

Application Number

P/2015/0836

Site AddressGleneagles Hotel
Asheldon Road
Torquay
Devon
TQ1 2QS**Case Officer**

Matt Diamond

Ward

Wellswood

Description

Demolition and Redevelopment to form 32 retirement apartments for the elderly including communal facilities, access, car parking and landscaping (revision of P/2014/1062) (revised)

Executive Summary/Key Outcomes

The application is for the change of use and redevelopment of the currently vacant, three star Gleneagles Hotel, Asheldon Road, Torquay into a block of 32 retirement apartments for the elderly, with 12 car parking spaces. The existing building on the site will be demolished. The hotel was the inspiration for the BBC Fawlty Towers TV series. The south part of the site is undesignated in policy terms, but the grounds to the north are covered by woodland designated an Urban Landscape Protection Area (ULPA) and wildlife corridor. The site is covered by an area Tree Preservation Order (TPO) and there is a prominent cedar tree to the front of the existing hotel building. The site is opposite the Lincombes Conservation Area and affects its setting. The hotel ceased trading in early 2015.

The proposed apartment block will be split level, 5 storeys to the front and 6 storeys to the rear. The top floor will have a smaller floor area than the floors below and will be inset from the edges behind a parapet wall. The new building will be 4.4 metres higher than the existing building to the north and 0.6 metres higher to the south, but it will be further away from the neighbouring properties with a smaller footprint on the plot. It will include landscaped gardens around it and retention of the existing woodland. The existing access will be retained, with the creation of a second access on Asheldon Road to the north.

A similar application for 36 apartments by the same applicants was refused due to its poor design in February 2015. This scheme is currently subject to an appeal. The principle of allowing the change of use of the site from tourist accommodation to residential was accepted by officers for the previous application and this was supported by Members. This decision was based partly on the submission of viability information showing the former hotel use and alternative tourism uses on the site to be commercially unviable. The main reason for this is its location in a residential neighbourhood, with little passing trade and distance from the town centre/harbour. Whilst the emerging new Local Plan now carries more weight in decision making, there are no material considerations that alter officers' view that the change of use is acceptable in policy terms. The site is not located within a Principal Holiday Accommodation Area (PHAA) (Adopted Local Plan) or Core Tourism Investment Area (CTIA) (new Local Plan), where tourist

accommodation and investment are promoted. Sheltered housing is considered to be an appropriate use for the site, as it is in walking distance of Wellswood Local Centre.

The applicants have worked with officers to produce a satisfactory design for the site, taking into account the independent Torbay Design Review Panel's advice. The scheme has been amended once again during the course of the application, resulting in the loss of one of the apartments (33 to 32). Officers consider the amended design proposal for 32 apartments to be acceptable in accordance with the relevant Built Environment policies of the adopted Local Plan and Policies SS8.1, TO2 and DE1 of the new Local Plan. It has a smaller footprint than both the existing hotel and the appeal proposal allowing for more space around it. This reflects the historic development pattern of the nearby Lincombes Conservation Area comprising Victorian villas set in spacious landscaped grounds. It will not have an adverse impact on the amenity of neighbouring properties, subject to conditions to secure obscured glazing to certain side elevation windows and side privacy screens to the balconies. The increase in height of the proposal is considered to be acceptable in the street scene and would not impact the visual amenity of Stoodley Knowle recreation ground to an extent that would warrant refusal.

Despite local residents' concerns, the proposal will not have a significant impact on local highways from increased vehicular traffic and the amount of car parking accords with the adopted and emerging parking standards. A s106 agreement is required to secure contributions towards waste management and off-site affordable housing, in lieu of on-site provision. A number of planning conditions will be required and these are provided at the end of this report.

Recommendation

Conditional approval; subject to s106 legal agreement to secure necessary contributions within 3 months of the date of this committee or the application be reconsidered in full by the committee; conditions listed at the end of this report, however final drafting and determination of appropriate planning conditions to be delegated to the Executive Director of Operations and Finance.

Statutory Determination Period

The application was validated on 19.08.2015. The statutory determination date is 19.11.2015 (13 weeks).

Site Details

The site comprises the vacant Gleneagles hotel and its grounds accessed from Asheldon Road in the Wellswood neighbourhood of Torquay. The site area is 0.6ha. The hotel is sited to the southwest of the plot, with a car park to the front and amenity garden space to the rear. The northern part of the site is wooded and slopes down to Stoodley Knowle recreation ground, with a pedestrian footpath leading to Ansteys Cove car park. The footpath is uneven in places and in need of repair. The hotel ceased trading in early 2015.

The hotel is a three storey building with 41 bedrooms. It has a single storey conservatory extension to the rear formerly used as a lounge/dining area. There is a swimming pool and patio behind a white rendered wall to the southeast of the building. There is a highly prominent cedar tree in the middle of the car park to the front of the building. There is also a row of poplar trees along the southern edge of the car park. There are numerous

trees within the grounds and around the edge of the site; those identified as high quality include a 14 metre high yew tree next to the south boundary and 20 metre high Holm oak tree next to the north boundary in the adjacent property. The rooms to the rear of the hotel have sea views.

The site is located in a residential neighbourhood. It is a short walking distance from the centre of Wellswood to the south, which includes a number of shops and local facilities. It is a short distance away from Stoodley Knowle recreation ground and the beach at Anstey's Cove. It is also a short distance from the South West Coast Path.

The site is bounded by two storey residential properties in Ansteys Close to the northwest, woodland to the north, Stoodley Knowle recreation ground at the foot of the wooded slope to the east, residential properties to the south and Asheldon Road to the southwest. The residential properties to the south include 'Over Anstey', a split level detached dwelling, set at a significantly lower level to the hotel, and two storey dwellings in Colwyn Court. The private access to 'Over Anstey' runs adjacent to the southern boundary. Asheldon Road is a quiet road with a sylvan character and is lined with lime and horse chestnut trees opposite the hotel. Across the road from the hotel is Asheldon House, a seven storey block of flats.

