



Brixham Town Council

Minutes of the virtual Meeting of the Planning and Regeneration Committee held by ZOOM on 1st March 2021 at 2.00pm

Present	Cllrs D Blackmore, E Hoggart, S Leech, A Massey (VC) & J Regan. Cllr S Laurie substituted for Cllr Carr. Cllr R Haddock & Cllr P Addison were also in attendance.
In attendance	Linda McGuirk, Deputy Town Clerk, Simon Hiatt, Admin Assistant, Ward Councillors - Cllr J Mills, Kennedy, Morey Representative of Torbay Development Agency (TDA) Representative of RoadknightTaylor Representative of Fisher German LLP Chairperson of BrixhamFuture And 2 Members of the public.
Welcome	Cllr Massey officially opened the meeting and welcomed attendees.
Public questions	None

21010	Apologies for absence through the Clerk None received
21011	Declarations of Interest in items on the agenda. Cllr Haddock declared a non-pecuniary interest in agenda item 5 Solar Park. Cllr Addison declared a non-pecuniary interest in agenda item 6 as a member of BrixhamFuture. Cllr Regan declared a non-pecuniary interest in agenda item 6 as a member of BrixhamFuture.
21012	To confirm and sign the minutes as a true record of the meetings held on 01.02.21 It was resolved to defer the minutes of the meeting held on the 01.02.21 until the next meeting. Suggesting additional detail is recorded to reflect how the committee reaches a decision.
21013	Solar Park Members heard a presentation on a proposal for a Solar Park on land off Bridge Road and Bascombe Road at Churston Ferrers. A copy of the presentation is attached to these minutes in appendix one. Members asked the following questions: Q. Cllr Massey asked what the disruption would be to the ground. A. It was confirmed that no major disruption would be caused due to the mounts used.

Q. Cllr Laurie referred to site that South West Water (SWW) currently occupy saying their building is covered by solar panels already.

A. The panels currently in place are not sufficient to cope with the demand that SWW has.

Q. Cllr Mills asked about any flood lighting on site and what happens in 25 years (end of the temporary lease).

A. At the end of the 25 years the field will go back to how it was when taken over. Minimal lighting is to be used but for security they will need some around the buildings on site but will refer to ecological report for impact on residents and wildlife.

Q. Cllr Blackmore asked who is funding the farm and explain why there is no benefit to the wider community but just for the benefit of SWW

A. It was clarified that this is a Torbay Council funded project and it is going directly to SWW who are a private company. There are ongoing discussions with SWW regarding the cost of units of electricity.

Q. Cllr Leech asked how will the site be protected if there are archaeological finds, and what consideration on glint and glare for the new houses currently being constructed close by.

A. No response

Q. Cllr Addison enquired to where does the surplus energy go that SWW don't use? Also there are tenants currently on site and what will the implications be to them? A technical question was asked about the batteries and the security and safety if there was to be a fire or explosion.

A. There is potential for surplus energy and that would go back into the grid and go back to Torbay. The tenant will be served notice. It was clarified that the battery systems are very safe, they have built in management systems so they cannot overload.

Q. Cllr Laurie said what protection is there for the future and would the company implement a section 106.

A. It was confirmed that the decision would be made by the planning officer at Torbay and is normally included within their planning condition

Cllr Hoggart had concerns over temporary use and impact on the immediate community and stressed the importance of community consultation which needs to be informative and detailed for residents.

Cllr Haddock referred to an email from Mr Michael Pearson (Archaeologist), stating the site was scanned last Summer, and found to be a Neolithic site. Cllr Haddock expressed great concerns about the viability of the plans based on the historic significance of this site.

Cllr Morey stated that Torbay have noted 2 sites for this type of development and confirmed that we must come away from fossil fuels and use renewable energy due to the climate emergency. Confirmed discussions have been taking place with the village residents already. He confirmed that no one really knows what will happen in 25 years.

