



Brixham Town Council

Minutes of the Meeting of the Planning and Regeneration Committee held in the Furzeham Room, Brixham Town Hall on 3rd February 2020 at 7.00pm

Present	Cllrs Carr, Giles, Haddock, Hoggart, Massey, Morey, Regan, Stockman, and Cllr Fitzgerald who substituted for Cllr White.
In attendance	Linda McGuirk, Deputy Town Clerk Adam Luscombe, Torbay Council Service Manager for Strategy and Project Delivery (Planning & Transport) Two members of public Two representatives of the Brixham Peninsula Neighbourhood Forum and Cllr Karen Kennedy (Cllr for Churston)
Welcome	Cllr Carr welcomed members of the public to the meeting.
Public questions	None

20028	Apologies for absence through the Clerk Apologies were received from Cllr White.
20029	Declarations of Interest in items on the agenda. None. The declaration book was available to sign.
20030	To confirm and sign the minutes as a true record of the meetings held on 06.01.20 The minutes and confidential notes of the meeting held on the 06.01.20 were resolved and signed as a correct record.
20031	Section 106 (S106) & Community Infrastructure Levy (CIL) To discuss S106 and CIL with Torbay Council Service Manager for Strategy and Project Delivery (Planning & Transport) Adam Luscombe (AL). Members welcomed Adam Luscombe to the meeting. Community Infrastructure Levy (CIL) AL advised members that 25% of CIL monies will be paid directly to BTC, this is normally paid 6 monthly, but can be paid more frequently if required. BTC will then choose where and how to spend the money in the community. AL confirmed there is zero pounds due to Brixham now and there is currently nothing in the pipeline. Section 106 A lengthy discussion took place about S106 monies and the following points of interest were raised:

	<ul style="list-style-type: none"> • AL advised, most S106 money has been allocated but in the future Torbay Council should consult with BTC on where spending is required. • Cllr Morey reported Torbay Councils Natural Environment Services had that replaced the fencing at Furzeham Green through its S106 allocation. It is anticipated that S106 money will be available in the new budget to finish the project. • Cllr Hoggart advised it is hard for BTC to make grant funding decisions when we are not aware of what S106 monies are allocated, as was the case with the Friends of Furzeham Green. • Cllr Giles requested an exact statement on how and where money has been allocated? To allow BTC to better prepare and make strategic decisions. • Cllr Morey indicated there is no central inventory. • Cllr Hoggart reminded members there is a Local Land Charges register which contains the information and Torbay Council should be making this information available to BTC out of courtesy of its statutory consultee partnership. • Cllrs reiterated their need for answers and want to know how many S106 allocations have been in Brixham and how they were spent • Members remain very frustrated at the lack of answers from Torbay Council. • If any application generates S106 money for Brixham, Torbay Council should liaise with BTC on where it is spent. <p>It was resolved to lift Standing Orders to allow representatives of the Brixham Peninsula Neighbourhood Forum an opportunity to speak.</p> <p>AL assured members he will share the sustainable transport allocation information tomorrow.</p>
<p>20032</p>	<p>5 Year Land supply To hear an update on 5-year land supply from the Cabinet Member for Infrastructure Environment and Culture, Cllr Morey.</p> <p>Members were reminded they had been circulated a Torbay Council document on 5-year land supply prior to the meeting.</p> <p>Cllr Morey reported he had attended a 5-year land supply briefing this evening at Torbay Council, he advised there is an ongoing debate over land supply and identified sites, which is being challenged by the Brixham Peninsula Neighbourhood Forum (BPNF). Views are those of Council Officers and not the council.</p> <p>Cllr Haddock stated that Torbay Council were awarded a Land Release Fund (LRF) over 12 months ago to deliver development at three sites within 5 years and asked why they have not been included in the 5-year land supply document? Torbay Council are in breach of their agreement with Government.</p>

