



Friday, 4 December 2015

DEVELOPMENT MANAGEMENT COMMITTEE

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

Monday, 14 December 2015

commencing at **2.00 pm**

The meeting will be held in the Grace Murrell Suite, Riviera International Conference Centre, Chestnut Drive, Torquay

Members of the Committee

Councillor Kingscote (Chairman)

Councillor Barnby
Councillor Cunningham
Councillor Darling (S)
Councillor Manning

Councillor Morey
Councillor Robson
Councillor Stringer
Councillor Winfield

A prosperous and healthy Torbay

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

Amanda Coote, Town Hall, Castle Circus, Torquay, TQ1 3DR
01803 207087

Email: governance.support@torbay.gov.uk

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

(Pages 5 - 7)

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. **Silverlawns Nursing Home, 31 Totnes Road, Paignton
P/2015/0908/MPA**

(Pages 8 - 19)

Partial demolition of main building, extension to and conversion of main building to form 11 residential units, conversion and raising of roof of outbuilding to south western corner of site to form 3 residential units and erection of new building to south eastern corner of site to form 4 residential units to include new vehicular access on to Midvale Road and lane to south of site, parking provision for 18 cars and landscaping scheme.

6. **Land South Of Yalberton Road, (Yannon's Farm), Paignton P/2014/0983/MOA** (Pages 20 - 47)
Outline mixed use proposal for phased residential development (Use Class C3) of up to 192 dwellings and employment development (Use Classes B1 and B8) of between 7,400 sq m and 9,200 sq m floor area, together with the provision of ecological mitigation measures, public open space and other associated infrastructure. (Means of access to be determined only), (Revised Scheme), (THIS IS A DEPARTURE FROM THE ADOPTED TORBAY LOCAL PLAN 1995-2011).
7. **1 Southfield Road, Paignton P/2015/0840/MPA** (Pages 48 - 64)
Erection of 4 storey block of flats comprising 12 no. 2-bed flats, with associated pedestrian/vehicular access and parking.
8. **Brookfield House, Brookfield Close, Paignton P/2015/0927/R3** (Pages 65 - 71)
Construction of multi-use games area, car park, playground and formation of access adjacent to Torbay School on site of Brookfield House, Paignton.
9. **Land West Of Brixham Road, Paignton V/2015/0004/V** (Pages 72 - 76)
Variation of S106 for P/2011/0197 - Alignment of woodland walk.
10. **101 Braddons Hill Road East, Torquay P/2015/0897/VC** (Pages 77 - 80)
Demolition of existing warehouse, and construction of 9 two storey dwellings with 9 car parking spaces. Variation of conditions 1 and 3 of planning approval P/2015/0320 to allow more extensive demolition of stone boundary wall fronting Museum Road to create vehicular and pedestrian access.
11. **Spa View, Lower Warberry Road, Torquay P/2015/0983/MPA** (Pages 81 - 87)
Erection of a building of 9 apartments with parking (revised scheme).
12. **The Anchorage, Headland Road, Torquay P/2015/0986/PA** (Pages 88 - 94)
Formulation of dwelling.
13. **4 - 24, Torwood Street, Wellswood, Torquay P/2015/1108/MVC** (Pages 95 - 101)
Variation of conditions P1, 4 and 22 regarding P/2014/0965 - Condition P1 plans, Condition 4 Floor Levels and Condition 22 materials. Proposal includes a 'pop up' on the roof to conceal lift over runs, duct work and to provide safe access for maintenance. Gross external area of ground floor to be increased from 1,713 sqm to 1612 sqm.
14. **Exclusion of the Press and Public**
To consider passing a resolution to exclude the press and public from the meeting prior to consideration of the following item on the agenda on the grounds that exempt information (as defined in Schedule 12A of the Local Government Act 1972 (as amended)) is likely to be disclosed.
15. **Enforcement Action** (Pages 102 - 104)
To determine whether to proceed with enforcement action.

16. 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.

17. 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 December 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 within 48 hours.