

# Brixham Town Council

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## Minutes of the Meeting of the Planning and Regeneration Committee held in the Furzeham Room of Brixham Town Hall on 7<sup>th</sup> January 2019 at 7:00pm.

**Present:** Cllrs R Clarke, D Giles, J Stockman and J Regan.  
Cllr Regan substituted for Cllr Carr.

**Also present:** Linda McGuirk, Town Clerk and one member of the public.

**19000. Apologies for absence.**

Apologies received from Cllrs I Carr, M Day and V Campbell

**19001. Declarations of Interest in items on the agenda.**

None

**19002. Minutes of the meeting held on 3rd December 2018.**

The minutes of the meeting held on 03.12.18 were **resolved** and signed as a true copy subject to minor amendments to the following:

18168. Number 13 Bus

During the recent budget consultation held in Fore Street several members of the public approached Cllr Giles regarding the ~~inefficiency~~ *connections* of the NO.13 bus *to other services*.

Annex 1: It was noted the planning recommendation was missing from the bottom of the page and should have been *Recommend Approval*.

**19003. To hear an update from BrixhamFuture on D Day 'Back to the 1940's' events.**

A representative of BrixhamFuture spoke to members regarding plans for D' Day events to be held in the town during June 2019. Members were handed a print out of the presentation. The events are being held to educate, inform and entertain residents and visitors to Brixham.

Members discussed the event and raised questions regarding funding and education. An 'Awards for all' application has been submitted requesting £10,000, and a decision is expected soon. BrixhamFuture have written to all schools in Brixham. Cllr Giles offered to provide the contact details of the relevant member of staff at Brixham College, subsequent to checking this is acceptable.

Members discussed the availability of the Scala Hall for a 1940's dance, the deputy clerk informed members the Hall is booked for a 1940's themed market throughout the event.

Concerns were raised about the Town Councils plans to participate in the event. Members were informed the Community Services committee has previously discussed the opportunity, but no plans had been agreed. The deputy clerk will ensure the item is on the next Community services Committee agenda for discussion. Cllr Giles further offered to approach the Chamber of Commerce during their meeting on Tuesday 8<sup>th</sup> January to ascertain their involvement in the event.

**19004. To hear an update on Article 4 Directive**

No update. The deputy clerk has emailed the Heritage Consultant, no reply had been received prior to the meeting.

**19005. To consider the reasons for refusal of planning applications**

None.

**19006. To note planning any planning applications that have gone to appeal.**

None.

### **19007. Site Review Meeting**

Site Review Meetings (SRM) were held on the 18<sup>th</sup> December 2018 for the following applications:  
P/2018/0900 – 54 Higher Ranscombe Road, Brixham.

Following the above SRM, it has been concluded that this application would most appropriately be dealt with under delegated powers

P/2018/1009 – Land to the rear of 190 Northfields Lane, Brixham.

Following the above SRM, it was concluded that this application would most appropriately be dealt with by the Development Management Committee.

Cllrs Carr and Day had attended both the Sites Review Meetings.

### **19008. To note planning decisions made by Torbay Council since the last meeting held on the 03.12.18**

The amended decisions report for applications decided by Torbay Council between 03.12.18 and 07.01.19 were noted.

### **19009. To consider any Planning Applications to be put to Torbay Council Development Management Committee (DMC) in January 2019.**

P/2018/0003 – East Quay, Brixham.

### **19010. To consider any Planning Applications to be put to Torbay Council Planning Officers.**

The Amended applications for consideration 07.01.19 report was given to members. Applications were considered, and recommendations attached to these minutes in annex 1.

Cllr R Clarke abstained from voting on planning application P/2018/1286.

### **19011. To discuss and consider any highways issues**

#### Number 13 Bus

Members were advised a response to the letter dated 10<sup>th</sup> December 2018 'Stagecoach services in Brixham – Feedback' had been received from Stagecoach.

Cllr Giles reported he had been contacted by an elderly resident regarding the No 16 bus service and it was now apparent that a letter should have also gone to 'Country Bus' who are the service provider.

It was **agreed** to send a letter to Country Bus.

#### Shoalstone Pool

Cllr Clarke reported there has been a significant landslide near the steps in the location of the kiosk. This has been reported to highways.

#### Emergency Services access

Torbay Council Highways department has advised they are planning to carry out a consultation to improve access in areas where it has been highlighted that the emergency services vehicles struggle to pass. with residents in the following areas:

Mount Pleasant Road

Garlic Rea

Rea Close

The Town Council has been requested to assist with the consultation process in the affected areas.

Help is required with delivering letters and the displaying of maps and leaflets at the Town Hall. It was Resolved to support Torbay Council, all **agreed**.