The west side of Asheldon Road and properties to the west are located within the Lincombes Conservation Area. The historic character of the conservation area and wider area is defined by Victorian villas set in spacious landscaped grounds. The site is covered by an area Tree Preservation Order dated 7th November 1973. The hotel, car park and amenity garden are undesignated in the Adopted Torbay Local Plan 1995-2011 ('the Local Plan'), however the northern wooded slope is designated an Urban Landscape Protection Area (ULPA) (Policy L5) and Wildlife Corridor (Policy NC4). The northern tip of the site is within the Coastal Protection Zone. The policy context remains unchanged in the new Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014) plus Replacement Main Modifications as agreed by the Inspector ('the new Local Plan'), except Wildlife Corridor designations have been removed from the Plan. However, these still exist and are referred to in the Torbay Green Infrastructure Delivery Plan (April 2011).

Detailed Proposals

The proposals have been amended since the application was originally submitted. Originally the application was to redevelop the site to provide a block of 33 retirement apartments. Following discussions with officers, the applicants agreed to amend the design of the building, which resulted in the loss of one apartment. The amended application is to redevelop the site to provide a block of 32 retirement apartments, following demolition of the existing hotel.

The new building will be 5 storeys to the front facing Asheldon Road and 6 storeys to the rear. The top storey will be inset from the edges of the building with a smaller floor area. The building will include a wing to the rear in the middle of the site, which steps down in height down the slope. The building will not be as wide as the existing hotel and will be further away from the residential properties in Ansteys Close to the north and Colwyn Court to the south. However, it will be approximately 2 storeys higher to the north (4.4 metres) and marginally higher to the south (0.6 metres).

The building will have a contemporary appearance with more substantial primary facade

to the north and a lower subservient wing to the south. The primary part of the building reflects the Victorian villa characteristic of the area and will be symmetrical with two lower storey projecting bays facing forward. It will be faced in render while the inset top storey will be clad in Cedar boarding. The subservient wing to the south will be red brick and separated from the main part of the building by a stairwell, which will be artificially clad and set in from the front elevations. The lower storey to the rear will also be red brick to ground it into the landscape setting.

Internally the building will comprise 21 no. 1-bed apartments and 11 no. 2-bed apartments, as well as a guest suite, two communal lounges and a refuse store. It will have two internal stairwells and a lift. A number of the apartments will have balconies. Externally to the rear and also to the side of the building where the existing swimming pool is located the grounds will be landscaped to create shared garden areas with footpath access. A shelter to store mobility scooters will also be provided.

The existing access off Asheldon Road will be retained and another will be provided to the north. In total, 12 car parking spaces will be provided, including 6 disabled spaces. The existing low brick wall along the site frontage and the prominent cedar tree will be retained.

The woodland on the north part of the site will remain undisturbed. The submitted Ecological Assessment recommends managing this to include the removal of non-native species.

According to the Planning Statement, the building will be run by a management company who will employ a lodge manager to provide assistance and security, and oversee maintenance during the day time. There is an emergency alarm system, which can be activated by pendants worn around residents' necks at other times of the day. The Statement says the lease will contain an age restriction of 60 years, but the average age of occupiers is 79 who tend to be single females.

Summary Of Consultation Responses

Strategic Transport/Highways ('Local Highway Authority'): No objection, as there is unlikely to be a net increase in traffic compared to the former use as a hotel. The visibility splays of the existing and new access points are acceptable. The footpath along Asheldon Road should be continued in front of the site, with dropped kerbs at the access points. This should be secured in a s278 agreement and completed before the apartments are occupied. The amount of car parking is acceptable, as it accords with the adopted and emerging car parking standards.

Environment Agency: Refer to standing advice.

Engineering (on behalf of Torbay Council as Lead Local Flood Authority): No details provided in the application of the proposed surface water drainage system. This information should be submitted before planning permission is granted.

Following advice from the applicant's drainage consultants that the requisite soakaway tests cannot be carried out until the building has been demolished in order to provide access for equipment, Engineering recommended a condition to secure the requisite testing and detailed design of the soakaways prior to construction works commencing. This will need to be worded to allow the demolition of the building.

RSPB: Recommend provision of integral nest sites for species such as swift and house martin, new planting and management of the grounds outside the woodland to include native species, a Landscape and Ecological Management Plan (LEMP) to include management of the woodland, and carefully controlled lighting to avoid spill onto the woodland area. Mature trees scheduled for felling should be assessed for bats prior to the works and any works that may affect nesting birds should be carried out outside the bird breeding season (March to August inclusive). These recommendations can be conditioned.

South West Water: No objection subject to surface water disposal being managed on site by means of SUDS with foul flows only being connected to the public sewer. If a SUDS solution is not achievable, details of how surface water will be managed need to be submitted for approval.

Police Architectural Liaison Officer: Site must be enclosed by a solid 1.8m high boundary treatment. There should be no open access to the sides or rear of the development. Private areas should be clearly defined. 13 parking spaces seems inadequate. Lighting should be carefully coordinated, so potential areas of risk are covered - bollard lighting is not appropriate. Ground level sight lines should be simple to not hinder surveillance. A number of other recommendations are made, which don't have a bearing on the application - these can be included in an informative if the application is approved.

English Riviera Tourism Company: No response; however, did not raise an objection to previous application P/2014/1062.

Arboricultural Officer: No objection, subject to conditions to secure the measures in submitted Arboricultural Report to protect existing trees, detailed landscaping plan and specific measures to protect the prominent cedar tree during construction works.

Building Control: The proposed development will require building regulations approval. Key BR issues listed, but none considered to affect the planning application.

Head of Asset Management & Housing: Comments awaited pending independent viability assessment.

Natural Environment Services: A contribution towards 'Greenspace and Recreation' should be sought in accordance with the adopted SPD. This will be used for enhancements to Stoodley Knowle recreation ground. The recommendations in the Extended Phase 1 Ecological Assessment are supported, including planting of native species and management of the woodland. A LEMP and lighting details should be secured by condition. Works during the bird breeding season should be avoided.

