

Brixham Town Council



Planning Applications Policy

Date of Adoption	
Reviewed	
Next Review Date	
Issue Number	V1
Written by	Tracy Hallett, Town Clerk

INTRODUCTION

All parish and town councils are statutory consultees on any planning application received by the local planning authority.

The knowledge of Town councillors represents local views, provides local knowledge, raises areas of concern, informs debate and adds value to the process.

AIMS AND OBJECTIVES

Aims

The aim of the planning applications policy is to improve the way in which Brixham Town Council responds to planning applications.

Objectives

The objectives are to streamline and speed up the consultation process where applicable and to concentrate on larger, or more complex planning requests as appropriate.

POLICY

Brixham Town Council Planning and Regeneration Committee consider all planning applications as notified by Torbay Council as the authority.

All planning applications, irrespective of type of application are reported to the Planning Committee.

To be decided by Email

Members will be emailed with a pack containing all the relevant information for 'minor' applications, these would usually be decided by the Planning Authority Case Officers and include:

- Single storey rear extensions
- Porches and conservatories
- Demolition of small outbuildings and porches
- Garage conversion into habitable space
- Repairs/restorations to listed buildings
- Advertising
- Summerhouses and offices in gardens
- Variation of conditions
- Tree works (any application for tree works will also be referred to the tree warden for comment)

The Clerk will advise Members of a deadline for reply. Responses will be collated and the planning authority informed of the decision. If opinion is divided a Planning Committee meeting will be arranged to debate the issues and formulate a response. An application can be considered by the Planning Committee if requested by a minimum of two Members of the Committee.

To be decided at a Planning Committee meeting.

Members will be summoned to a meeting in accordance with the planning committee terms of reference and include the following types of application:

- Substantial demolitions and replacements.
- Large extensions.
- Applications with a substantial impact on neighbours/street scene
- Change of use
- Applications requiring listed building consent (not including repairs and restoration)
- Infill
- Applications that are in conflict to the adopted Brixham Peninsula Neighbourhood Forum

An application can be referred to Full Council if requested by a minimum of two Members of the Committee.

To be decided at a Full Council Meeting

These applications may need an extension to the consultation deadline, this will depend on when the application is received and if it corresponds with the meeting calendar. These applications are generally large-scale developments or those that would be considered by committee at the local authority.

- New developments
- Social infrastructure
- Community facilities
- Request by a minimum of two Members of the Planning Committee