



Minutes of the Development Management Committee

25 July 2011

-: Present :-

Councillor McPhail (Chairwoman)

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

(Also in attendance: Councillors Butt, Hernandez and Thomas (D))

169. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group, the membership of the Committee had been amended for this meeting by including Councillor Hytche instead of the Conservative vacancy.

170. Minutes

The Minutes of the meeting of the Development Management Committee held on 30 June 2011 were confirmed as a correct record and signed by the Chairwoman.

171. Urgent Items

The Committee considered the items in Minute 189, and not included on the agenda, the Chairwoman being of the opinion that it was urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

172. CN/2011/0039 Paignton Green, Esplanade Road, Paignton

The Committee considered an application for details pursuant to condition 1 (levels), condition 2 (boundary treatment), condition 3 (details of play equipment), and condition 4 (landscaping) in relation to approved application P/2009/1209 which granted consent for a children's play park at Paignton Green, Esplanade Road, Paignton.

Prior to the meeting written representations were circulated to members of the Committee. At the meeting Louise Gilson addressed the Committee in support of the application. In accordance with Standing Order B4.1 Councillor Hernandez also addressed the Committee in support of the application.

Resolved:

That the details required to satisfy conditions 1, 2, 3, 4 and 9 were acceptable and sufficient to discharge the requirements of the conditions.

(**Note 1:** In accordance with Standing Order A19.5 Councillor Hytche requested his vote against application CN/2011/0039 be recorded.)

(**Note 2:** Prior to consideration of application CN/2011/0039, Councillor Barnby declared a personal prejudicial interest and withdrew from the meeting room.)

173. P/2010/1302/PA Flat 4 Vista Apartments, 17 Alta Vista Road, Paignton

The Committee considered an application for change of use from a holiday home to a residential dwelling.

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

Resolved:

That the application be refused for the reason set out in the submitted Report.

174. P/2011/0021/VC Goodrington Lodge, 23 Alta Vista Road, Paignton

The Committee considered an application for removal of condition 1 on application P/2008/1663/PA; condition 2 on application P/2008/1263/PA; condition 3 on application P/2008/0961/PA and condition 3 on application P/2008/0217/PA to allow permanent residential use along with holiday accommodation.

Members were advised that this application had been held in abeyance pending a review of the Principal Holiday Accommodation Area Policy and that the applicant had stated his intention to appeal against non determination. Confirmation of the appeal removed the right of the Local Planning Authority to formally determine the application, as this decision would be taken by the Planning Inspectorate. Therefore members were requested to consider this application as if it were to be determined to make clear what its resolution would have been had it determined the application.

Prior to the meeting Members of the Development Management Committee undertook a site visit. At the meeting Nigel Cousens addressed the Committee in support of the application.

Resolved:

That had they been in a position to determine the proposal the application would have been refused for the reasons set out in the submitted Report.

(**Note:** Prior to consideration of application P/2001/0021/VC, Councillor Barnby declared a personal interest as she knew of the applicant from other professions.)

175. P/2011/0202/VC Flat 1 Carlton Manor, 9 Roundham Road, Paignton

The Committee considered an application for removal of condition 1 to application P/2000/1186/ to allow permanent residential use.

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

Resolved:

Approved.

176. P/2011/0214/PA Apartment 8 Belvedere, 37 Marine Drive, Paignton

The Committee considered an application for change of use from holiday let to residential use.

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

Resolved:

Refused for the reasons set out in the submitted Report, with condition 02 being amended to reflect policy T25 from PPG13 as opposed to TU25.

177. P/2011/0215/PA Apartment 2, Sunhill Apartments, 19 Alta Vista Road, Paignton

The Committee considered an application for change of use from holiday let to residential use.

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

Resolved:

Refused for the reason set out in the submitted Report.

178. P/2011/0271/PA Unit 11, Sunhill Apartments, 19 Alta Vista Road, Paignton

The Committee considered an application for change of use from holiday home to residential dwelling.

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

Resolved:

Refused for the reason set out in the submitted Report.

179. P/2011/0363/VC Julie Court, 5 Colin Road, Paignton

The application was withdrawn from the agenda.

180. P/2011/0384/R3 Curledge Street County Primary School, Curledge Street, Paignton

The Committee considered an application for revisions to previously approved application P/2009/1038/MR3 to allow for a first floor extension providing two additional standard classrooms and child protection/nurture classroom above the previously approved single storey element of the extension proposed north of site.