Senior Heritage & Design Officer: Objected to the original design, primarily due to over dominant roofscape and extension to the south. These elements were scaled back in the amended design, resulting in the loss of one apartment. The Senior Heritage & Design Officer confirmed that the amended design is acceptable, subject to conditions relating to materials and window details.

Urban Design Officer (Landscape): Comments awaited.

Summary Of Representations

The application has been publicised twice relating to the original and amended designs. 13 letters of objection have been received in total, 10 during the first publicity period and 3 during the second publicity period. One letter of objection has been signed by 14 residents of Asheldon House opposite the site. A few local residents have telephoned to say that their comments on the original design are still applicable to the amended design.

The following issues have been raised:

- Not enough car parking
- Overlooking/impact on privacy
- 5/6 storeys is too high
- Too many flats/overdevelopment
- Too many retirement flats in the area
- Unsympathetic architecture/impact on conservation area
- The building is too big
- Traffic generation
- Asheldon Road is dangerous and should be one-way
- Asheldon Road already heavily used/rat-run
- No space for delivery vehicles
- Noise and disturbance during demolition/construction
- Will overshadow neighbouring properties
- Loss of light to Asheldon House flats
- Visual impact on Stoodley Knowle recreation ground
- Impact on tourism - too many retirement properties
- Impact on foul drainage infrastructure
- Site should be retained as a hotel and cultural asset (Fawlty Towers connection).

Members will be provided with copies of the representations and any further representations received.

Relevant Planning History

The relevant planning history for the site is shown below. A planning application by the same applicants was submitted in 2014 to redevelop the site to provide a block of 36 retirement apartments and this was refused by the Development Management Committee in February 2015. The application was refused due to the design of the proposed building, as it was considered to be out of character with the area and would harm the setting of the conservation area. The building was slightly higher than the existing hotel, but was wider and extended the full width of the site. The Senior Heritage & Design Officer objected to the design, in part because it did not follow the recommendations of the independent Torbay Design Review Panel Report. A copy of this report has been included in the consultations pack. The applicants have submitted an appeal in relation to this scheme and the informal hearing took place on 15 October. The Inspector's decision is currently awaited and the applicants have indicated that should it be allowed, irrespective of the decision on the current application they will build the appeal scheme.

P/2014/1062/MPA: Demolition and Redevelopment to form 36 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.: Refused

10.02.2015: Appeal in Progress

DE/2014/0278/ZP: Redevelopment to form approx 39 sheltered apartments for the elderly inc communal facilities, access, car parking and landscaping: Split decision 11.12.2014

P/2004/0050/PA: Demolition Of All Existing Buildings And Redevelopment With 25 Apartments With Parking, Ancillary Works And Replacing Footpath and Pedestrian/Vehicular Access (Revised Scheme): Refused 31.03.2004 (Appeal dismissed 22.11.2004)

P/2003/1345/PA: Demolition Of All Existing Buildings And Replacement With 25 Apartments With Parking, Ancillary Works And Replacing Footpath And Pedestrian/Vehicular Access: Refused 30.09.2003

P/2002/1244/PA: Swimming Pool: Approved 27.09.2002

P/1997/0380/PA: Erection Of Conservatory At Rear: Approved 27.05.1997

P/1988/1432/OA: Erection Of 25 Flats With Associated Parking (In Outline): Refused 06.12.1988

Key Issues/Material Considerations

The key issues are:

1. The Principle of the Development
2. Design and Impact on Setting of Conservation Area
3. Impact on Amenity of Neighbouring Properties
4. Visual Impact on Stoodley Knowle Recreation Ground
5. Impact on Local Highways
6. Car Parking
7. Impact on Trees
8. Impact on Ecology
9. Surface Water Drainage and Flood Risk

1. The Principle of the Development

At the time the previous application was refused in February 2015, the Inspector's Initial Findings on the new Torbay Local Plan - A landscape for success had been received. The new Local Plan policies carried weight accordingly. The Inspector's Final Report has now been received concluding that the new Local Plan is sound subject to replacement main modifications. Full Council will receive a report in December 2015 recommending adoption of the new Local Plan, subject to the main and additional minor modifications. Therefore, the new Local Plan policies now carry significant weight in decision making.

A detailed assessment was carried out for the previous application concerning the principle of allowing the loss of tourist accommodation on the site and changing the use of the site to residential. This took into account adopted Local Plan Policies TUS, TU7, HS, H2 and CF15, the Council's 'Revised Guidance on the interpretation of Policies TU6 (Principal Holiday Accommodation Areas) and TU7 (Holiday Accommodation elsewhere) of the Adopted Torbay Local Plan' (March 2010), the 2004 appeal decision above and the NPPF. It also took into account viability evidence submitted by the applicants

concerning the business case of the existing hotel and a number of alternative tourism uses. Policy TO2 of the new Local Plan was also taken into consideration.

Officers concluded that the principle of the change of use was acceptable and this was supported at committee by Members. There are no material considerations that alter this recommendation for the current application. Therefore the change of use is considered to be acceptable. It should be noted that the site is not located within a Principal Holiday Accommodation Area (PHAA) (Adopted Local Plan) or Core Tourism Investment Area (CTIA) (new Local Plan), where tourist accommodation and investment are promoted. In addition, Policy H6 of the new Local Plan supports new sheltered housing schemes where they are within easy reach of community facilities, shops and public transport. This is the case for this site, as it is in easy reach of Wellswood Local Centre.

2. Design and Impact on Setting of Conservation Area

The previous application was refused because the scale and massing of the replacement building were considered to be too wide on the plot and out of character with the area. It was also considered to harm the setting of the Lincombes Conservation Area. The recommendations of the independent Torbay Design Review Panel were taken into account in the previous decision in accordance with the NPPF (Para 62). The TDRP were very critical of the approach taken by the applicants with the previous design.

