



## Minutes of the Development Management Committee

12 October 2015

-: Present :-

Councillor Kingscote (Chairman)

Councillors Barnby, Cunningham, Darling (S), Manning, Morey, Robson and Winfield

(Also in attendance: Councillors King and Sykes)

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### 32. Apologies for absence

An apology for absence was received from Councillor Stringer.

### 33. Minutes

The Minutes of the meeting of the Development Management Committee held on 10 August 2015 were confirmed as a correct record and signed by the Chairman.

### 34. Urgent Item

The Committee considered the item in Minute 40, and not included on the agenda, the Chairman being of the opinion that it was urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

### 35. The Cottage, Windmill Lane, Paignton (P/2015/0755/PA)

The Committee considered an application for the provision of two new three bedroom dwellings with garages and associated works. Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to Members.

At the meeting Mrs Clark addressed the Committee against the application. In accordance with Standing Order B4 Councillor Sykes addressed the Committee.

Resolved:

That the application be deferred for:

(i) further negotiations in respect of the following;

(a) the opportunity to replace dormer windows with velux rooflights; and

- (b) submission of details showing visibility angles from first floor windows.
- (ii) further consideration of the ridge height;
- (iii) the submission of drainage details; and
- (iv) confirmation from highways on the suitability of the visibility splay when exiting the site via Windmill Lane on to Longmead Road.

(Note 1: During consideration of the item in Minute 35 Councillor Cunningham declared a non-pecuniary interest as the application site backs on to her sister's property. Councillor Cunningham did not take part in the debate and abstained from the vote.)

**36. Jewson Ltd, St James Road, Torquay (P/2014/1231/MPA)**

The Committee considered an application for the redevelopment of former builders' store to form 24 flats with 20 car parking spaces, and construction of office building: Amended scheme including increasing height of flat building by 1m, deletion of roof garden, adjustment of landscape proposals, reduction in size of, and position of office building with increased car parking levels to serve the office building. Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to Members.

Resolved:

Approved subject to:

- (i) the completion of a Section 106 Legal Agreement or Unilateral Undertaking in terms acceptable to the Executive Director of Operations and Finance within three months of the date of this Committee to secure £30,000 towards community infrastructure contributions;
- (ii) a reassessment of viability and possible deferred contributions in relation to Affordable Housing if the scheme is not complete within three years;
- (iii) the costs of Traffic Regulation Orders/pavement reinstatement if appropriate; and
- (iv) the conditions listed at the end of the submitted report, with final drafting and determination of appropriate planning conditions being delegated to the Executive Director of Operations and Finance.

**37. 22-24 Roundhill Road, Torquay (P/2015/0467/PA)**

The Committee considered an application for a change of use of Unit 22 from Use Class D1 (non residential institution) to Use Class A5 (hot food takeaway) and the change of use of Unit 24 from Use Class A1 (retail) to Use Class A5, together with the amalgamation of Units 22 and 24 into one Use Class A5 unit. 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 Boland addressed the Committee against the application. In accordance with Standing Order B4 Councillor King addressed the Committee.

Resolved:

Approved, subject to conditions:

- (i) the hours of operation being between 08:00 and 22:00;
- (ii) details of the extract ventilation system to be submitted and approved by the Local Planning Authority prior to commencement of use of the development and the informatives as set out in the submitted report.

**38. Lansdowne Hotel, Old Torwood Road, Torquay (P/2015/0524/VC)**

The Committee considered an application for the removal of condition no. 01 of planning permission P/2015/0203. Demolition of existing building, construction of 14 apartments with underground parking, revision to vehicular and pedestrian access.

Prior to the meeting Members of the Development Management Committee undertook a site visit.

Resolved:

Approved, subject to:

- (i) the completion of a Unilateral Undertaking to link Section 106 Contributions paid in respect of the original grant of planning permission (P/2014/0501) to this application. The Unilateral Undertaking to be completed within three months of the date of this Committee; and
- (ii) the conditions as set out in the submitted report.

**39. Maycliffe Hotel, St Lukes Road North, Torquay (P/2015/0715/MPA)**

The Committee considered an application for a change of use of hotel to form 10 flats including communal space and nine car parking spaces. Demolition of more recent additions to villa and remodelling of some existing extensions, new windows and balconies. Modification of roof to include slated pitched elements (Re-submission P/2015/0067). Prior to the meeting, Members of the Development Management Committee undertook a site visit and written representations were circulated to Members.

Resolved:

Approved, subject to:

- (i) a Unilateral Undertaking or Section 106 Legal Agreement to secure community infrastructure contributions in relation to waste only; and
- (ii) the conditions as set out in the submitted report.

**40. Former Royal Garage Site, 4-24 Torwood Street, Torquay (P/2014/0965/MPA)**

The Committee were advised by the Team Leader Development Management that on 16 March 2015 approval was granted, subject to a Section 106 Legal Agreement being completed within six months of the date of the Committee. The Section 106 Legal Agreement has been completed however it was slightly over the time limit set by the Committee, officers therefore sought a two week extension.

Resolved:

That an extension of 14 days from the date of this Committee for the signing of a Section 106 Legal Agreement be approved.

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Chairman/woman