	<p>A member of the public confirmed that there has been some limited consultation with the villagers</p>
<p>21014</p>	<p>BrixhamFuture The Chairperson of BrixhamFuture updated members on forthcoming projects.</p> <ul style="list-style-type: none"> • Town Square It was explained that the town square which received European funding is basically a car park. This is an ideal location for events as it lends itself to a good space to allow social distancing. BrixhamFuture believe the town council should be managing this area. <p>Cllr Hoggart supported the need for a town square that is useable and should be considered with the town centre regeneration.</p> <p>Cllr Morey advised originally the area was privately owned and then became under the ownership of Torbay Council, he questioned environmentally, is it a good area for public gathering with traffic on 3 sides and believes the area near the Old Fish Market is better suited.</p> <p>Cllr Addison agrees there are better areas in brixham for consideration as opposed to the car park behind the bus station</p> <ul style="list-style-type: none"> • Murals BrixhamFuture want to recognise Brixham’s art heritage and suggested the best way to get art out to the public is wall murals. They have been looking for new sites where the art will reflect Brixham’s heritage. Low cost, quick win situation to brighten the town. <p>Cllr Leech supported the project and will be an asset to the town.</p> <p>Cllr Hoggart believes this to be a really good project and wants Brixham to become known for their wall art, she believes this will help town centre redevelopment / regeneration.</p> <p>Cllr Laurie was relieved the proposal was for modern tasteful art and not graffiti.</p> <ul style="list-style-type: none"> • Potential internment site The representative advised 245 people die every year in Brixham but due to limitations the deceased are being interred out of the area. <p>BrixhamFuture have been in consultation with various bodies and conclude it is possible to deliver an ashes only site and manage a burial ground of 1 to 3 acres but without a site to appraise they cannot proceed any further at present.</p> <p>Cllr Hoggart commented this is something that communities need to look at but unfortunately Brixham Town Council is not a large land owner and can’t assist.</p> <p>Cllr Haddock –stated that 10 years ago Torbay Development Agency on behalf of Torbay Council looked at purchasing 3 fields near Brixham Cricket Club / Churston Farm but nothing has happened since.</p>

21015

Planning Applications

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 01.02.21 to 01.03.21. The decisions were noted.

B) To note any planning applications refused by Torbay Council

P/2021/1128 The reasons for refusal were noted.

P/2021/1255 The reasons for refusal were noted.

C) To note any planning applications that have gone to appeal, or any appeal decisions made.

None.

D) To note any site review meetings and to hear an update from Councillors who have attended site review meetings

None.

E) To consider any planning applications to be put to Torbay Council Planning.

None

F) To consider any planning applications to be put to Torbay Council Planning Officers.

All applications contained in the report 'Applications for consideration 01.03.21' were considered.

Application	Comment	Recommendation
P/2021/0038	Application is contrary to the Brixham Peninsula Neighbourhood Plan Policy; BH6 Roofscape and dormer management. The proposed rear dormer is not modestly scaled and is of poor design. It was noted there is a similar application located nearby but this does not set a precedent.	Object
P/2021/0136	Members agreed the dormer size was compliant with	No objection

			the Neighbourhood Plan.	
		P/2021/0071	<p>A member of the public made a statement objecting to the application, raising concerns on the loss of hedgerow, overdevelopment of site and overlooking/ privacy issues.</p> <p>Cllr Mills advised members that due to the application being advertised incorrectly the 21 day consultation period had been restarted.</p> <p>Cllr Hoggart explained the reasons why the town council recommended previously 'no objection' and that there was a long debate prior to reaching this decision.</p>	<p>It was resolved to defer responding to the application and to monitor the public comments before making a decision.</p> <p>An additional meeting should be arranged to consider the application.</p>
	<p>At 4pm members resolved to extend the meeting for a further 15 minutes.</p> <p>Cllr Leech left the meeting.</p>			
21016	<p>Highways To discuss, consider and agree any highway issues</p> <p>Parking Cllr Blackmore asked about the meeting that was being proposed about parking issues and whether there had been any developments. Members were reminded they had also discussed this at Full Council. Cllr Hoggart confirmed the issues were about dangerous parking during the busy summer season and asked that we invite Torbay Highways Department and the Police to join in a meeting so we can see what can be done before the season begins.</p> <p>Cllrs Haddock and Laurie left the meeting</p>			

21017	Torbay Heritage Strategy To hear an update on the recent Heritage meeting. Cllr Hoggart advised a note about the recent meeting was distributed to all Cllrs in the weekly newsletter on Friday.
21018	Licensing To consider any license applications and formulate evidenced based representations on how granting those licenses would affect the licensing objectives <i>The four licensing objectives are: The prevention of Crime and Disorder, Public Safety, the Prevention of Public Nuisance and the Protection of Children from Harm</i> No licence applications.
21019	Date of next meeting It was noted that the next meeting date is to be decided.
21020	Items for future agendas Each Councillor is requested to use this opportunity to raise items for future agendas

Item	Reason	Proposed by
Town Centre Regeneration	Ongoing agenda item	All
CIL & S106	Ongoing agenda item	All
Highways	Ongoing agenda item	All
Dangerous and inconsiderate parking in residential areas during the season		Cllr Hoggart

The meeting closed at 16.22pm

Chairperson Date.....

