

Minutes of the Planning Committee

4 March 2024

-: Present :-

Councillor Maddison (Chairwoman)

Councillors Billings (Vice-Chair), Fox, Pentney, Strang, Tolchard, Virdee, Penny and Brook

42. Apologies for absence

It was reported that, in accordance with the wishes of the Conservative Group and the Liberal Democrat Group, the membership of the Committee had been amended to include Councillors Brook and Penny in place of the Conservative vacancy and Councillor Mandy Darling respectively.

43. Minutes

Subject to the changes set out below, the minutes of the meeting of the Committee held on 15 January 2024 were confirmed as a correct record:

Former Dairy Crest Depot, Parkfield Road, Torquay (P/2023/0131)

~~1. the following additional condition:~~

- ~~1. that the affordable housing viability assessment be submitted to the Planning Committee prior to a decision being reached on the affordable housing obligation;~~

~~Reason: to promote transparency and public confidence in the decision making process.~~

1. the following additional condition to be delivered through additional wording within the accompanying section 106 legal agreement in place of a planning condition (as approved by the Planning Committee on 4 March 2024):

- (a) that the affordable housing viability assessment be submitted to the Planning Committee prior to a decision being reached on the affordable housing obligation;

Reason: to promote transparency and public confidence in the decision making process.

Reason for variation: The legal agreement is the mechanism that secures further viability reassessment of the affordable housing obligation, including the terms of submission and potential agreement. Request for additional wording within the clause that any future viability assessment regarding this matter is submitted and agreed in consultation with the Planning Committee.

44. Singleton Gardens, Meadfoot Sea Road, Torquay (P/2023/0994)

The Committee considered an application for extensions and alterations to the existing dwelling including demolition of existing extensions, formation of two storey and single storey extensions, roof alterations and replacement fenestration. Demolition of greenhouse and outbuilding, landscaping and associated works.

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's website. At the meeting Ms Alexandra Hemming addressed the Committee against the application. Mr Mike Cowdrey addressed the Committee on behalf of the Torquay Neighbourhood Forum against the application. Mr Daniel Metcalfe addressed the Committee in support of the application.

At the meeting the Planning Officer advised that since the report had been published a further 9 objections and 1 letter of support had been received. The further objections did not raise any new material planning considerations that had not already been addressed within the submitted report. One of the further objections contended that there was insufficient heritage information provided with the application and that there had been insufficient analysis of the impact on designated and non-designated heritage assets. It was the Planning Officer's opinion that the application submission, consultation response from the Council's Principal Historic Environment Officer and the submitted report adequately covered the impacts of the proposal on both designated and non-designated heritage assets.

Resolved:

Approved subject to:

1. the conditions as outlined in the submitted report with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency;
2. the following additional condition:
 - (a) Notwithstanding the details of approved plan '818-EM1', prior to the installation of the flagstone slabs hereby approved, details of the flagstone slabs shall be submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the

approved plans and shall be permanently retained as such thereafter;
and

Reason: In the interests of the appearance of the development and the surrounding area within the Conservation Area in accordance with Policies DE1 and SS10 of the Torbay Local Plan and Policy TH8 of the Torquay Neighbourhood Plan.

3. the resolution of any new material considerations that may come to light following 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.

45. 36 Dunstone Park Road, Paignton (P/2022/0091)

The Committee considered an application for demolition of house and garage and formation of three storey detached dwelling, including garage and vehicular access.

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's website.

At the meeting Mrs Louise Murphy addressed the Committee against the application. Mr Richard Maddock and Mr Julian Daniel addressed the Committee in support of the application.

At the meeting the Planning Officer advised, that since the report had been published a further 2 objections had been received. One of the further objections suggested that insufficient information had been provided with the application alongside an inadequate assessment of the lighting impacts to the windows of 34 Dunstone Park Road together with the impact on its solar panels with reference to Building Research Establishment (BRE) guidance. The Planning Officer explained that the BRE standards quoted were guidance.

The Planning Officer informed the Committee that the submitted report outlined first hand knowledge of the relationship between the dwellings from the site visit and neighbouring comments. The submitted application also considered the relationship between the dwellings. It was the Planning Officer's opinion that all of these factors provided adequate analysis of the relationship and impacts.

Resolved:

Approved subject to:

1. the conditions as outlined in 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 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.

46. Hotel Virginia, Falkland Road, Torquay (P/2023/0868)

The Committee considered an application for demolition of a vacant hotel and construction of 14 apartments with associated landscaping works.

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's website. At the meeting Ms Margaret Forbes-Hamilton addressed the Committee on behalf of the Torquay Neighbourhood Forum against the application. Mr Daniel Metcalfe and Mr Brett Powis addressed the Committee in support of the application.

Resolved:

That the application be refused for the reasons and informative set out in the submitted report.

(Note: Prior to consideration of the item in Minute 46, Councillor Strang declared a pecuniary and non-pecuniary interest and withdrew from the meeting).

Chairwoman