

Minutes of the Planning Committee

2 April 2024

-: Present :-

Councillor Maddison (Chairwoman)

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

(Also in attendance: Councillors Law, David Thomas, Barbara Lewis, Chris Lewis and Stevens)

47. Apologies for absence

Apologies for absence were received from Councillors Mandy Darling and Pentney.

48. Minutes

The minutes of the meeting of the Committee held on 4 March 2024 were confirmed as a correct record and signed by the Chairwoman.

49. Mouse Cottage, Brim Hill, Torquay (P/2023/0750)

The Committee considered an application for demolition of existing dwelling, construction of replacement dwelling, alterations to parking areas, landscaping works to include decking, terraces and swimming pool 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 Mr Nigel Goodman from Maidencombe Residents' Association addressed the Committee against the application. Mr Mike Cowdery addressed the Committee on behalf of the Torquay Neighbourhood Forum against the application. Mr James Wells addressed the Committee in support of the application.

Resolved (unanimously):

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.

50. Riviera International Conference Centre, Chestnut Avenue, Torquay (P/2023/1044)

The Committee considered an application for change from disused tennis courts to four padel courts with additional parking and lighting.

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 Mr Paul Daniels addressed the Committee against the application. Mr Rodney Horder addressed the Committee on behalf of the Torquay Neighbourhood Forum in support of the application. Mr Miles Bromilow addressed the Committee in support of the application.

In accordance with Standing Order B4.1 Councillor Law addressed the Committee against the application.

At the meeting the Planning Officer advised, that since the report had been published a late response to the public consultation had been received on 26 March 2024 objecting to the application on the basis that the proposed parking would use valuable amenity space and that there was plenty of public car parking across the road and on site, that the layout did not maximise the use of space and there was an opportunity for more inclusive sport and play such as a multi-use games area. The Planning Officer informed Members that a multi-use games area was not part of the planning application.

Resolved (unanimously):

Approved subject to:

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

Revised Condition 6: Prior to the first use of the car parking hereby permitted a scheme of soft landscaping and timetable for implementation, for the grass area immediately to the west of the application site within the RICC grounds, shall be submitted to and agreed by the Local Planning Authority. The scheme shall include appropriate species for the setting to provide a visual screen for views from Torre Abbey towards the proposed car parking area. The approved scheme shall be implemented in the first planting season after the car parking hereby permitted is brought into use.

Any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next available planting season with others of a similar size and the same species.

Reason for Variation: In the interests of visual amenity and enhancement of heritage assets in accordance with Policies HE1, DE1, SS10 and C5 of the Adopted Torbay Local Plan 2012-2030 and Policy TH8 of the Adopted Torquay Neighbourhood Plan 2012-2030.

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 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.

51. St Kilda, 15 Drew Street, Brixham (P/2023/1026)

The Committee considered an application for variation of conditions relating to application number P/2021/0531 (partial demolition of existing care home and development of 23 'later living' flats with associated parking; change of use of retained villa to single dwelling (24 units total), and minor works to retained villa. Vary Condition 08: Wording for Schedule of Internal Repair, Condition P1 - Approved Plans: Alter roof material to natural slate and addition of Solar PV. (Revised plans received 05.03.2024).

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

Resolved (unanimously):

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.

Chairwoman