

Friday, 4 September 2026

PLANNING COMMITTEE

A meeting of **Planning Committee** will be held on

Monday, 14 September 2026

commencing at **5.30 pm**

The meeting will be held in the Banking Hall, Castle Circus entrance on the left corner of the Town Hall, Castle Circus, Torquay, TQ1 3DR

Members of the Committee

Councillor Brook (Chair)

Councillor Billings

Councillor Mandy Darling

Councillor Fox (Vice-Chair)

Councillor Pentney

Councillor Strang

Councillor Tolchard

Councillor Virdee

A Healthy, Happy and Prosperous Torbay

Download this agenda via the free modern.gov app on your [iPad](#) or [Android Device](#). For information relating to this meeting or to request a copy in another format or language please contact:

Governance Support, Town Hall, Castle Circus, Torquay, TQ1 3DR

Email: governance.support@torbay.gov.uk - www.torbay.gov.uk

PLANNING COMMITTEE AGENDA

1. Apologies for absence

To receive apologies for absence, including notifications of any changes to the membership of the Committee.

2. Minutes

To confirm as a correct record the Minutes of the meeting of this Committee held on 20 July 2026.

(Pages 5 - 8)

3. Disclosure of Interests

- (a) To receive declarations of non pecuniary interests in respect of items on this agenda.

For reference: Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

- (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda.

For reference: Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(Please Note: If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

4. Urgent Items

To consider any other items that the Chair decides are urgent.

5. Seascape Hotel, 8-10 Tor Church Road, Torquay (P/2026/0177)

(Pages 9 - 44)

Conversion and extension of hotel and ancillary garage into 29 residential apartments, including demolition of parts of existing buildings, alterations to the facades of the buildings and accesses, construction of additional residential floorspace above the ancillary garage, parking provision and other associated works.

6. Lincombe Manor, Middle Lincombe Road (P/2019/1159)

(Pages 45 - 68)

Formation of roof level extension to provide 11 care rooms and associated works. (Description amended 19.10.2025).

7. Devon Hills Holiday Village (P/2025/0124)

(Pages 69 - 118)

Change of use of land for the siting of additional holiday lodges in

three areas: 5 x Infill Area, 18 x Maintenance Area and 29 x Moonshadow Rise Area with landscaping, groundworks and associated works.

Public Speaking

If you wish to speak on any applications shown on this agenda, please contact Governance Support on 207087 or email governance.support@torbay.gov.uk before 11 am on the day of the meeting.

We are using hybrid meeting arrangements to give registered speakers the opportunity to either attend the meeting in person to give their views or to attend the meeting remotely via Zoom. If you would like to attend the meeting remotely to speak you will be provided with a Zoom link to join the meeting. We also ask that you provide a copy of your speech to governance.support@torbay.gov.uk, before 11 am on the day of the meeting, so that the Clerk will be able to continue to read out your speech if you lose connection or cannot be heard in the physical meeting. Remote attendees who lose connection may still be able to follow the meeting via the live stream on the Council's YouTube channel.

Councillors who are not members of the Planning Committee will also be able to join the meeting via Zoom and must use their raise hand function to declare any interests.

Site Visits

If Members consider that site visits are required on any of the applications they are requested to let Governance Support know by 5.00 p.m. on Wednesday, 9 September 2026. Site visits will then take place prior to the meeting of the Committee at a time to be notified.

Order of Business

The Planning Officer will present the application and outline the recommendation. Registered speakers will then be invited to address the Committee in the following order: those objecting to the application, Neighbourhood Forum representatives, non-Committee Councillors, and those in support, with each speaker allocated up to five minutes.

Members will then have the opportunity to ask questions of the Planning Officer before the Chair opens the item for debate. At the conclusion of the debate, the Chair will seek a proposer and seconder, and the proposal must be stated in full, including any conditions or reasons. The Chair will then confirm with the Planning Officer whether a period of summing up is required.

Live Streaming

To encourage more people to engage in our public meetings the Council is trialling streaming our Planning Committee meetings on our YouTube channel in addition to recording the meetings and publishing the recording on our website. To watch the meeting live please visit <https://www.youtube.com/user/torbaycouncil>.

We are also using hybrid meeting arrangements to enable registered speakers to either attend the meeting in person or to attend the meeting remotely via Zoom. **Anyone attending the meeting remotely must register their intention to do so by 11 am on the day of the meeting and provide a copy of their speech to governance.support@torbay.gov.uk by this deadline.** If anyone attending the meeting remotely loses connection the meeting will continue and their speech will be read out by the Clerk and they will have the option to follow the meeting via the YouTube live stream.