

Brixham Town Council

Minutes of the Meeting of the Planning and Regeneration Committee held in the Furzepam Room of Brixham Town Hall on 3rd December 2018 at 7:00pm.

Present: Cllrs R Clarke, V Campbell, D Giles, J Stock and J Stockman.
Cllr Stock substituted for Cllr Carr.

Also present: Linda McGuirk, Town Clerk and 4 members of the public.

18158. Apologies for absence.

Apologies received from Cllrs I Carr and M Day

18159. Declarations of Interest in items on the agenda.

None

18160. Minutes of the meeting held on 5th November 2018.

The minutes of the meeting held on 05.11.18 were **resolved** and signed as a true copy.

18161. To hear an update from BrixhamFuture

No update. Dates of the next meetings should be re sent to BrixhamFuture.

18162. Marine Licence Consultation – Oxen Cove.

The deputy clerk notified members the consultation response had been submitted and a confirmation receipt had been received.

The Marine Management Organisation (MMO) further advised that they have contacted the applicant and confirmed the Shellfish processing unit is not being delivered at current and is only for future consideration.

The applicant recognises that a planning application would be required for this construction and may or may not need a marine licence from MMO, once details of any future proposal are refined.

The MMO has requested 'a further information request' through their online portal MCMS to confirm this officially.

18163. To consider the reasons for refusal of planning applications

P/2018/0946, AT/2018/0214 reasons for refusal were noted, as contained in the Torbay Council Planning Officer report.

18164. To note planning any planning applications that have gone to appeal.

P/2018/0695 appeal submitted.

AT/2017/1270 the appeal is dismissed, and the appeal decision was noted.

P/2017/1250 the appeal is allowed, and the planning permission is granted. The appeal decision was noted.

18165. To note planning decisions made by Torbay Council since the last meeting held on the 05.11.18

The decisions report was noted.

18166. To consider any Planning Applications to be put to Torbay Council Development Management Committee.

None.

18167. To consider any Planning Applications to be put to Torbay Council Planning Officers.

Members of the public addressed the committee regarding planning application P/2018/1110. Raising the following concerns: disproportionate in size, raising of the ridge height, highway safety, parking, changing the character of the conservation area including the views and vistas from both land and sea, Historic significance, the fig tree, protection of the Conservation Area and uncertainty whether the building is listed.

Applications for consideration 03.12.18 report. Applications were considered, and recommendations attached to these minutes in annex 1.

18168. To discuss and consider any highways issues

Number 13 Bus

During the recent budget consultation held in Fore Street several members of the public approached Cllr Giles regarding the inefficiency of the No.13 bus.

It was **agreed** to Contact Stagecoach to provide feedback from residents and to request the bus services arriving into the town arrive slightly earlier to allow the public to make the connection with the number 13. Elderly residents are reporting they are unable to run after the bus to make a connection.

Thanks, should also be given to Stagecoach for the provision of extra services in the town.

Higher Street

A resident of Higher Street informed Cllr Stock that visitors to the town relying on SAT Nav are being directed along Higher Street in the wrong direction. A 'No through road' Highway sign is required. Members discussed the issue and Torbay Councils current moratorium on spending.

18169. To consider any license applications

None.

18170. To put forward any items for the next Planning Committee Agenda.

- Article 4
- CIA
- Brixham Future (only if an update is submitted – invitation)
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The meeting closed at 9:00pm

Chairperson Date

Planning Applications Considered

Applications considered on 3-12-18

1	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2018/0225			Cllr V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ramon Palacios			12 Parkham Towers	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HX	26/11/12
T1 European Lime growing with 2m of the property. 2.5 -3 metres prune back . Any odd limbs interfering with the guttering / roof structure specifically also. Tree is approx 50 feet tall maximum for scope.				

Recommend Approval

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2018/0283	PP-07377133		Cllr V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Purnell		Barn Studio	Knick Knack Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9LR	06/11/18
Eucalyptus (T1) - Crown reduce by 2 metres to encourage denser growth from lower crown. Tree was planted 2 years ago and the crown reduction is the start of a cyclical works programme.				

