

Brixham Town Council

Minutes of the Meeting of the Planning and Regeneration Committee held in the Furzeham Room of Brixham Town Hall on 7th August 2017 at 7:00pm.

Present: Cllrs I Carr, V Campbell, R Clarke, S Clutterbuck, D Giles, J Stockman and J Regan.

Also present: L McGuirk, Deputy Town Clerk and two members of the public.

17088. Apologies.

None.

17089. Declarations of Interest.

Cllr Carr declared a non-pecuniary interest in agenda item 15.

Cllr Clarke declared interest in agenda item 15.

The declaration of interest book was available to sign.

17090. To consider any requests for Dispensation on agenda items.

None

17091. Minutes of the meeting held on 3rd July 2017.

The minutes of the meeting held on 03.07.17 were **resolved** and signed as a correct record with one minor amendment. 17084 No.67 It is hoped analysis of the survey will be reported by the end of July/August.

17092. To hear an update on creating a Best Practice Guide.

No update.

17093. To discuss and Consider Article 4 Direction.

Cllr Carr reported that he is liaising with Torbay Council and Frances Robinson and hopes to be able to provide an update at the next meeting.

17094. To discuss protocol on accepting & attending Developer invitations.

The Clerk circulated documents from Torbay Council and other Parish Council as examples. It was **agreed** to request the policy working group create a Planning Policy For BTC. The Clerk will email copies of the examples to all P&R members. Cllr Carr agreed to attend the Policy Working Group to assist.

17095. To hear an update on Town Centre Master Plan.

It was **agreed** to Invite Cllr Morey to attend the next P&R meeting to give an update on the Town Centre Master Plan.

17096. To hear an update on S106/CIL.

Cllr Carr has met with Frances Robinson to discuss the Wall Park allocation. Members discussed information received relating to the Brixham S106. Members requested the document is emailed to all P&R members. Further discussion on the proposed cycle path at Churston Woods took place. Frances Robinson is going to look at this area next. Concerns were raised about the time scale.

17097. To consider the reasons for refusal of planning applications

None.

17098. To note planning decisions made by Torbay Council or any appeals.

Decisions were noted (Report 22/2017 refers).

17099. Planning Applications to be considered by Torbay Development Management Committee.

P/2017/0473. BTC has not been officially informed. It was **agreed** to contact Torbay Council and request a representative from BTC attends.

**17100. Planning Applications to be put to Torbay Council Planning Officers
(Report No 22/2017 refers)**

The planning applications contained in report 22/2017 were considered and it was **resolved** to respond to the applications as contained in annex 1 to this report.

17101. An update on Highways issues

- **Burton St:** A member of the public addressed members on concerns regarding speeding traffic and HGV's on Burton street. Discussion took place regarding the statutory responsibilities of BTC and Torbay Council. Are there any Bylaws to prevent HGV's using the street? If so can they be enforced? Discussion took place into Brixham becoming a 20mph zone and whether there any funding opportunities to create a 20mph town? Member of the Public was advised to write to Dr Sarah Wollaston, Cllrs Haddock and Excel at Torbay Council. BTC should contact Highways to highlight the issues raised.
- **Fore St & Bolton Cross pedestrian issues:** A member of the public raised the following concerns (1) Mobility scooters driving too fast along Fore Street. (2) Cyclists are using Fore St (3) Police Cars accessing to purchase
- **Update on the Wayfinding Project**
Cllr Giles reported the Chamber of Commerce had poor response to survey and are looking to extend the survey.
- **Signage – Car Park 'other options'**
Discussion took place regarding when the evening car park charges will be altered.

17102. To hear an update from BrixhamFuture

The Clerk will email Richard Murray-Smith the P&R Committee dates and request a report. Cllr Giles noticed the BrixhamFuture page on BTC website is out of date. The Clerk will ask Brixham Future if they can provide current information.

17103. To consider any license applications.

None.

