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Date: Monday, 27 June 2011

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Town Hall  
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TQ1 3DR

Dear Member

**DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 30 JUNE 2011**

I am now able to enclose, for consideration at the Thursday, 30 June 2011 meeting of the Development Management Committee, the following reports that were unavailable when the agenda was printed.

<b>Agenda No</b>	<b>Item</b>	<b>Page</b>
2.	<b>Minutes of the Development Management Committee 18 April 2011</b>	(Pages 83 - 88)
3.	<b>Minutes of the Development Management Committee 31 May 2011</b>	(Pages 89 - 94)

Yours sincerely

Amanda Coote  
Senior Democratic Services Officer

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## Minutes of the Development Management Committee

18 April 2011

-: Present :-

Councillor Scouler (Chairman)

Councillors Addis, Carter (R), Manning, McPhail, Pentney and Thomas (D)

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### **676. Apologies for absence**

Apologies for absence were received from Councillors Charlwood and Pentney.

### **677. Minutes**

The Minutes of the meeting of the Development Management Committee held on 21 March 2011 were confirmed as a correct record and signed by the Chairwoman.

### **678. 2010/0616/MPA Land adjoining Cayman Golf Course, Dartmouth Road, Churston, Brixham**

The Committee considered an application for formation of a combat games area with car parking, administration building with changing/toilet facilities. The revised plans received showed new layout for the site, further details of structures (including heights and materials) and additional landscaping and screening.

Prior to the meeting written representations were circulated to members. At the meeting Mr Bridge addressed the Committee in support of the application.

Resolved:

Subject to the receipt of satisfactory revised plans to show the planting of hedging along the top of the full extent of the proposed banking, approved with the conditions set out in the submitted Report.

### **679. 2009/1287/MOA Land at Park Bay Garden Centre and Holly Gruit, Brixham Road, Paignton**

The Committee considered an application regarding the Section 106 in respect of the above application.

Prior to the meeting a draft Section 106 Agreement was circulated to members in their late representations. At the meeting Mr Britton addressed the Committee in support of the application.

Resolved:

That subject to the completion of a Section106 Agreement on terms acceptable to the Executive Head of Spatial Planning, including those matters dealt with by the Committee in its meeting of 18 April 2010 and which also ensures that:-

- (i) viability be reassessed in respect of all dwellings not delivered and ready for occupation on the site within 5 years of grant of planning permission;
- (ii) amount of any future contributions to be assessed on the basis of the requirements of the current SPD, including 30% affordable housing and full sustainable development contributions but subject if necessary to a viability appraisal; and
- (iii) a mechanism for determining viability after the 5 years has elapsed, including the reassessment of viability to be based on serviced plots at a value of £25,000 per plot for any undelivered units.

**680. Belvedere, 37 Marine Drive, Paignton**

The Committee considered applications for the removal of conditions relating to holiday use on apartments 1, 5, 6, 15, 18, 19 and 20.

Prior to the meeting written representations were circulated to members. At the meeting Mr Smith addressed the Committee against the application.

Resolved:

That the application be refused on the grounds that it would be contrary to Policy TU6 of the Principal Holiday Accommodation Area Policy and there would be inadequate parking facilities.

(Note 1: Prior to consideration of the above applications, Councillors Carter (R) and Thomas (D) declared personal prejudicial interests and withdrew from the meeting room.)

(Note 2: Prior to consideration of the above applications, Councillor Scouler stated her previous prejudicial interest no longer stood. However, Councillor Scouler left the meeting room for this item where the Vice-Chairman, Councillor McPhail, took the Chair.)

**681. 2011/0105/MPA Seaford Sands Hotel, 17 Roundham Road, Paignton**

The Committee considered an application for demolition, alterations and conversion to form 14 dwellings.

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

Resolved:

Subject to the signing of a Section 106 Agreement with regard to waste management, stronger communities, education, lifelong learning and greenspace in terms acceptable to the Executive Head for Spatial Planning with six months of the date of this Committee, approved with the conditions set out in the submitted Report and an additional condition removing the permitted development rights.

**682. 2011/0163/PA 10-12 Palace Avenue, Paignton**

The Committee considered an application for change of use of ground and lower floors from class A1 (retail) to mixed A1/A3 use.

Prior to the meeting a written representation was circulated to members. At the meeting Mr Rackham addressed the Committee in support of the application.

Resolved:

Approved with conditions set out in the submitted Report and an additional condition relating to the shop frontage and an informative regarding use of the ground floor.

**683. 2011/0185/R4 Parkfield House, Esplanade Road, Paignton**

The Committee considered an application to demolish the conservatory entrance elevation, replace existing spiral staircase to rear elevation with new to British standard means of escape, install fir glazing internally to two windows adjacent to fire escape.

Resolved:

Approved with the conditions set out in the submitted Report.