Recommend Approval

3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2018/0288			Cllr V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Neil Watson		Fairways	3 Wolborough Gardens	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9DD	06/12/18
Raise crown on 1 mature Macrocarpa, to achieve a clearance of approximately 4m. Scaffold limbs to be retained, secondary branches to be removed to achieve clearance away from garden and property.				

4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0969			Cllr D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gary Cotterill		Cothill	Wren Hill	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HY	29/10/18
Single storey rear extension with glazed roof.				

Recommend Approval

5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1082			Cllr I Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Colleen Williams			15 Queens Crescent	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9PJ	29/10/18
Formation of dwelling.				

Recommend Refusal:
Policy DE3 Development amenity
1. Overdevelopment of site - there is an existing extension to the original property.
2. Overbearing, harm the visual amenity of the area.
3. Over cramming and the loss of open space.

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1090	PP-07386786		Cllr D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Harold Becke			28 Springdale Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9RL	31/10/18
Loft Extension with front and rear dormers				

Recommend Refusal:
1. BPNP Policy BH6 Roofscape and dormer management:
Over dominant to the street scene and not modestly scaled.

7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1093	PP-07394996		Cllr R Clarke
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Robin Callaway		Trawler Lights	Parkham Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9BU	02/11/18
Three storey side extension and roof alterations to form balcony.				

Recommend Refusal:
Torbay Local Plan Policy DE1 Design:
1. Poor Design

8	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1098	PP-07396362		Cllr J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr CAMPION			2 Wishings Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9PD	16/11/18
Construction of semi detached dwelling.				

Recommend Approval

9	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1102	PP-07340346		Cllr J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wood		The Other Garden	South Furzeham Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JD	02/11/18
Single storey extension to rear.				

Recommend Approval

10	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1109	PP-07375918		Cllr D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Co-operative Retail Services Lt			16 Great Rea Raod	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9SW	06/11/18
Installation of automatic entrance doors and glazing. Installation of Condenser and Compressor to rear & 1 Condenser to side. Installation of high chiller and freezer units. Formation of fence, gate & canopy to rear. Replacement handrails.				

Recommend Approval; subject to the noise level not exceeding the current levels.

11	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1110	PP-07391487		Cllr I Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Anthony Mould			52 Overgang Road	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Brixham	Devon	TQ5 8AR	06/11/18	

Demolition of previous extensions original building. Extension and conversion to form six 2 bedroom apartments.

Recommend Refusal:

1. The proposal if implemented would neither enhance or preserve the character of the conservation area, as set out as a duty on local authorities in section 72 of the Planning (Listed Building & Conservation Areas) Act 1990.
2. The proposal will have a negative impact on the vista from both land and sea.
3. Detrimental impact of the neighbouring amenity.
4. Policy SS10 (Conservation and the historic Environment) of the Torbay Local Plan 2012-2030 details the need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas.
5. Contrary to Policy E6 (Views & Vistas) of the emerging Brixham Peninsula Neighbourhood Plan.
6. Contrary to Policy E1.1 and E1.5 (The Natural Environment) of the emerging Brixham Peninsula Neighbourhood Plan.
7. Contrary to Policy BE1.2 and BE1.3 (Heritage Assets and their settings)
8. Contrary to Policy DE1 (Design) of the Torbay Local Plan 2012- 2030.
9. Clarification is sought as to whether this is a Listed Building?

12	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1117			Cllr M Day
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Cudd			12 Garlic Rea	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9TZ	12/11/18
Create hard standing.				

Recommend Refusal:
1. Detrimental to the neighbouring amenity.
Concerns raised as the street is very narrow. The proposed hard standing is directly opposite garages and could restrict safe access to the hard standing and garages.

13	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1142 & 1143	PP-07388966		Cllr M Day
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Webb		4 New Road	1 New Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8LZ	14/11/18
Replace existing sash windows with new.				

Recommend Approval

14	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1161			Cllr R Clarke
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Daw		Land Rear Of	4 Elliott Grove	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8RT	20/11/18
Outline application for new dwelling.				

Recommend Refusal:
Policy DE3 Development Amenity
1. Overdevelopment of site.
2. Harm the visual amenity of the area.
3. Over cramming and loss of open space.

15	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1163			Cllr D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Philip Martin			12 Springdale Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9RL	20/11/18
Remove part of garden boundary wall and widen access into driveway. Fit new roof lantern into existing flat roof with alterations to suit.				