

Planning Applications Considered

Applications considered on 3-4-18

1	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0196	PP-06765363		D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Shortridge		Steepholme	Ranscombe Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9UW	05/03/18
Two storey front extension, first floor side extension, extension to side balcony and various external alterations				

Recommend Approval

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0213	PP-06780471		J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cox		Rosan	South Furzeham Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JD	01/03/18
Single storey rear extension with balcony over. Conversion of basement store to habitable area.				

Recommend Approval

3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0245			R Clarke
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Dart		Mayfield	1 Copthorne Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ58QG	12/03/18
Single storey rear extension				

Recommend Approval

4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0246			J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Stickland			16 Heritage Way	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9FN	08/03/18
Single storey rear conservatory extension				

Recommend Approval

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5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0248	PP-06806465		D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Good		Fairholme	Drew Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9LA	22/03/18
Replacement single storey extension to rear.				

Recommend Approval

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2017/0188	PP-06342327		V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Luke Chittenden			St Marys Drive	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9FB	01/03/18

G13 - Remove stem to east of the group overhanging the footpath
G13.2 - Remove entire stem
G18 - Remove plane tree with historic limb failure remove southern Ash
T20 - Remove tertiary branches in contact with wooden structure over car park area.
G22 - Remove small damaged tree
G23 - Thin to retain one/two specimens

For the work specification and reason please see the attached report and plans R2062a1 140417

Recommend Approval

7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2018/0045	PP-06759744		V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Grubb		Laywell House	Summer Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DW	06/03/18

T855 - Reduce height of tree to growth points 4m above main union, recreating trees natural retrenchment. ?Remove deadwood > 50mm diameter.
T856 - Fell and remove.
T857 - Fell and remove.

No objection - Subject to tree Officer approval.

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8	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2017/133/MOA			Ian Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Abacaus Projects Limited/ Deel Front Limited		Land to th Spath of White Rock	Adjacent to Brixham Road	AKA Inglewood
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Paignton		Devon		08/03/18

Recommend Refusal. Additional comments to endorse the previously submitted recommendation of refusal by Brixham Town Council and Brixham Peninsular Neighbourhood Plan dated 04.12.17.

1. Not in accordance with the Torbay Local Plan. The plan is only two years old and no compelling reasons have been supplied by the applicants for a departure from the adopted plan that would override NPPF 11 & 196
2. Significant residual, adverse and harmful impacts on the area's landscape character and its visual amenity.
3. Adverse impact on the South Devon and Dart Valley AONBs and their settings - fails to conserve and enhance the rural setting of the AONBs as per paragraph 115 of the NPPF which says: "great weight should be given to conserving landscape and scenic beauty in AONBs which have the highest status of protection in relation to landscape and scenic beauty".
4. Loss of high grade agricultural which is against the principles set out in NPPF 112.
5. Detrimental increase in traffic - the fact that 100% of residents can use public transport etc, does not mean that they will. Closest amenities are currently not readily accessible on foot or by cycle.
6. While we recognise that this is an outline application, there should be some attempt to set out clearer aspirations in regard to architectural design - such as put forward some cogent design principles. Neither has there been any indication given as to the intended quality, or the general types of materials proposed for construction.
7. In urban design terms, the handling of the 'Character areas' is not good enough, potentially leading to minor variations between areas, creating a bland an uniform development.

9	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0201	PP-06768687		I Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
David Allcock		Westerly	Elkins Hill	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9SU	26/02/18

Replace window to north elevation with bifold door. Replace bay window to west elevation with bifold door. Install roof lights and repair flat roof to east elevation.

**Recommend Approval. Would prefer to see more environmentally materials being used for the windows.
SS14 Local Plan**

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10	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0218	PP-06783613		J Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Farmer			4 The Drive	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9RA	06/03/18
First floor front extension of the existing dormer.				

Recommend Approval. Subject to the application being in line with the Brixham Peninsular Neighbourhood Plan Policy.

11	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0233	PP-06794905		V Campbell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr David Corbett			25 St Marys Drive	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9FB	14/03/18
Extension to side of property to create storage area (retrospective).				

No Comment.

12	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0250	PP-06788416		R Clarke
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Costcutter Supermarkets Group Limited		Costcutter	64-66 Pillar Avenue	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8LB	12/03/18
Replace advertisements				

Recommend Approval

13	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0257	PP-06811982		R Clarke
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tooley			1 Polhearn Way	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0EE	21/03/18
Extension of existing integral garage from front elevation to create more usable garage space.				

Recommend Approval

Planning Applications Considered

Applications considered on 3-4-18

14	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2018/0263			D Giles
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Graeme-Cook		The Lookout	Parkham Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9JR	22/03/18
Replacement of existing iron railings/balcony surround with laminate glass; Replacement of balcony floor covering				

Recommend Approval