**684. 2011/0186/LB Parkfield House, Esplanade Road, Paignton**

The Committee considered an application to demolish the conservatory entrance elevation, replace existing spiral staircase to rear elevation with new to British standard means of escape, install fir glazing internally to two windows adjacent to fire escape.

Resolved:

That the application be forwarded to the National Planning Casework Unit with a recommendation that Listed Building consent be granted together with the imposition of the conditions set out in the submitted Report.

**685. 2011/0273/PA Occombe Farm, Preston Down Road, Paignton**

The Committee considered an application for the installation of solar photovoltaic panel on the roofs of five agricultural barns.

Resolved:

Approved.

**686. 2011/0062/PA Daleside Court, Lincombe Drive, Torquay**

The Committee considered an application for demolition of the existing building (arranged as five flats) and formation of seven new apartments with vehicular and pedestrian access.

Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Fiona McPhail addressed the Committee against the application and Dan Metcalfe addressed the Committee in support of the application.

Resolved:

That consideration of the application be deferred to allow for further information/detail with regard to reducing the bulk of the proposal, resolution of overlooking on the east elevation and the impact the proposal would have on the neighbouring conservation area.

(Note: During consideration of application 2011/0062/PA, Councillor McPhail declared a personal prejudicial interest and withdrew from the meeting room.)

**687. 2011/0082/PA White Lodge, Ilsham Marine Drive, Torquay**

The Committee considered an application to extend the time limit on application 2007/1106/PA.

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

Resolved:

Subject to the signing of a Section 106 Agreement with regard to sustainable transport, waste management, lifelong learning and greenspace and recreation in terms acceptable to the Executive Head for Spatial Planning within six months of the date if this Committee, approved with the conditions set out in the submitted Report.

**688. 2011/0227/MPA Shedden Hall Hotel, Shedden Hill Road, Torquay**

The Committee considered an application for part demolition, conversion and alteration from hotel to seven residential dwellings and formation of three residential dwellings and four new residential houses with parking.

Prior to the meeting, written representation was circulated to members.

Resolved:

- (i) Approved subject to –
  - (a) subject to the signing of a Section 106 Agreement in terms acceptable to the Executive Head for Spatial Planning within six months of the date of the Committee;
  - (b) the receipt of satisfactory further information with regard to highway access, phasing works to redevelop the villa, schedule of improvement works for the whole site and information regarding existing trees and landscaping works; and
  - (c) the imposition of the conditions set out in the submitted Report; and
- (ii) that enforcement notice be served to cease the residential use of the property.

**689. Appeal Decisions**

The Committee noted the outcome of recent appeal decisions.

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Chairman

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## Minutes of the Development Management Committee

31 May 2011

-: Present :-

Councillors Addis, Amil, Barnby, Doggett (In place of Councillor Baldrey), Hill, Kingscote, McPhail, Morey and Pentney

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### 31. Appointment of Chairman

Councillor McPhail was elected Chairwoman for the 2011/2012 Municipal Year.

### 32. Apologies for absence

It was reported, until further notice, Councillor Morey would be the Non-Coalition Group member and Councillors Baldrey and Pentney would be the Liberal Democrat Group members on the Committee.

It was noted that, in accordance with the wishes of the Conservative and Liberal Democrat Groups, the membership of the Committee had been amended for this meeting by including Councillor Amil in place of the Conservative Group vacancy and Councillor Doggett in place of Councillor Baldrey.

### 33. Appointment of Vice-Chairman

Councillor Morey was elected as Vice-Chairman for the 2011/2012 Municipal Year.

### 34. 2011/0018/MPA - Torbay Holiday Chalets, Fishcombe Road, Brixham

This application was withdrawn by the applicant.

### 35. 2011/0330/HA - 31 Wall Park Close, Brixham

The Committee considered an application to raise the ridge line/roof, alterations and extension at rear to form additional living, kitchen and bedrooms.

Prior to the meeting, members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Peter Boldry addressed the Committee against the application and Nick Jackson addressed the Committee in support of the application.

Resolved:

Approved with the conditions set out in the submitted Report.

**36. 2011/0158/HA - House Number 1, accessed off St Marys Road, adjacent to Nurton House, Castor Road, Brixham**

The Committee considered a retrospective application to regularise an existing timber deck with proposed screen hedging to boundary.

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

Resolved:

Approved with the condition set out in the submitted Report.

**37. 2011/0070/MPA - 9 Central Avenue, Paignton**

The Committee considered an application for the demolition of building and formation of nine new flats with associated car parking (as revised by plans received 3 May 2011).

Prior to the meeting, members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Colin Ritchie addressed the Committee in support of the application.

Resolved:

Consideration deferred for further discussions with English Heritage to establish whether the building is worthy of being designated as a listed building.

**38. 2011/0324/MPA - Site of Paignton Police Station, Southfield Road, Paignton**

The Committee considered an application for residential development to form 14 dwellings with associated parking and access road.

