

Minutes of the Planning Committee

13 December 2021

-: Present :-

Councillor Pentney (Chairman)

Councillors Brown, Bye, Dart, Dudley (Vice-Chair), Kennedy, Mills, David Thomas and Jacqueline Thomas

82. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group, the Membership of the Committee had been amended to include Councillors Bye and David Thomas instead of Councillors Hill and Barbara Lewis.

83. Minutes

The Minutes of the meetings of the Planning Committee held on 11 October and 8 November 2021 were confirmed as a correct record and signed by the Chairman.

84. Coach Station, Lymington Road, Torquay P/2021/0765

The Committee considered an application for the demolition of existing coach station building, café and toilets and creation of five new commercial light industrial units (Use Classes E(g) and E(c)) and the erection of public toilet, three new coach bays and associated public realm.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Dr Rodney Horder addressed the Committee in support of the application on behalf of the Torquay Neighbourhood Forum and Mr Kevin Mowat addressed the Committee in support of the application.

Resolved:

That the application be deferred to enable the Committee to consider the response from the Environment Agency in respect of flooding once it has been received.

85. Hatfield House, Hatfield Road, Torquay, TQ1 3HF P/2021/0705

The Committee considered an application for the redevelopment of 31 apartments and an office building with 43 rented apartments including a mix of 15 x one and 28 x two bed apartments, including up to 9 age restricted apartments and associated landscaping, access and parking.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Dr Rodney Horder addressed the Committee in support of the application on behalf of the Torquay Neighbourhood Forum.

Resolved (unanimously):

Approved subject to:

1. the conditions set out in the submitted report;
2. the completion of the Nominations Agreement; and
3. final drafting of conditions and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Divisional Director for Planning, Housing and Climate Emergency.

86. Waterside Holiday Park, Dartmouth Road, Paignton TQ4 6NS P/2021/0706

The Committee considered an application for the construction of a new raised external decking structure to the north and east of the existing clubhouse building. Conversion of the existing clubhouse building to contain a new indoor swimming pool, bar and restaurant area, staff accommodation and back of house spaces. Conversion the existing "Smugglers Inn" building to provide 2 holiday apartments to the upper floor, new glass balustrade to the perimeter of the roof terrace, staff accommodation to the lower floor. Use of land previously occupied by the external swimming pool for 4 static caravans. Demolition of existing lodge and dwelling adjacent to Dartmouth Road and the construction of 3 static caravans.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Mr Ian Butter addressed the Committee in support of the application.

At the meeting the Planning Officer advised that, since the report had been published, a consultation response had been received from Natural England confirming that they had no comments to make, no response had been received from the Environment Agency and one additional letter of support had been received which raised no new material considerations.

Resolved (unanimously):

Approved subject to:

1. resolution of a flood risk to the satisfaction of officers;
2. the completion of a Section 106 unilateral undertaking for the holiday units towards mitigating in-combination recreational impacts on the South Hams Area of Conservation;

3. the conditions set out in the submitted report; and
4. final drafting of conditions and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Divisional Director for Planning, Housing and Climate Emergency.

87. 21 Old Mill Road, Torquay, TQ2 6AU P/2021/1215

The Committee considered an application for the conversion of an existing building into five houses, one flat and one maisonette, with the demolition of existing classrooms to form four dwellings. Revision to approved Planning Application Nos. P/2019/0919 and P/2021/0550.

Prior to the meeting, Members of the Planning Committee undertook a virtual site visit and written representations were published on the Council's website. At the meeting Dr Rodney Horder addressed the Committee in support of the application on behalf of the Torquay Neighbourhood Forum and Mr Simon Blake addressed the Committee in support of the application.

At the meeting the Planning Officer advised that a low carbon statement had been received from the applicant and the details of the statement were read out to the Committee.

Resolved (unanimously):

Approved subject to:

1. the conditions set out in the submitted report; and
2. final drafting of conditions and addressing any further material considerations that may come to light following Planning Committee, to be delegated to the Divisional Director for Planning, Housing and Climate Emergency.

Chairman/woman