	<p>Cllr Carr asked whether we have any issues with our 5-year land supply in Brixham and asked for those specific questions to be answered prior to the next meeting.</p> <p>A representative of the BPNF stated they had attended a Torbay Council housing strategy meeting recently and suggested to the Committee that Torbay Council look at issuing a municipal bond in order to give the council lead in developing its own houses through the development company already set up through the Torbay Development Agency (TDA) which in turn eliminates the problem of right to buy and that they should aim to emulate the Stirling Architecture prize winners of last year at Norwich City Council off their own backs.</p> <p>It was resolved to reinstate standing orders.</p>
<p>20033</p>	<p>Neighbourhood Plans It was resolved to defer this agenda item until the next meeting.</p>
<p>20034</p>	<p>Planning Applications</p> <p>a) To note any planning decisions made by Torbay Council Members discussed the planning decisions made by Torbay Council as contained in the Decisions report 06.01.20 to 03.02.20. The decisions were noted.</p> <p>b) To note any planning applications refused by Torbay Council Members noted the reasons for refusal of applications: AT/2019/0307/TPO P/2019/1224</p> <p>c) To note any planning applications that have gone to appeal, or any appeal decisions made P/2019/0471 & P/2019/0507/LB P/2017/1133</p> <p>The Deputy Clerk ensured members were aware of the information received regarding the appeal for this application and reiterated that the previous high level of objection received from BTC will be taken into consideration and that members might find it more useful to consider how they are going to present their case to the inquiry.</p> <p>Councillors were asked to consider whether they wished to submit further representation based on the new information received.</p> <p>Cllr Stockman advised that the BPNF has lodged a request that 3 members representing the Neighbourhood Forums should be able to speak on the, a response has not been received from the Chair.</p> <p>It was resolved to lift standing orders to allow representatives of the BPNF to speak.</p> <p>Members discussed Rule 6 parties and whether BTC would seek to join a local Rule 6 party or whether it would prefer a member of the committee to speak.</p>

	<p>Members did not wish to add to the objections already submitted to Torbay Council and resolved that the Town Council looks to work with other 'Rule 6' parties in accordance with legislation to present its case at the forthcoming inquiry, providing that this is at nil cost.</p> <p>It was resolved to reinstate standing orders.</p> <p>d) To note any site review meetings and to hear an update from Councillors who have attended site review meetings. None.</p> <p>e) To consider any planning applications to be put to Torbay Council planning committee (previously Development Management Committee) None.</p> <p>f) To consider any planning applications to be put to Torbay Council Planning Officers. All applications contained in the amended report 'Applications for consideration 03.02.20' were considered, and recommendations are attached to these minutes in annex one.</p> <p>Cllr E Hoggart abstained from voting on application P/2020/0072 Cllr R Haddock abstained from voting on application P/2019/1243</p> <p><i>It was resolved to extend the meeting for a further 15 minutes.</i></p>
20035	<p>To discuss and consider any highways issues.</p> <ul style="list-style-type: none"> • Number 18A Bus concerns Cllr Giles and Hoggart raised concerns regarding a social media statement indicating the 18a bus service between Kingswear and Brixham was under threat of being terminated. It was resolved the Deputy Clerk should contact Stagecoach to investigate and report back at the next meeting. • Southern Quay Cllr Massey reported that she had been contacted by a member of the public regarding the inadequate signage at the entrance to Southern Quay. It was resolved to defer until the next meeting.
20036	<p>To consider any license applications None</p>
20037	<p>Date of next meeting It was noted that the next meeting is scheduled for Monday 2nd March 2020.</p>
20038	<p>Items for future agendas</p>

Item	Reason	Proposed by
Brixham Peninsula Neighbourhood Forum	To hear an update on the working group terms of reference and committee terms of reference.	Committee
Motorcycle parking update	Update	Cllr White
CIL S106	Current agenda item	All
Invite Highways	To discuss parking problems in Brixham	Cllr Haddock
Southern Quay	Highway signage	Cllr Massey

The meeting closed at 21:20

Chairperson Date.....

Planning Applications Considered

Applications considered on 3-2-20

1	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	PT/2020/0001	P-08399486		Cllr Siv White
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Luke Chittenden			43 St Marys Hill	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9GX	07/01/20

The site was recently subject of QTRA completed by A.M. Lane Ltd the client has requested works in line with the report and in the interests of regular site management.

H30

Mixed Species hedge. Coppice taller Sycamore, Ash and maple and dead Elms.

Prune branches over hanging footpath to suitable growth points

Reason; Hedge is adjacent to bungalows at Higher Penn and footpath that runs at the rear of these properties. Clearance work required to keep access along the footpath and some of the taller trees are overhanging back gardens of the properties.

G32

Ash group. Coppice 3 x stems around dominant stem .

Dismantle and remove Dominant stem.

Reason.s Several decay hollows clearly visible. Dominant stem on the north side crown weighed north over adjoining properties, Dominant stem associated with decay hollow on adjacent stem.

T24 Beech ;Reduce over extending secondary branches in upper crown back to the main crown form.

