

Brixham Town Council

Minutes of the Meeting of the Planning and Regeneration Committee held in the Summercombe Room of Brixham Town Hall on 7th September 2015 at 7pm.

Present: Cllrs P Addison, R Clarke, V Campbell and S Clutterbuck

Also present: T Hallett, Town Clerk, Cllr D Giles who substituted for Cllr J Stockman & 3 members of the public.

15092. Apologies.

Cllrs I Carr, J Stockman and S Walker-Haworth

15093. Declarations of Interest.

None.

15094. To consider any requests for Dispensation on agenda items.

None.

15095. Minutes of the meeting held on 3rd August 2015.

The minutes of the meeting held on 03.08.2015 were **resolved** and signed as the correct record.

15096. To discuss re organising the planning and regeneration Agenda.

It was **agreed** to defer this item until the next meeting.

15097. To hear an update from YES for 2 & 2A Fore Street.

It was **agreed** to defer this item until the next meeting.

15098. To hear a report from BrixhamFuture.

Members heard a report from BrixhamFuture outlining the advantages and disadvantages of setting up a Community Interest Company (CIC). It was **resolved** to recommend to Full Council that BrixhamFuture applies to become a CIC.

Members heard a report from BrixhamFuture outlining the advantages of the Big Belly Bins scheme and the significant savings that could be made each year and diminish the seagull problem. It was **resolved** to recommend to Full Council that Brixham Town Council pursues the Big Belly Bin Scheme.

15099. To discuss and agree a ‘Good practice guide’ for the Conservation area and a ‘good design certificate / award’.

It was **agreed** to defer this item until the next meeting.

15100. To discuss closer co operation between BTC Planning and Regeneration, Torbay Council and Conservation area.

It was **agreed** to defer this item until the next meeting.

15101. To consider the reasons for refusal of Planning Applications.

Applications AT/2015/0121 and P/2015/0673 refusals were noted.

15102. To note planning decisions made by Torbay Council or any appeals.

Noted. (Report 11 /2015 refers).

15103. Planning Applications to be considered by Torbay Development Management Committee.

The decision from DMC for application P/2015/0003/MPA was noted.

15104. Planning Applications to be put to Torbay Council Planning Officers.

The planning applications contained in report 11/2015 were considered and it was **resolved** to respond to the applications as contained in annex 1 to this report.

15105. To report on any Site Review Meetings.

None.

15106. To consider any Highways Issues.

- **Update on South Furzeham Road:** Torbay Council Highways response advising that there is a moratorium on the implementation or alteration of parking restrictions and they are not in a position to consider extending the double yellow lines was noted.
- **St. Mary's Park:** It was noted that Torbay Council had employed a Geology Contractor to carry out trial holes at three locations to measure the ground conditions ability to drain water commencing 7th September for 3 days.

15107. To consider any license applications.

The licence application for Shoals Cafe on the Lido was noted. No comments were made due to the cafe owners being tenants of the Town Council.

It was **agreed** to defer the remaining licence items until the next meeting

15108. To put forward any items for the next Planning Committee Agenda.

- To discuss re organising the planning and regeneration Agenda.
- To discuss closer co operation with BTC planning & Regeneration & Torbay Council in Conservation area.
- Draft 'Statement of Principles' 2016 under the Licensing Act 2003
- Draft 'Statement of Principles' 2016 under the Gambling Act 2005
- Update from YES for 2 & "a Fore Street
- Good practice guide for the Conservation area and 'good design certificate

The meeting closed at 9pm.