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

Resolved:

Subject to satisfactory observations from the Arboricultural Officer and no additional adverse representations received during the consultation period, approved with the conditions set out in the submitted Report.

181. P/2011/0437/PA 3 Sunhill Apartments, 19 Alta Vista Road, Paignton

The Committee considered an application for change of use from holiday use to residential use.

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

Resolved:

Refused for the reasons set out in the submitted Report.

182. P/2011/0483/R3 56 Palace Avenue, Paignton

The Committee considered an application for use as Class A2 (retrospective).

Resolved:

Approved.

183. P/2011/0471/PA 7, 9 and 11 Havelock Road, Torquay

The Committee considered an application for demolition of disused vehicle repair centre and construction of six 3 bed terraced houses and one 2 bed maisonette with car parking spaces and pedestrian footway.

Prior to the meeting written representations were circulated to members of the Development Management Committee. At the meeting Christine Lawrence addressed the Committee in support of the application.

Resolved:

Subject to the conclusion, at the applicants expense, of a Section 106 Agreement in respect of waste, sustainable transport, lifelong learning and greenspace in terms acceptable to the Executive Head for Spatial Planning within six months of the date of this meeting, approved with conditions delegated to the Executive Head of Spatial Planning to include conditions relating to 1:20 details, samples of materials, boundary treatments, implementation and retention of car parking, bin storage, bike storage, implementation of footway and removal of permitted development rights.

(**Note:** In accordance with Standing Order A19.1 Councillor Addis requested his vote against application P/2011/0471/PA be recorded.)

184. P/2011/0505/MPA Fairlawns Hall, 27 St Michaels Road, Torquay

The Committee considered an application to extend the time limit for the formation of three storey block to form 14 two/three bedroom apartments – application P/2008/0356.

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 in respect of waste management, sustainable transport, stronger communities, lifelong learning and greenspace in terms acceptable to the Executive Head for Spatial Planning within six months of the date of this Committee, approved with the conditions set out in the submitted Report.

185. P/2011/0575/PA Barton Service Reservoir, Junction of Great Hill and Overdale Close, Torquay

The Committee considered an application for a dwelling.

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 Barber and Mr Brown addressed the Committee against the application.

Resolved:

Approved with the conditions and informatives set out in the submitted Report subject to receipt of the Section 106 Agreement contribution.

186. P/2011/0603/PA St Marychurch Primary School, Hartop Road, Torquay

The Committee considered an application for alterations to the existing main entrance and installation of a new access lift.

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

Resolved:

Approved with the informative set out in the submitted Report.

187. P/2011/0634/MPA The Manor House, Middle Lincombe Road, Torquay

The Committee considered an application for revisions to a scheme to construct sheltered accommodation at Thatcher View, The Manor House, comprising the provision of 11 two bed and 23 one bed sheltered units in place of the approval for 20 two bed and 4 one bed units and minor alterations to the elevations.

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 a supplementary Section 106 Agreement to secure community infrastructure contributions in line with the adopted SPD 'Planning Contributions and Affordable Housing' and compliance with relevant conditions pursuant to the parent permission, officers were also requested to pursue the feasibility of options for the introduction of renewable energy sources within the scheme with the applicants.

188. P/2011/0664/PA Torre C of E Primary School, Barton Road, Torquay

The Committee considered an application for the formation of a single storey extension to form office.

Resolved:

Approved with the informative set out in the submitted Report.

189. P/2011/0324/MPA Site of Paignton Police Station, Southfield Road, Paignton

At the meeting of the Development Management Committee held on 31 May 2011 members considered the above application. At this meeting the Committee

delegated authority to the Executive for Spatial Planning to negotiate with the applicant to resolve concerns in relation to the loss of trees on Blatchcombe Road.

The Senior Planning Officer outlined the views of the Arboricultural Officer in respect of the loss of the tree and after further negotiations the difficulties the applicant would have in incorporating the tree into the scheme.

Resolved:

That the previous minute from the Development Management Committee held on 31 May 2011 be upheld with an amendment to minute 31/5/11 (iv) as follows

(iv) the receipt of a satisfactory landscaping and planting scheme along with a landscape management plan to mitigate against the loss of the trees on Blatchcombe Road.

Chairman