



Minutes of the Development Management Committee

9 December 2013

-: Present :-

Councillor McPhail (Chairwoman)

Councillors Addis, Baldrey, Barnby, Brooksbank, Kingscote, Morey (Vice-Chairman),
Pentney and Stockman

75. Minutes

The Minutes of the meeting of the Development Management Committee held on 11 November 2013 were confirmed as a correct record and signed by the Chairwoman.

76. P/2013/1188/PA Brixham Indoor Swimming Pool, Higher Ranscombe Road, Brixham

The Committee considered an application for a proposed extension to existing swimming pool for use as a training area and store for pool equipment.

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

Resolved:

Approved.

(Note: Prior to consideration of application P/2013/1188/PA, Councillor Morey declared a non pecuniary interest as he was Torbay Council's nominated director of the Admiral Swimming Centre.)

77. P/2013/0462/OA Land Off, Montserrat Rise, Scotts Meadow, Torquay

The Committee considered an application for the erection of two storey detached dwelling houses with associated access and parking (integral garages).

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 Ferguson addressed the Committee against the application.

Resolved:

Subject to:

- i) the development being contained to the north of the site;
- ii) the resolution of the detailed wording of the conditions; and
- iii) the signing of a Section 106 Legal Agreement, within three months of the Committee, securing £13,650.00 contribution towards community infrastructure.

Approval delegated to the Executive Head of Spatial Planning or such other officer delegated the role as decision taker for such matters under the Council's Constitution.

78. P/2013/0665/PA Orestone Manor Hotel & Restaurant, Rockhouse Lane, Torquay

The Committee considered an application for the temporary siting for a period of one year of a 10 x 26ft static caravan and surrounding fence (retrospective).

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 De'Allen addressed the Committee in support of the application.

Resolved:

That Temporary Planning permission be granted for a period of 12 months from the date that planning permission is issued. That authority be granted to officers to take planning enforcement action in the event that the caravan is not removed after the expiry of the 12 month period.

79. P/2013/1125/MPA Snooty Fox, 89 - 91 Fore Street, St Marychurch, Torquay

The Committee considered an application for the erection of a four storey block of flats containing 14 one bed flats and 13 two bed flats (27 flats in total) and associated parking (14 spaces for new block of flats and 8 additional spaces for existing properties) (revision to refused application ref. P/2013/0698).

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 James addressed the Committee against the application and Mr Anderson addressed the Committee in support of the application.

Resolved:

Subject to the signing of a Section 106 Legal Agreement securing £42,745.50 towards the redevelopment of Pavor Farmhouse as enabling funding and including a clause for the completion of a schedule of works to Pavor Farmhouse prior to the completion of the Snooty Fox development. The agreement being signed within 13 weeks of the valid application being submitted, or the application be refused for the lack of a Section 106 Legal Agreement.

That approval be delegated to the Executive Head of Spatial Planning, or such other officer delegated the role of decision taker for such matters under the Council's Constitution, to detail the wording of conditions and to add further conditions as necessary.

80. P/2013/1239/PA Land Adjacent To Newton Road, Edginswell, Torquay

The Committee considered an application for the construction of a public house/family restaurant (Use Class A4) with managers accommodation (Use Class C3) and staff facilities at first floor level plus car parking, landscaping and all associated development.

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 Eaton addressed the Committee against the application and Mr Heynes addressed the Committee in support of the application.

Resolved:

Subject to

- i) no substantive new issues being raised during the consultation period that expires on 12th December 2013, that have not been considered by the Development Management Committee;
- ii) condition requiring details of the ventilation and extraction system to be submitted;
- iii) condition requiring suitable wildlife mitigation in line with the ecology survey;
- iv) car park plans to show designated motorbike parking;
- v) prior to the decision being issued, the submission of evidence demonstrating that 55 parking spaces is adequate for the level of custom envisaged;
- vi) officers to negotiate to seek relocation of the play area to the north of its existing location;
- vii) the delivery and opening hours being controlled by condition in line with the Environmental Protection Officer's comments; and
- Viii) discussions with officers over the potential to install photovoltaic panels.

The approval be delegated to the Executive Head of Spatial Planning, or such other officer delegated the role of decision taker for such matters under the Council's Constitution.