### **19012. To consider any license applications**

Bolton Public House - support comments of the Police.

### **19013. To put forward any items for the next Planning Committee Agenda.**

- Article 4
- CIA
- Brixham Future (only if an update is submitted – invitation)

The meeting closed at 8:50pm

# Planning Applications Considered

Applications considered on 7-1-19

<b>1</b>	<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	Wren Hill
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HX	26/11/18
<b>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.</b>				

**Recommend Approval**

<b>2</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2018/0241			Cllr V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Unknown			1 Pavillions Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8BU	27/11/18
<b>T16 - Holm oak - Crown reduction - due to branches overhanging the highway/ Northfields Lane. This will mean that the branches will no longer make contact with passing buses and/ or lorries. ; Barton Landscapes have advised that they would take the overhanging branches that are causing an issue away and take out any dead/weak branches that are likely to cause an issue in the future . In the way of meterage, they have confirmed that between 2 and 3 meters would be suffice</b>				

**Recommend Approval**

<b>3</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2018/0320			Cllr V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Crown Property Managment		Parkham Towers	Wren Hill	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HX	10/12/18
<b>TPO Area -1995.07 - Parkham Hill Area Brixham.</b>				
<b>T1 - Lime - crown lift to provide 5 metres clearance from ground level, to provide clearance of footpath and garden area. To include the removal of epicormic growth on the trees main stem.</b>				

**Recommend Approval**

<b>4</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1196 & 1195			Cllr I Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Headland Properties Ltd			79 King Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9TH	28/11/18
<b>Alterations and refurbishment. Formation of holiday accommodation to rear.</b>				

**Recommend Refusal on both applications P/2018/1196 & P/2018/1195**

**Contrary to the Brixham Peninsula Neighbourhood Plan Policies:  
BE1 Heritage Assets and their setting.  
BH6 Roofscape and dormer management**

**Request the applicants reconsider the removal of historic internal staircases and retain any historic joinery where it is still in situ.**

**Request the Heritage/ Conservation Planning Officer visits the site.**

<b>5</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1237			Cllr M Day
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Buley			17 Maple Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DG	11/12/18
<b>Conservatory to rear</b>				

**Recommend Approval**

<b>6</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1239			Cllr J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Paul Hill		Cliffhaven	28 North Furzeham Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8BB	17/12/18
<b>Replace existing front and rear dormers with enlarged dormer designs.1245</b>				

**Recommend Approval**

<b>7</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1245			Cllr D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gareth Brockelhurst		Burton House	Burton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HZ	19/12/18
<b>New two storey dwelling to rear of Burton House, with associated parking areas.</b>				

**Recommend Approval subject to Highways being satisfied with access.**

<b>8</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1247			Cllr R Clarke
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parnham			25 Hillside Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9JE	12/12/18
<b>Formation of two storey side extension and single storey rear extension. New porch and lean to roof to front.</b>				

**Recommend Approval**

<b>9</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1253			Cllr M Day
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Wilson		Palms	Rea Barn Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9EA	19/12/18
<b>Formation of pitched roof, single storey side extension and 1.75m boundary wall on front elevation.</b>				

**Recommend Approval**

<b>10</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1255			Cllr J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Sato		33 Fore Street		
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8AA	15/12/18
<b>Change of use of upper floors above existing vacant retail unit to form three new apartments, including formation of new entrance lobby and shop front.</b>				

**Recommend Refusal:**

**Contrary to the Brixham Peninsula Neighbourhood Plan Policy:  
BD5 Shop Fronts**

**Contrary to the Torbay Local Plan policies:  
DE1 Design:**  
Visual appeal: Be uncluttered and attractive, including where appropriate the removal of unsightly additions when considering the conversion of existing buildings.

**Quality of public space: Positively address the street with active frontages.**

**Policy SS10 Conservation and the historic environment.**

<b>11</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/1286	PP-07514243		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Churchill-Bissett			19 Penn Meadows	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9PW	02/01/19
<b>Removal of concrete flat roof and replace with new insulated flat roof at a higher level to create habitable space. Render existing external brick walls with waterproof render.</b>				

**Recommend Approval**

<b>12</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/0004			Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Garry Cotterill		Cothill	Wren Hill	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HY	02/01/19
<b>Single storey rear extension with flat roof.</b>				

**Recommend Approval**

<b>13</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/0012	PP-07507949		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Andy Perrin		Flat 1 Eveleigh Leat	Doctors Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HP	04/01/19
<b>Second floor extension to form 1 no. studio flat</b>				

**Recommend Refusal:**  
**Contrary to the Torbay Local Plan policies:**  
**DE5 Domestic extensions.**  
**DE1 Design**

**The development would visually harm the neighbouring amenity and is considered overdevelopment of the existing property.**