Whilst the applicants have appealed the refusal of the previous scheme, they have continued discussions with officers in accordance with best practice in order to attempt to resolve the issues with the design. This has led to the amended design of the current application. The applicants have worked with officers and taken into account the TDRP comments to achieve the current design proposal. It has a smaller footprint than the existing building allowing for more space around it. This is to reflect the historic development pattern of the conservation area comprising of Victorian villas set in spacious landscaped grounds. Whilst it will be higher than the existing building and a number of local residents object to this, it will only be marginally higher to the south yet further away from the neighbouring properties. To the north it will be two storeys higher, but again further away from the neighbouring properties and the top floor will be set back from the front and north elevations behind a parapet wall making it appear recessive. The parapet wall will only be 1.5 metres higher than the neighbouring dwelling, however the building will be 3.5 metres further away compared to the existing hotel. The step up in heights between the neighbouring dwelling and the proposed building is considered to be acceptable in the streetscene. The design of the new building is not considered to be overly dominant and the larger gaps to the sides will open up views of the gardens and landscape beyond. The site level is lower than the site level of the neighbouring dwelling to the north and the principle of going higher on the site was one of the recommendations of the TDRP, provided it will not harm the amenities of the neighbouring properties. This issue is addressed separately below.

Therefore, officers consider the scale and massing of the proposed building to be acceptable. It should be noted that local residents have raised concerns with the wing to the rear of the site stepping down the slope primarily in relation to overlooking issues. These issues are considered later in this report, however in terms of design it is considered to be acceptable and make good use of the site. The wing is only 5 metres wide, 8.5 metres distance away from the north boundary and 6.5 metres away from the south boundary at its nearest points. Its height reduces from 5 storeys to 3 storeys,

diminishing its presence and impact. It has well articulated facades, which help to break up its massing further. Whilst it comes close to the woodland on the site, lighting impacts can be controlled by condition.

In summary, the amended design proposal is considered to be acceptable and a significant improvement compared to the appeal scheme. It will have less impact on the setting of the conservation area than both the appeal scheme and the existing building. It is therefore considered to accord with adopted Local Plan Policies BS, BE1 and BE5 and new Local Plan Policies SS8.1, TO2 and DE1. It is also considered to make a positive contribution to local character and distinctiveness, and will enhance the setting of the conservation area accordingly (NPPF, Para 131). However, the Senior Heritage & Design Officer has recommended conditioning materials and window design details to ensure these are of suitably high quality.

3. Impact on Amenity of Neighbouring Properties

The proposed building has a number of balconies and side elevation windows that, without proper care and attention, could lead to overlooking of neighbouring properties, impacting their privacy. This issue is examined below for the north, south and rear elevations separately. It is considered that the front elevation will not have an adverse impact on the amenities of flats in Asheldon House, due to the distance between the buildings and trees along Asheldon Road.

The north elevation of the main part of the building facing Villa Anstey includes kitchen windows, secondary bedroom windows and bathroom windows to the apartments, as well as windows to the internal corridors. In addition, apartments 32 and 33 on the fourth floor have balcony terraces that wrap around the side of the building. The elevation is orientated at a slight angle to the neighbouring property and is 3.5-5.5 metres away from the boundary. There is limited vegetation screening along the boundary. In light of this, it is considered that - with the exception of the bedroom windows towards the front of the building on the first, second and third floors - all the windows on the ground floor and above should be obscured glazed. In addition, privacy screens should be installed along the edge of the fourth floor balcony terraces facing towards Villa Anstey and the other properties in Ansteys Close. These should be secured by conditions.

The north elevation of the rear wing includes bedroom windows on the lower ground floor, bedroom and bathroom windows on the ground and first floors, and bedroom windows on the second and third floors. Apart from the larger bedroom windows to apartments 8, 16 and 23 (which are positioned behind balconies on the rear elevation), it is considered that all the windows on the ground floor and above should be obscured glazed. This should be secured by condition.

The south elevation of the main part of the building facing Colwyn Court includes kitchen windows and secondary living room windows to the apartments, as well as windows to the internal corridors. There are no balconies on this elevation. The elevation is orientated at an angle to the neighbouring properties. It is 10.5-14.7 metres away from the rear boundaries and 13-16.8 metres away from the rear elevations. The existing trees along the south boundary will be retained. In light of this, the relationship is considered to be acceptable, subject to a condition to prevent access to the flat roof from apartment 31. Conditions could also be used to ensure the corridor windows and upper floor windows are obscured glazed if Members believe this to be necessary.

The south elevation of the rear wing includes a bathroom window on the lower ground floor and living room and bedroom windows on the ground and first floors. Due to the greater distance and existing vegetation screening it is considered that there will not be any harmful overlooking from these windows to the properties in Colwyn Court or Over Anstey.

All the windows on the rear elevations of the building face away from the neighbouring properties, including Over Anstey. Therefore, there will be no overlooking from these windows. However, all the apartments at the rear of the building and the third floor coffee lounge will have balconies/balcony terraces, and it is considered that side privacy screens should be installed on all of them to prevent overlooking of neighbouring properties and between individual apartments. This should be secured by condition.

The other key amenity issue to consider is whether the building will overshadow any of the neighbouring properties and if it does so the extent of this overshadowing. As was the case for the appeal scheme, a shading study was requested from the applicants to assess this issue. The shading study shows that there will be some increased overshadowing of the gardens of the neighbouring properties in Ansteys Close in winter compared to the existing building, however this will not last all day mainly occurring from late morning to early afternoon. This is not considered to be significant enough in terms of causing undue detriment to warrant a reason for refusal. There are no other issues in terms of overshadowing or loss of light that would warrant refusal of the application.

In summary, subject to the conditions above and a condition to secure a Construction Method Statement to ensure there will be no undue noise or disturbance to neighbouring residents during the construction phase, the application is considered to accord with Local Plan Policy H9 and new Local Plan Policy DE3 in terms of amenity issues.

4. Visual Impact on Stoodley Knowle Recreation Ground

Local residents have raised concerns over the impact of the proposed building on views from Stoodley Knowle recreation ground. Parts of the existing building are visible from the recreation ground, however to a large extent it is screened by trees. Whilst the reduced width of the proposed building will mean that there will be less building visible to the sides of the plot, the addition of two storeys will mean that more of the building will be visible above the tree line. However, the existing trees on the wooded slope will still screen a large amount of the rear of the building.