Prior to the meeting, members of the Development Management Committee undertook a site visit. At the meeting Superintendent Jim Nye addressed the Committee in support of the application.

Resolved:

Approved delegated to the Executive Head of Spatial Planning subject to:

- (i) the imposition of conditions 1, 3 and 4 set out in the submitted Report;
- (ii) condition 2 in the submitted Report being amended to reflect retention and refurbishment of the red sandstone boundary wall;
- (iii) an additional condition regarding archaeological studies;
- (iv) further negotiations by officers to attempt to resolve concerns in relation to the loss of trees on Blatchcombe Road; and

- (v) the signing of a Section 106 Agreement in respect of waste management, stronger communities, education, lifelong learning and greenspace in terms acceptable to the Executive Head for Spatial Planning to be signed within three months of the date of this Committee.

**39. 2011/0395/MPA - Totnes Road Service Station, site adj 141 Totnes Road, Paignton**

The Committee considered an application to extend the time limit on a redevelopment to form 14 flats with parking and vehicular/pedestrian access (application 2007/1370/PA),

Prior to the meeting written representations were sent to members of the Development Management Committee.

Resolved:

Subject to the signing of a Section 106 Agreement in terms acceptable to the Executive Head for Spatial Planning by 11 July 2011, approved with the conditions set out in the submitted Report.

**40. 2011/0109/HA - 3 Erica Drive, Torquay**

The Committee considered an application for a proposed annexe incorporating the existing garage, and provision of a new double garage.

Prior to the meeting, members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Mr Blatchford addressed the Committee against the application and Mr Cooper addressed the Committee in support of the application.

Resolved:

Approved with the conditions set out in the submitted Report, and the completion of a Section 106 Agreement to prevent the annexe being sold as a separate unit to the main dwelling.

(Note: Prior to consideration of application 2011/0109/HA, Councillor Pentney declared a personal prejudicial interest and withdrew from the meeting room.)

**41. 2011/0249/MPA - South Sands Apartments, Torbay Road, Torquay**

The Committee considered an application for the demolition of 19 flats and formation of 11 town houses with vehicular and pedestrian access.

Prior to the meeting, members of the Development Management Committee undertook a site visit and written representations were circulated to members. At the meeting Graham Fuell addressed the Committee in support of the application.

Resolved:

Subject to the completion of a Section 106 Agreement in respect of waste management, sustainable transport, stronger communities, lifelong learning, and greenspace within three months of the date of this Committee, approved with the conditions set out in the submitted schedule.

**42. 2011/0266/PA - Cockington Court, New Build Studios, Cockington Lane, Torquay**

The Committee considered an application for change of use of studios 7 and 8 from B1 craft use to A1 retail, and unit 6 from B1 craft use to A3 café/restaurant.

Prior to the meeting, written representations were circulated to members of the Development Management Committee.

Resolved:

Subject to there being no adverse planning related objections received prior to the expiry of the consultation period on 3 June and the receipt of satisfactory revised plans removing the café/restaurant from the scheme, personal permission for retail use be granted to the Devon Guild.

**43. 2011/0289/MPA - 16 Market Street, Torquay**

This application was withdrawn by the applicant.

**44. 2011/0351/MR3 - Town Hall Car Park, Lymington Road, Torquay**

The Committee considered an application for demolition of one-storey building in the south east corner of the site and formation of a 3-4 storey office building to provide a mix of A2 (financial and professional services) and B1 use (business) with vehicular and pedestrian access.

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

Resolved:

Approved subject to

- (i) the imposition of conditions in respect of provision and retention of car and cycle parking facilities; landscaping provision and management; contaminated land assessment; sustainable travel commitments; flooding risk issues and management; restriction of use classes; use of materials;
- (ii) the views of the Arboricultural officer, Environment Agency and drainage department and the imposition of any conditions deemed necessary; and

- (iii) an informative with regard to landscaping/maintenance works of the bank between the library and proposed development.

**45. 2011/0356/MPA - Suite Dreams, Steep Hill, Torquay**

The Committee considered an application to extend the time limit on a redevelopment to form 10 flats (application 2008/0832/MPA).

Resolved:

Subject to the completion of a Section 106 Agreement in respect of greenspace and recreation; lifelong learning, waste and recycling; and street wardens being signed before 1 July 2011, approved with the conditions set out in the submitted Report.

**46. 2011/0387/PA - Coombe Pafford School, Steps Lane, Torquay**

The Committee considered an application for an extension to form office/interview room to side of existing classroom block.

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

Resolved:

Approved.

**47. 2011/0388/PA - Land at Dairy Hill and 13 Stanbury Road, Torquay**

The Committee considered an application for a detached garage with adjacent hard standing with vehicular and pedestrian access.

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

Resolved:

Refused for the reasons set out in the submitted Report together with the damage and impact the proposal would have on the trees.

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Chairman

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