0838/MPA - Land At Churston Golf Club, Dartmouth Road, Brixham

The Committee considered an application for change of use of agricultural land for use as a golf course; part demolition of existing wall in conservation area, development of a clubhouse, car park and golf trolley store; a new vehicular access and road from green lane; a new practice area with associated small building and practice putting green; and works to form three replacement tees, fairways and greens; all associated infrastructure engineering works and landscaping. This is a departure from the Local Plan.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Roger Richards, David Seaton, Charlie Hopkins, Mark Smith and Geoff Melbourne addressed the Committee against the application and Ian Mellor and Chris Knight addressed the Committee in support of the application. Councillor James addressed the Committee on behalf of Brixham Town Council and in accordance with Standing Order B4.1 Councillors Pritchard and Mills also addressed the Committee.

Resolved:

That the application be refused on the following grounds:

- i) The applicant has failed to meet the exceptional circumstances and public interest tests in relation to development in the AONB and the development is contrary to paragraph 116 of the NPPF and policy L1 of the Local Plan;
- ii) The proposed development would seriously harm the value and quality of the AONB and adjacent Conservation Area, by reason of the resultant detrimental impact on the tranquil nature of the area (contrary to Local Plan policy L1 and paragraph 123 of the NPPF);
- iii) The proposed development, in a location not well served by public transport and other sustainable modes of transportation, would generate additional traffic on the local highway network that would have an adverse impact on highway safety and the free flow of traffic; and
- iv) The failure to deliver mitigation measures (including measures to maintain the favourable conservation status of the SAC) in the absence of a signed Section 106 Agreement.