The views of the Council's Urban Design Officer are still awaited on this issue. However, it is considered that any additional impact in this regard will not be significant enough to warrant a reason for refusal. The NPPF states that distinctions should be made between the hierarchy of international, national and locally designated sites when judging the affect of development proposals on protected wildlife/geodiversity sites or landscape areas, so that protection is commensurate with their status (Para 113). Stoodley Knowle recreation ground is designated an Urban Landscape Protection Area (ULPA) in the adopted and new Local Plans (Adopted Local Plan Policy L5 and new Local Plan Policy C5). In addition, the north part lies within the Coastal Protection Zone (Adopted Local Plan Policy EP12) and Coastal Change Management Area (new Local Plan Policy C3). These policy areas are locally designated. None of these policies offer protection to the designated areas in terms of development outside the areas that may affect their settings. They specifically control development within them. They therefore carry little weight in this regard, which is added to by their locally designated status.

In terms of general visual amenity considerations, Adopted Local Plan Policy H9 includes amenity in relation to 'the local area generally' as a prime consideration. New Local Plan Policy SS8 supports development proposals outside the AONB where they conserve or enhance distinctive landscape character and biodiversity or where the impact is commensurate with the landscape and ecological importance. It goes on to say it will be particularly important to ensure development outside the AONB does not have an unacceptable impact on the special landscape qualities of a nearby AONB or other valued landscapes such as country parks. In addition, new Local Plan Policy DE1 includes the protection of important local and longer distance views and impact on the skyline, especially from public vantage points, having regard to the location and prominence of the site as a design consideration. New Local Plan Policy DE3 requires development to not have undue impact upon the amenity of surrounding uses, including visual intrusion, and New Local Plan Policy DE4 supports buildings above the prevailing height provided they are appropriate in terms of their visual impact. As stated above, officers do not consider that the addition of two more storeys will have such undue impact on views from the recreation ground to warrant a reason for refusal, particularly as the width of the building on the site will be reduced and the rear elevation will be partly screened by trees. In addition, the site is not considered to be overly prominent in relation to the recreation ground and the protection afforded to it visually, in policy terms, is limited, due to its locally protected status, as set out above.

5. Impact on Local Highways

A number of representations raise concerns with the impact of the proposals on traffic generation and safety of Asheldon Road. Highways officers have raised no objections in this regard and it was not a reason for refusal on the previous application. In light of this decision, it should be noted that the number of apartments is fewer than the previous application. Highways officers have confirmed that the visibility splays for the existing and new access points are acceptable. Therefore, the proposals are considered to accord with Local Plan Policy T26 and new Local Plan Policies TA1 and TA2. Highways officers requested the extension of the footpath to the front of the site and this is shown in the amended proposals; this will need to be secured in a s278 agreement. A residential travel plan should be secured by condition to encourage sustainable modes of travel. Secure, covered cycle parking should also be secured by condition.

6. Car Parking

A number of representations raise concerns with the lack of on-site car parking for the residents of the apartments. 12 spaces are provided for 32 apartments, including 6 disabled spaces. However, the number of car parking spaces accords with Policies T25 and TA3 of the Local Plan and new Local Plan respectively. Policy T25 sets a maximum parking standard of one space per two units for sheltered flats, which equates to a maximum of 16 spaces - the proposed number of parking spaces is below this maximum. Policy TA3 requires one space per five units for sheltered flats, which equates to 6 spaces - the proposed number of parking spaces meets this requirement.

Therefore, the proposed level of car parking provision is acceptable.

7. Impact on Trees

There will be no impact on important trees either on or near the site. The prominent cedar tree to the front of the building will be retained and its health can be improved. Should the application be approved, the Council's Arboricultural Officer has

recommended a number of conditions to ensure the protection of this and other trees on the site, during the construction phase. In addition, a condition should be added to secure a detailed landscaping plan, including mitigation planting for low quality trees removed.

Therefore, subject to appropriately worded conditions, the proposals accord with Local Plan Policy L9 and new Local Plan Policy C4.

8. Impact on Ecology

The proposals will not affect the area of woodland on the north part of the site. This area is overgrown at present and unmanaged. A condition should be added requiring the submission and implementation of a Landscape and Ecological Management Plan (LEMP), including Woodland Management Plan, to cover this area and the remaining site. The LEMP should provide for Phase 2 bat surveys of mature trees should they be lost from the woodland, in accordance with the submitted Extended Phase 1 Ecological Assessment. Conditions should also restrict works to outside the bird breeding season and require details of external lighting to ensure no harm to wildlife, including bats. Conditions should also secure provision of bird and bat boxes.

Therefore, subject to appropriately worded conditions, the proposals accord with Local Plan Policies NCS and NC5, and new Local Plan Policy NC1.

9. Surface Water Drainage and Flood Risk

Since the previous application was refused, the majority of Torbay has been classified as a Critical Drainage Area by the Environment Agency. Details of drainage are therefore usually sought as part of applications. South West Water has encouraged the use of sustainable drainage systems on the site, with foul flows only being connected to the public sewer. This is indicated on the application form, but details are awaited. In discussing this issue with the applicants, it has emerged that the requisite infiltration testing on the site cannot be carried out until the existing building has been demolished to provide access for equipment. Therefore, officers consider that in this case it will be appropriate to add a precedent condition requiring details of the surface water drainage design prior to constructions works commencing, with the exception of the demolition of the existing building.

Therefore, subject to an appropriately worded precedent condition, the proposals accord with Local plan Policy EPS and new Local Plan Policies ER1 and ER2.

S106/CIL -

The affordable housing and contributions for the application are set out below, in accordance with Local Plan Policies H6 and CF6, and the adopted Planning Contributions and Affordable Housing SPD and its Update 3. No Sustainable Transport contribution is required, due to mitigation applied to the existing use. In addition, the Greenspace and Recreation contribution has been partly mitigated to account for the dwellings being sheltered accommodation.

