



Friday, 6 March 2015

## **DEVELOPMENT MANAGEMENT COMMITTEE**

A meeting of **Development Management Committee** will be held on

**Monday, 16 March 2015**

commencing at **2.00 pm**

The meeting will be held in the Burdett Room, Riviera International Conference Centre, Chestnut Drive, Torquay

### **Members of the Committee**

Councillor Kingscote (Chairman)

Councillor Morey (Vice-Chair)

Councillor Addis

Councillor Brooksbank

Councillor McPhail

Councillor Pentney

Councillor Pountney

Councillor Stockman

Councillor Tyerman

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**Working for a healthy, prosperous and happy Bay**

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For information relating to this meeting or to request a copy in another format or language please contact:

**Lisa Antrobus, Town Hall, Castle Circus, Torquay, TQ1 3DR  
01803 207087**

Email: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk)

[www.torbay.gov.uk](http://www.torbay.gov.uk)

# DEVELOPMENT MANAGEMENT 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 9 February 2015.

(Pages 1 - 4)

3. **Declarations 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 Chairman decides are urgent.

5. **P/2013/0785/MPA, Wall Park Holiday Centre, Wall Park Road, Brixham**

Erection of 165 dwellings (including 25 affordable); touring caravan park (including facilities building with office, cafe, laundry room, showers, toilets and 2-bed managers flat, 12 no. camping pods, 59 permanent touring caravan pitches, associated access and parking); community sports pitch (to be used annually as an overflow touring caravan park / campsite for 69 pitches during June, July and August); changing & shower facilities building for community sports pitch with associated access and parking; landscape and ecological enhancement works (including bat barn, hedgerow planting and footpaths); associated pumping stations,

(Pages 5 - 37)

roads, footways / cycleways, new vehicular access onto Centry Road and alterations / widening of existing access onto Wall Park Road; demolition of existing buildings (including former holiday park buildings and dwelling - 53 Wall Park Road) (Full Application) (Revised Scheme).

(This application is a departure from the Adopted Torbay Local Plan 1995-2011)

6. **P/2014/0938/MOA, Land Off Luscombe Road, Paignton** (Pages 38 - 54)  
Formation of up to 75 dwellings with associated road and landscaping.
7. **P/2014/0947/MOA, Land Off Brixham Road -Long Road, Former Nortel Site, Paignton** (Pages 55 - 76)  
Outline Application with all matters reserved except access, for demolition of the remaining buildings on the site and redevelopment for mixed use purposes comprising up to 255 Class C3 dwellings, up to 5,574sqm of B1 and /or B8 business and/or warehousing uses, up to 8,501sqm Class A1 (bulky goods) retail with up to 515sqm garden centre, and up to 139sqm of A3 cafe /restaurant uses, along with related site access, access roads and paths, parking, servicing, open space and landscaping.
8. **P/2014/1238/MPA, Paignton Pier, Eastern Esplanade, Paignton** (Pages 77 - 83)  
New first floor over existing building for outdoor cafe use. Entrance towers over existing building. Bridge connecting new first floor over existing two buildings. New disabled toilets. Re-cladding & re-fenestration of existing buildings. General use of pier open decks. (Revised plans received)
9. **P/2014/0901/MPA, 250 Babbacombe Road, Torquay** (Pages 84 - 93)  
Construction of additional car parking following demolition of garden centre (retrospective), provision of two water tanks and a pump house, and insertion of mezzanine floor and exterior doors in existing building. (Revised description)
10. **P/2014/0902/VC, 250 Babbacombe Road, Torquay** (Pages 94 - 105)  
Variation of condition 5 of previous planning permission (P/1983/0353) to permit additional items to be sold.
11. **P/2014/0965/MPA, Former Royal Garage Site, 4-24 Torwood Street, Torquay** (Pages 106 - 139)  
Mixed use development of hotel, 1 No A1 unit, 3 No A3 units, 3 No B1 office use units and 1 No B1 office use or D1 gym use unit at former Royal Garage site, involving the demolition of property Nos 4-24 Torwood Street, Torquay.
12. **P/2014/1182/PA, La Rosaire, Livermead Hill, Torquay** (Pages 140 - 150)  
Demolition of existing building and construction of 8 new apartments.

- 13. P/2015/0042/PA, Princess Gardens, Off Torbay Road, Torquay** (Pages 151 - 156)  
Temporary erection and operation of a 50m observation wheel with ticket booking office to the west (front of wheel) adjoining coffee & crepe unit within a timber decked seating area to the south (facing out to the harbour) and secure panelled service, ride control and generator compound area to the east (pavilion side). Open daily to the public from Saturday 28th March 2015 until no later than Sunday 1st November 2015.
- 14. P/2015/0103/VC, 5-7 Ilsham Road, Torquay** (Pages 157 - 161)  
Variation of condition 7 pursuant to P/2014/0827 (2 new Dwellings and Change of use from A3 (Restaurants & Cafes) to A1 (Shop) and also from part,C3 (Dwelling house) to A1 (Shop)) - hours of operation of shop.
- 15. 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](mailto:governance.support@torbay.gov.uk) before 11 am on the day of the meeting.
- 16. 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, 11 March 2015. Site visits will then take place prior to the meeting of the Committee at a time to be notified.

**Note**

An audio recording of this meeting will normally be available at [www.torbay.gov.uk](http://www.torbay.gov.uk) within 48 hours.