17104. To put forward any items for the next Planning Committee Agenda.

- Best Practice Guide
- Article 4 Direction
- Town Centre Master Plan
- S106/CIL
- BrixhamFuture

The meeting closed at 8:50pm. Date of the next meeting 4th September 2017

Chairperson Date

Reference	Applicant	Site Address	Proposal	BTC Recommendation
P/2017/0586	Mr And Mrs J Heale	19 Gillard Road Brixham TQ5 9EG	2-Storey rear extension; Replacement garage/utility room	Application already Approved
P/2017/0626	Not Available	54 South Furzeham Road Brixham TQ5 8JD	Decking area.	Recommend Approval
P/2017/0635	JENNINGS	104 North Boundary Road Brixham TQ5 8JT	Side and rear extensions.	Recommend Approval
P/2017/0639	Mr L Turvey	12 Gollands Close Brixham TQ5 8JZ	Side extension and Alterations	Recommend Approval
P/2017/0668	Mr Steve Naylor	23 North Boundary Road Brixham TQ5 8LH	Conversion of garage and extension to form dependent relative's accommodation	Recommend Approval
P/2017/0588	Mrs T Clarke	34A Middle Street Brixham TQ5 8ER	Change of use from A1 to A3 and installation of awning.	Recommend Approval subject to the Conservation officer being happy with the design.
P/2017/0640	NORRIS	27 Southdown Avenue Brixham TQ5 0AN	Erection of a 2 Bedroom Dormer Bungalow with Hard Standing for 2 Vehicles	Recommend Approval; subject to (1) good quality materials (2) Prefer to see pitch roof dormers. In keeping with the Neighbourhood Plan Policy on dormers and windows.
P/2017/0642	Mr Martin Jones	Combe Bank Lindthorpe Way Brixham TQ5 8PB	Changing of existing footpath route, with additional hardstanding, steps and associated works	Recommend Approval.
P/2017/0664	Mr Gary Gilbert	Treetops Higher Furzeham Road Brixham TQ5 8BL	Change of use from annex to dwelling.	Recommend Approval.
P/2017/0657/LB	Mrs C Strickland	Compass Cottage 32 Higher Street Brixham TQ5 8HW	Removal of existing fibre cement roof tiles from front and rear elevations and replacement with natural slate roof tiles; Removal of existing roofing felt and replacement with breathable membrane.	Recommend Approval
P/2017/0672	Mr & Mrs	Lobsters Lair	Enlarged opening and installation of new doors in	Recommend Approval.

	Douglas & Sandie Martin	Heath Road Brixham TQ5 9BH	east elevation at first floor level; roof extension with front dormer and Juliet balcony	
P/2017/0711	Mr And Mrs D Smithson	27 Gillard Road Brixham TQ5 9EG	Removal of existing conservatory and replacement with single storey rear/side extension	Recommend Approval.
P/2017/0733	Mr Steve Dart	17 Queens Crescent Brixham TQ5 9PJ	First floor side extension, single storey rear extension with steps down to garden and conversion of garage to habitable accommodation	Recommend Approval subject to satisfactory parking.
P/2017/0754	Mr Richard Greenland	Bolton Court Windmill Hill Brixham TQ5 9DR	Change of use from restaurant and bar to two residential units, including minor changes to external appearance	Recommend Approval.
P/2017/0741	Ms Debbie McGill	67 North View Road Brixham TQ5 9TS	Proposed dormer extension	Recommend approval subject to the materials used being relevant to the conservation area.
AT/2017/0152	Miss Carnock	7 Northfields Lane Brixham TQ5 8RS	G1 - Lawson Cypress Reduce height of all three trees by maximum 100cm, maximum diameter of cuts 50mm. Trim back all sides by approximately 50cm, maximum diameter cuts 25mm. Reason for Works: G1 - Lawson Cypress	Recommend Approval.
AT/2017/0151	Mr Lee Rogers	21 Cumber Drive, Brixham, TQ5 8RR	T1 Sycamore - Fell	Recommend Refusal. No valid reason to fell.
P/2017/0688	Mr Higginson	Lone Pine, Heath Road, TQ5 9BH	Ground Floor rear extension with extended balcony over	Recommend Approval.