Waste Management (Site Acceptability)	£1,600.00
Affordable Housing	10 affordable dwellings
Stronger Communities (Sustainable Development)	£3,320.00
Lifelong Learning (Sustainable Development)	£5,780.00
Greenspace and Recreation (Sustainable Development)	£17,600.00

TOTAL = £28,300.00
plus 10 affordable dwellings

The applicants consider the scheme will be financially unviable if it has to deliver the policy compliant level of affordable housing and contributions above. Therefore, an Independent Viability Assessment (IVA) was commissioned by officers to determine what level of affordable housing and contributions will be viable. The IVA concludes that a total contribution of £100k is viable for the development. In accordance with the Council's priorities set out in the SPD, this will be split as follows:

Waste Management (Site Acceptability)	£1,600.00
Affordable Housing Contribution in lieu of on-site provision	£98,400.00

TOTAL = £100,000.00

NB. In this case, an affordable housing contribution has been agreed to provide affordable housing off-site, in lieu of any on-site provision.

Justifications

The contribution towards waste management is justified in paragraph 2.18 of the Planning Contributions and Affordable Housing: Priorities and Delivery SPD (LDD6) and will pay the cost of providing waste and recycling bins to the proposed dwellings. It also accords with Local Plan Policy W7.

The contribution towards affordable housing is justified in Section 3.0 of the Planning Contributions and Affordable Housing: Priorities and Delivery SPD (LDD6). It also accords with Local Plan Policy H6.

The stronger communities contribution is justified in paragraphs 4.31-4.35 of the Planning Contributions and Affordable Housing: Priorities and Delivery SPD (LDD6) and will be used towards the funding of a street warden (or part of a post) in the area in the interests of safer communities.

The lifelong learning contribution is justified in paragraphs 4.47-4.51 of the Planning Contributions and Affordable Housing: Priorities and Delivery SPD (LDD6) and will be used towards the cost of improving provision at Torquay Library, including IT equipment. The dwellings will place additional demand on the services provided by Torquay Library and the contribution will ensure these services are provided with funding to mitigate the proposed development.

The greenspace and recreation contribution is justified in paragraphs 4.52-4.58 of Planning Contributions and Affordable Housing: Priorities and Delivery SPD (LDD6) and will be used towards improving maintenance, management and equipment at existing facilities within easy walking distance of the site. The dwellings will place additional demand on these facilities and the contribution will ensure these facilities are provided with funding to mitigate the proposed development.

Status

The agreed contributions will need to be secured in a s106 agreement or Unilateral Undertaking. The applicants have submitted a draft s106 for the application committing

to pay a waste management contribution and affordable housing contribution once the amounts have been agreed. A similar agreement was prepared and agreed for the appeal relating to P/2014/1062. Officers will provide a verbal update at committee.

Conclusions

Officers consider that the change of use of the site from tourist accommodation to residential is acceptable and in accordance with adopted Local Plan Policies TUS and TU7, and new Local Plan Policy TO2. Members agreed this for the previous application, subject to a current appeal. This decision took into account viability evidence relating to the former hotel and alternative tourism uses.

The previous application was refused by Members on the basis of the design being out of character with the area and its harmful impact on the setting of the conservation area. The independent Torbay Design Review Panel's report was a material consideration in making this decision. The applicants have worked with officers to overcome the design issues resulting in the current submission. Officers consider the amended design proposal to be acceptable and in accordance with adopted Local Plan Policies BS, BE1 and BE5 and new Local Plan Policies SS8.1, TO2 and DE1. It is considered to be a significant improvement compared to the appeal scheme and will make a positive contribution to local character and distinctiveness. Therefore, officers consider the application should be approved, subject to a s106 agreement and various conditions as outlined in this report.

Condition(s)/Reason(s)

01. No development (including demolition and ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:
 - a) The parking of vehicles of site operatives and visitors;
 - b) Loading and unloading of plant and materials;
 - c) Storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - e) Wheel washing facilities
 - f) Measures to control the emission of dust and dirt during construction
 - g) A scheme for recycling/disposing of waste resulting from demolition and construction works, with priority given to reuse of building materials on site wherever practicable
 - h) Measures to minimise noise nuisance to neighbours from plant and machinery
 - i) Construction working hours from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

The approved Statement shall be adhered to throughout the construction period of the development.

Reason: To safeguard the Local Planning Authority's rights of control over these details to ensure that the construction works are carried out in an appropriate manner to minimise the impact on the amenity of neighbouring uses and in the

interests of the convenience of highway users. These details are required pre-commencement as specified to ensure that building operations and vegetation removal are carried out in an appropriate manner to avoid nuisance to neighbouring uses and inconvenience to highway users.

02. No development (including demolition and ground works) or vegetation clearance works shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be prepared in accordance with specifications in clause 10.2 of BS 42020:2013 (or any superseding British Standard) and shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones'
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction
- d) The location and timing of sensitive works to avoid harm to biodiversity features. This includes the use of protective fences, exclusion barriers and warning signs
- e) The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP, and the actions that will be undertaken
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

The approved CEMP shall be adhered to and implemented throughout the construction period of the development strictly in accordance with the approved details.

Reason: In the interests of biodiversity and to minimise impacts on protected species in accordance with saved Policies NCS, NC1, NC2 and NC5 of the Adopted Torbay Local Plan 1995-2011, emerging Policy NC1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraphs 109 and 118 of the NPPF. These details are required pre-commencement as specified to ensure that biodiversity is not harmed by building operations or vegetation removal.

03. No development (including demolition and ground works) or vegetation clearance works shall take place until fences have been erected and any other protection measures put in place for the protection of trees and/or hedgerows to be retained in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme must comply with British Standard BS 5837:2012 (or any superseding British Standard). The fences and any other protection measures required in the approved scheme shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by the fences.

Reason: To protect the trees and hedgerows to be retained in the interests of the amenities of the area, in accordance with saved Policies L9 and L10 of the Adopted Torbay Local Plan 1995-2011, and emerging Policy C4 of the Torbay

Local Plan - A landscape for success (Proposed Submission Plan, February 2014). These details are required pre-commencement as specified to ensure that trees and hedgerows to be retained are not damaged by building operations or vegetation removal, including biodiversity interests.