Chairperson

Date

Reference	Applicant	Site Address	Proposal	BTC Recommendation
P/2015/0687	Mr Luke Chittenden	Prince William Quay Berry Head Road Brixham Devon TQ5 9BP	Replacement of existing painted steel and glazed external balustrades with stainless steel balustrades	Approval
P/2015/0723	Mr Craig Humphreys	Flat 6 Highpoint 125 Berry Head Road Brixham Devon TQ5 9AH	Omit dormer windows, reduce depth of dormer roof and add new bi-fold doors with external glass balcony and terrace	Approval
P/2015/0725	Mrs Florence Cottrell	37A Drew Street Brixham Devon TQ5 9LA	Change of a window to a new door with canopy over and new window	Approval
P/2015/0791	Park Holidays UK	Landscope Holiday Village Gillard Road Brixham Devon TQ5 9EP	Removal of Condition 01 of P/2009/0452/PA (Use of land for the stationing of additional 101 static holiday caravans for occupation between 16th February and 14th January in any year, installation of public footpath and ancillary operations)-Condition 01- No caravan or chalet on the site shall be occupied between 15th January and 15th February in any one year	Approval
P/2015/0775	Mrs Julia Saunders	Rozel Parkham Road Brixham Devon TQ5 9BU	Conversion of second floor and roof to flat	Approval subject to recommendation from Highways, concerns raised on parking not being adequate for the development/ area.
P/2015/0736	Mr Shaun Gibbs	20 Churston Way Brixham Devon TQ5 8DF	Demolition of garage and formation of single storey extension to side (revision of P/2015/0579)	Approval
P/2015/0726	Mr Johnny Village	31 Berry Head Road Brixham Devon TQ5 9AA	Rear dormer extension	Approval
P/2015/0717	Mr & Mrs Wayne Gilbert	Farnborough Parkham Road Brixham Devon TQ5 9BU	Extension to south east elevation	Approval
AT/2015/0163	Mrs G Cowley	Combe Bank Lindthorpe Way Brixham Devon TQ5 8PB	T1 - T3 Turkey Oak - Crown Lifted to 6 metres	Approval
P/2015/0750	John Bandy	18 Southdown Avenue Brixham Devon TQ5 0AN	Ground floor side and rear alterations and extensions, roof level dormer extensions, enlarge frontage crossover and remove section of boundary wall to provide additional frontage car parking	Approval
P/2015/0702	Mr And Mrs Warren	14 Hartland Tor Close Brixham Devon TQ5 0RE	Garage with Store	Approval

Reference	Applicant	Site Address	Proposal	BTC Recommendation
P/2015/0730	Ms J Howard	The Lupton Trust Lupton House Brixham Road Brixham Devon TQ5 0LD	Insertion of internal timber staircase within stable block for access to first floor	Approval
P/2015/0728	Mr Derrick Piper	21A Penn Lane Brixham Devon TQ5 9NR	Loft conversion with box dormer to rear	Approval
P/2015/0720	Mr Peter Short	12 Follafeld Park Brixham Devon TQ5 0AD	Loft conversion and extension	Refusal; Out of keeping with the street scene, Dormer is too large and overbearing.
P/2015/0812	Mr M Beeson	Hansen Briseham Road Brixham Devon TQ5 9NX	Rear loft extension	Approval
AT/2015/0187	Mr R H Crowe	37 Huccaby Close Brixham Devon TQ5 0RJ	T1 Ash - Reduction in extended limb over neighbouring roof by 3m; Limbs beneath to be reduced by 1-1.5m; Crown cleanse lower epicormic growths from ground to 7.4m high; Epicormic removal to be carried out on all 5 stems	Approval
P/2015/0748	Mrs J Parsons	Pebble Cottage 3 Overgang Steps Brixham Devon TQ5 8AP	Removal of existing roof skylight and construction of new pitched roof dormer to front	Refusal; (1) Not in keeping with the character of the Conservation area. (2) Scale & materials are out of keeping with the conservation area. (3) Negotiation with the LPA/Conservation officer to achieve more appropriate design and materials, such as wood sashes etc.
P/2015/0784	Children's Services Torbay Council	Rea Barn Training Centre Brixham Enterprise Estate Brixham Devon TQ5 9DF	Use as Early Years Education, Day Nursery, Day Centre	Approval