Reason ; Located with a formal grass area. Four primary stems arise from a heavily compressed included bark union at 1m. A single Sub-ordinate stem is located centrally to the Union. Union to stem diameter ratios are sub optimal and support etiolated stems. Further weak compressed unions associated with primary limbs. The tree has been crown reduced in height in 2012. Flexible non invasive cable brace has been installed at 18m previously. Crown is showing reduced vigour.04/09/2015 No significant changes, lower and internal crown/reiterative growth exhibiting typical vigour 05/07/2018 multiple areas of natural bracing within the crown, typical vigour for position. 27/06/2019 upper crown on south side has secondary branches extending beyond the typical crown spread

Comment

No comment

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	T/2020/0007	P-08409990		Cllr Jackie Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brixham Old Peoples Home		Laywell House	Summer Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DL	10/01/20
T214 Ash. Reduce lowest limb to south extending towards dwelling over green house back to southern edge of adjacent garage. Reduce branches above to provide 4m clearance from adjacent dwelling 7 Laywell Close				

Comment

No Comment

3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	T/2020/0013			Cllr Jill Regan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cumber Garage			Lower Manor Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8HF	17/01/20
Small pine tree hanging over number 7 penpethy close brixham. There is a movement at the base and requires felling ASAP				

Comment

Works exempt

4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	T/2020/0017	PP-08435382		Cllr E Hoggart
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Poppy Dyer		Rea house	Great Rea Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9ST	24/01/20
Planning to cut down the holly tree at the bottom of the front garden. This is due to it obstructing the view from our house and limiting the view and amount of light from the house called Westerlys. It is also causing the wall between our garden and the road (Elkins Hill) to bulge into the road and some cracks have appeared in the wall.				

Comment

Objects

5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	T/2019/1243	PP-08314823		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Askew			12 Green Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0JG	28/11/19
Alteration and extension including formation of garage with habitable room over.				

Comment

No Objection

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1353	PP-08384585		Cllr Ann Massey
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Perry		The Focle	54 Higher Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8HW	16/01/20
Convert existing building from maisonette and 2 flats into single dwelling and construct new self-build infill dwelling				

Comment

No objection, would prefer to see improved fenestration details that are more in keeping with the street scene.

7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1355	PP-08386913		Cllr Ian Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Kate Graeme-Cook		The Lookout	Parkham Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9JR	14/01/20
Replacement of sliding patio doors, front door, garage door and windows (retrospective)				

Comment

No Objection

8	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1365	PP-08391906		Cllr Anne Massey
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs I And A Symons		Firsacre	Durleigh Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9JJ	30/12/19
Alterations to form ancillary accommodation.				

Comment

No Objection

9	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/0008	PP-08370117		Cllr Eleanor Hoggart
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gary & Julia Hill		Berry Bank	105A Berry Head Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9AG	13/01/20
Alterations and extensions to include 2 storey extension, addition of Juliet balconies and roof light to front, alterations to roof, windows and doors				

Comment

No Objection

10	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/0040	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Graham Perkes, Colin Davie Marine Engineers Ltd		The Rap	Northfields Industrial Estate	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8UA	27/01/20
Variation of Condition for application P/1999/1351. Condition: 02 - Use of ancillary buildings for storage only. Variation sought: to separate ancillary buildings from conjoined use with 'Rap Store'.				

Comment

No Objection

11	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/0072	PP-08427199		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Steven Moore		Mudstone House	Mudstone Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9EQ	27/01/20
Proposed extension to provide rear lounge and various internal alterations.				

Comment

No Objection

12	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1258	Not Available		Cllr Jackie Stockman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Codess Sociale		Hill House Nursing Home	Park Avenue	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DT	06/01/20
Installation of window on first floor of stairwell on end elevation.				

Comment

No Objection

13	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1264	PP-08328567		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Colin Bradley			22 Deep Dene Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DZ	24/01/20
Rebuild of semi-detached property from DPC level following recent demolition.				

Comment

No Objection

14	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1288 & P/2019/	PP-08344808		Cllr A Massey
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Paul Bowman			143 Milton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0AS	23/01/20
Double garage at rear, with pitched roof and access to loft for use as storage. Access from existing driveway.				

Comment

No Objection

15	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1336	Not Available		Cllr Jill Regan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr David Holmes			1 Park Avenue	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DT	02/01/20
Alterations to pedestrian and driveway gates to form access. Replacement of damaged driveway surface and front paving. Conversion of Study (box-room) to bathroom/ en-suite with associated external works for extractor fan.				

Comment

No Objection

16	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1346	P-08379225		Cllr Ian Carr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lewis Wright			5 Penpethy Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8NN	30/12/19
Parking deck to front of property.				

Comment

No Objection

17	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2019/1350	PP-08379348		Cllr Siv White
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr John Simpson		Vestward House	Castor Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9QD	08/01/20
Demolition of existing dwelling and erection of replacement dwelling				

Comment

No Objection

18	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/0003			Cllr Eleanor Hoggart
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Burton			18 Elliott Grove	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8RT	13/01/20
Replacement porch to front of property.				

Comment

No Objection