04. No development (including demolition and ground works) or vegetation clearance works shall take place until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how the prominent cedar tree to the front of site shall be protected and enhanced during the construction and occupation of the development. The Method Statement shall be implemented as approved.

Reason: In the interests of the amenities of the area and biodiversity in accordance with saved Policies L9 and NCS of the Adopted Torbay Local Plan 1995-2011, emerging Policies DE1 and NC1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraphs 58, 109 and 118 of the NPPF. These details are required pre-commencement as specified to ensure that the tree is not damaged by building operations and its health is maintained.

05. No development (with the exception of demolition of the existing building) or vegetation clearance works shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Priority shall be given to sustainable urban drainage systems, where soakaways must be designed in accordance with Building Research Establishment Digest 365 and include details of how they have been designed to cater for the 1 in 100 year critical rainfall event plus an allowance for climate change. Evidence that trial holes and infiltration tests have been carried out in accordance with Building Research Establishment Digest 365 in the same location as any soakaways or sustainable drainage features must be provided. The scheme shall demonstrate that there will be no increased risk of flooding to surrounding buildings, roads and land. The development shall not be occupied or brought into use until the approved surface water drainage system has been completed as approved and it shall be continually maintained thereafter.

Reason: In the interests to adapting to climate change and managing flood risk, and in order to accord with saved Policy EPS of the Adopted Torbay Local Plan 1995-2011, emerging Policy ER1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraph 103 of the NPPF. These details are required pre-commencement as specified to ensure that an appropriate drainage system is provided for the development and there will be no increased risk of flooding to surrounding buildings, roads and land.

06. No tree works or felling, cutting or removal of hedgerows or other vegetation clearance works shall be carried out on the site during the bird breeding season from March to September, inclusive. If this period cannot be avoided, these works shall not be undertaken until the reasons why have been submitted to and approved in writing by the Local Planning Authority. The works shall not be undertaken except in the presence of a suitably qualified ecologist. If breeding birds are found or suspected, the works will not be permitted until the ecologist is satisfied that breeding is complete.

Reason: To ensure no harm to breeding birds in accordance with saved Policies NCS and NC5 of the Adopted Torbay Local Plan 1995-2011, emerging Policy NC1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraphs 109 and 118 of the NPPF. In the event that reasons are submitted to undertake the works during the bird breeding season, these are required pre-commencement as specified to ensure that breeding birds are not harmed by building operations or vegetation removal.

07. Prior to the commencement of development of the building hereby permitted, an External Materials Schedule shall be submitted to and approved in writing by the Local Planning Authority. The Schedule shall specify the external materials to be used in the construction of the building, including product specification details, colouration and images. Where samples of materials are to be provided, the Schedule shall include details of how these will be made available to view prior to the approval of the Schedule. The building shall be constructed from the materials specified in the approved Schedule.

Reason: In the interests of design and the character of the area in accordance with saved Policies BES and BE1 of the Adopted Torbay Local Plan 1995-2011, emerging Policy DE1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014) and paragraph 58 of the NPPF. These details are required pre-commencement as specified to ensure that the building is constructed in accordance with the approved details.

08. Prior to the commencement of development of the building hereby permitted, details of the following building elements shall be submitted to and approved in writing by the Local Planning Authority:
- 1) Doors
 - 2) Windows, including reveals
 - 3) Roof lights
 - 4) Rain water goods
 - 5) Fascia, soffit and barge boards.

The above building elements shall be installed as approved.

Reason: In the interests of design and the character of the area in accordance with saved Policies BES and BE1 of the Adopted Torbay Local Plan 1995-2011, emerging Policy DE1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014) and paragraph 58 of the NPPF. These details are required pre-commencement as specified to ensure that the building is constructed in accordance with the approved details.

09. Prior to the occupation of any of the dwellings hereby permitted, a detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme shall include details of hard and soft landscaping, including all boundary treatments. Where applicable, it shall specify tree and plant species and methods of planting. The hard landscaping shall be constructed as approved prior to the occupation of the dwellings. The soft landscaping shall be planted in the first planting season following the occupation of the dwellings or completion of the residential

development, whichever is the sooner, or in earlier planting seasons wherever practicable, and any trees or plants which within a period of 5 years from the completion of the residential development as a whole die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of residential amenity and design in accordance with saved Policies H11, L10 and BE2 of the Adopted Torbay Local Plan 1995-2011, emerging Policy DE1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraph 58 of the NPPF.

10. Prior to the occupation of any of the dwellings hereby permitted, an external lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location and specification of external lighting and be designed to minimise harm to neighbouring properties and biodiversity. The external lighting scheme shall be implemented as approved prior to the occupation of any the dwellings. Should any of the external lighting become damaged and need replacement it shall be replaced with external lighting of the same specification. No additional external lighting shall be installed on the building or the site.

Reason: In the interests of amenity and design, crime prevention and biodiversity in accordance with saved Policies H9, CF2, NCS and EP5 of the Adopted Torbay Local Plan 1995-2011, emerging Policies NC1, DE1 and DE3 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraph 125 of the NPPF.

11. Prior to the occupation or first use of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall be prepared in accordance with the specifications in clause 11.1 of BS 42020:2013 (or any superseding British Standard) and shall include the following:
 - a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) On-going monitoring and remedial measures for biodiversity features included in the LEMP. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery.

All post-construction site management shall be undertaken in accordance with the LEMP.

Reason: In the interests of the amenities of the area and biodiversity in accordance with saved Policies H11, L10 and NCS of the Adopted Torbay Local Plan 1995-2011, emerging Policies DE1 and NC1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraphs 58, 109 and 118 of the NPPF.

