

Minutes of the Planning Committee

3 March 2025

-: Present :-

Councillor Brook (Chairman)

Councillors Billings, Mandy Darling, Fox (Vice-Chair), Pentney, Strang, Tolchard and Virdee

81. Minutes

The minutes of the meeting of the Committee held on 3 February 2025 were confirmed as a correct record and signed by the Chairman.

82. Mayfield School, Moor Lane, Torquay (P/2024/0814)

The Committee considered an application for the replacement of an Air Handling unit and installation of two new Air Source Heat Pumps on the roof and associated works including steel frame support.

Prior to the meeting, the written representations were available on the Council's website. At the meeting, Dr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum in support of the application.

Resolved (unanimously):

Approved subject to:

1. the planning conditions as outlined within the submitted report with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
2. the resolution of any new material considerations that may come to light following the Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

83. Brampton Court Hotel, St Lukes Road South, Torquay (P/2023/0738)

The Committee considered an application which included change of use for the building to Class C3, subdivision into 14 self-contained dwellings including 10 x one bedroom and 4 x two bedroom units, demolition of existing conservatory and

replacement with a single storey side extension, seven car parking spaces on the forecourt and creation of amenity space, bin stores and cycle storage.

Prior to the meeting, the written representations were available on the Council's website. At the meeting Ms Julie Brandon addressed the Committee against the application. Dr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum against the application. Mr Alistair Powe addressed the Committee in support of the application.

Resolved (unanimously):

Approved subject to:

1. the planning conditions outlined in the submitted report with the following amendments:

Revised Condition 1 Construction Management Plan:

No above ground construction works shall take place until a site-specific Construction Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, & dust.

The plan should include, but not be limited to:

- the parking of vehicles of site operatives and visitors;
- procedures for maintaining good neighbour relations including complaint management;
- all works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 hours on Saturdays and; at no time on Sundays and Bank Holidays;
- deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
- mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works; and
- control measures for dust and other air-borne pollutants.

The development shall be implemented in accordance with the approved details.

Reason for Variation: In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policies TA2 and DE3 of the Torbay Local Plan 2012-2030.

Revised Condition 2 Materials:

Details of the external finishes of the extension hereby permitted including samples of the slates to be used on the roof shall be submitted to and agreed in writing by the LPA prior to the above ground commencement of the extension. The windows and frames in the single-storey extension hereby permitted shall be of timber construction.

The external finishes of the development shall be implemented prior to the occupation of the respective unit. The approved materials shall be retained thereafter unless otherwise agreed in writing by the LPA.

Reason for Variation: To ensure a satisfactory form of development in accordance with Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

Revised Condition 5 Parking Layout:

Seven car parking spaces in the locations shown on the site layout plan (Drawing No 24129 -09002- P07) shall be laid out and provided for the free use of occupants and visitors to the site prior to its first occupation for the use hereby permitted. One of those spaces shall be laid out as a wider space for use by people with disabilities (width 2.4m with adjacent yellow hatched area of width 1.2m). The spaces shall be retained in that condition thereafter.

Reason for Variation: In the interests of highway safety and amenity, and in accordance with Policy TA3 of the Adopted Torbay Local Plan 2012-2030 and Policy TH9 of Torquay Neighbourhood Plan 2019.

2. the final drafting of planning conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
3. the resolution of any new material considerations that may come to light following the Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

Chairman