12. Prior to the occupation of any of the dwellings hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority incorporating measures to promote the use of sustainable modes of travel instead of private car by future residents of the dwellings. The Residential Travel Plan shall be implemented as approved and shall be continually monitored by a Travel Plan Coordinator (TPC) appointed by the developer of the dwellings to ensure that it meets its objectives and targets. The contact details of the TPC shall be provided in the Residential Travel Plan. In the event that the objectives and targets of the Residential Travel Plan are not met, the Residential Travel Plan shall be updated by the TPC setting out further measures in order to rectify this. A copy of the Residential Travel Plan or updated Residential Travel Plan, as the case may be, shall be made available to the Local Planning Authority upon request during normal business hours. A summary of the Residential Travel Plan shall be provided to the first occupier of each dwelling hereby permitted setting out the options for sustainable modes of travel in the area.

Reason: To promote sustainable modes of travel in the interests of reducing greenhouse gas emissions and pollution, in accordance with saved Policies EPS, EP3, TS and T1 of the Adopted Torbay Local Plan 1995-2011, emerging Policies SS13, TA1, TA2 and DE3 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraph 36 of the NPPF.

13. Prior to the occupation of any of the dwellings hereby permitted, details of cycle parking provision to the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be secure and covered. The approved cycle parking shall be provided prior to the occupation of the dwellings.

Reason: To promote cycling as a sustainable mode of travel in the interests of health and reducing greenhouse gas emissions and pollution in accordance with saved Policies TS and T2 of the Adopted Torbay Local Plan 1995-2011 and emerging Policies SS13 and TA1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014).

14. Prior to the occupation of any of the dwellings hereby permitted, details of waste storage and collection to the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The details shall make provision for appropriate storage, recycling, treatment and removal of waste likely to be generated. Adequate space shall be provided for refuse bins and recycling boxes. The details shall be implemented as approved prior to the occupation of the dwellings.

Reason: To provide a sustainable waste management scheme for the development in accordance with saved Policy W7 of the Adopted Torbay Local

Plan 1995-2011 and emerging Policy W1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014).

15. None of the dwellings shall be occupied until all of the car parking spaces and access thereto shown on the approved plans have been provided and made available for use. The car parking spaces shall be kept permanently available for parking and access purposes thereafter, and shall be clearly marked as being designated to individual dwellings and/or visitors parking.

Reason: To ensure that adequate off-street parking and access thereto is provided and kept permanently available for use, in accordance with saved Policies T25 and T26 of the Adopted Torbay Local Plan 1995-2011, and in the interests of highway safety and in order to protect the residential amenities of the neighbourhood.

16. None of the dwellings shall be occupied until a Section 278 Highways Agreement has been entered into in order to secure the necessary works to the public highway. The s278 works shall include the extension of the public footway along the north-eastern side of Asheldon Road to the front of the site. The works shall be implemented prior to the first occupation of any of the dwellings.

Reason: In the interests of pedestrian safety and promoting sustainable modes of travel in accordance with saved Policies TS, T2 and T26 of the Adopted Torbay Local Plan 1995-2011, emerging Policies TA1, TA2 and DE1 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014), and paragraph 36 of the NPPF.

17. Notwithstanding the approved drawings listed under condition P1, the balconies and balcony terraces to the apartments shall incorporate side privacy screens to a design and specification submitted to and agreed in writing by the Local Planning Authority. The privacy screens shall be installed as approved prior to the occupation of the apartments. Should the screens become damaged and need replacement, they will be replaced with screens of the same specification as approved.

Reason: To protect the privacy of neighbouring properties and individual apartments in accordance with saved Policy H9 of the Adopted Torbay Local Plan 1995-2011 and emerging Policy DE3 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014).

18. Notwithstanding the approved drawings listed under condition P1, the following windows of the apartments shall be obscured glazed:

Reason: To protect the privacy of the neighbouring properties in accordance with saved Policy H9 of the Adopted Torbay Local Plan 1995-2011 and emerging Policy DE3 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014).

19. Notwithstanding the approved drawings listed under condition P1, no parts of the roof of the building shall be accessed, other than to carry out maintenance works. The roof shall not be used by occupiers of the apartments for amenity purposes.

Reason: To protect the privacy of the neighbouring properties in accordance with saved Policy H9 of the Adopted Torbay Local Plan 1995-2011 and emerging Policy DE3 of the Torbay Local Plan - A landscape for success (Proposed Submission Plan, February 2014).

20. TBC

21. TBC

Relevant Policies

HS - Housing Strategy
H2 - New housing on unidentified sites
H9 - Layout, and design and community aspects
H11 - Open space requirements for new housing
TUS - Tourism strategy
TU7 - Change of use/redevelopment outside PHAA
CF2 - Crime prevention
CF6 - Community infrastructure contributions
CF15 - Accommodation for people in need of care
W7 - Development and waste recycling facilities
LS - Landscape strategy
L5 - Urban Landscape Protection Area
L9 - Planting and retention of trees
L10 - Major development and landscaping
NCS - Nature conservation strategy
NC4 - Wildlife Corridors
NC5 - Protected species
EPS - Environmental protection strategy
EP5 - Light pollution
EP6 - Derelict and under-used land
BES - Built environment strategy
BE1 - Design of new development
BE2 - Landscaping and design
BE5 - Policy in conservation areas
TS - Land use transportation strategy
T1 - Development accessibility
T2 - Transport hierarchy
T25 - Car parking in new development
T26 - Access from development onto the highway
SS1 - Growth Strategy for a prosperous Torbay
SS3 - Presumption in favour of sustainable dev
SS8 - Natural Environment
SS81 - Conservation and historic environment
SS9 - Green Infrastructure
SS11 - Housing
SS12 - Five year housing land supply
TO2 - Change of use of tourism accommodation
TA1 - Transport and accessibility
TA2 - Development access
TA3 - Parking requirements

C4 - Trees, hedgerows and natural landscape
C5 - Urban landscape protection areas
NC1 - Protected sites - internationally import
H1LFS - Applications for new homes_
H6LFS - Housing for people in need of care_
DE1 - Design
DE3 - Development Amenity
DE4 - Building heights
ES1 - Energy
ER1 - Flood Risk
W1 - Waste management facilities