Appendix one:

Solar Farm - Bridge Road, Brokenbury, Churston Ferrers



Agenda

1. Introductions
2. Context
3. Proposed Development
4. Surveys
5. Scheme Benefits
6. Timetable
7. Questions

1) Introductions

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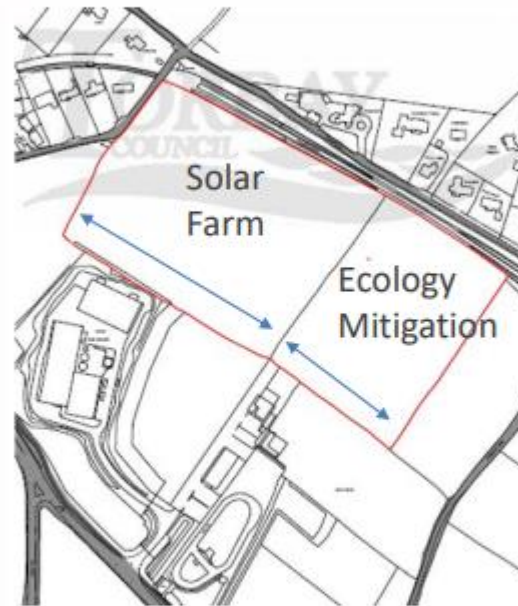
2) Context

- **Applicant:** Torbay Development Agency on behalf of Torbay Council
- **Site Location:** Fields off Bridge Road, Brokenbury, Churston Ferrers
- **Size:** approx. 4 ha (9.8 acres) for solar farm (northern field only) & potential for additional land for ecological mitigation (southern field).
- **Ownership:** Torbay Council (with tenant)
- **Project driver:** Climate Change Emergency declared in 2019 & provision of renewable energy to adjoining treatment works operated by South West Water.



Context

- **Brixham Penninsular Neighbourhood Plan (adopted 2019):-** North western field is designated as a 'Settlement Gap' (Policy E3).
- **Torbay Local Plan (adopted 2015):-** Site is in a 'Countryside Area' (Policy C1) - renewable energy can be appropriate development provided that environmental mitigation measures are implemented. Policy SC2 'Sports, Leisure and Recreation' - site is listed as a potential site for sports facilities to include pitches, ancillary facilities (such as changing rooms) and a community recreation area.
- **Other:** Not located in flood risk zone or Conservation Area; adjacent to local wildlife site.



3) Proposed Development



- **North West Field:** approx. 4 ha (9.8 acres) for solar farm.
- **Generation:** circa 2.2 - 2.6 MW
- **Equipment:** Ground mounted solar array approx. 2.9m in height.
- **Buildings:** 2no. battery storage containers; transformer & switchgear kiosk.
- **Connection:** electrical below ground cable route between solar farm & SWW site.
- **South East Field:** Part potentially required for ecological mitigation.
- **Access:** Bridge Road
- **Landscaping:** Proposals in development.

4) Surveys

- Ecology Surveys; biodiversity net gain & mitigation proposals
- Agricultural Land Classification Survey
- Landscape & Visual Impact Assessment
- Archaeology & Heritage Impact Assessment
- Tree Survey
- Glint & Glare Survey
- Flood Risk Assessment
- Drainage Assessment
- Landscape Plans
- Planning, Design & Access Statement
- Statement of Community Involvement



5) Timetable



- Surveys already taking place until April 2021
- Cllr & community consultation - March 2021
- Layout review – April 2021
- Planning application submission – May 2021 onwards

6) Scheme Benefits



- ✓ Sustainable renewable energy generation
- ✓ Innovative project providing renewable energy to SWW
- ✓ Support agenda to reduce carbon emissions in context of climate change emergency
- ✓ Low rise development
- ✓ Temporary use (c25-30 years) & fully demountable
- ✓ Once constructed limited vehicle movements
- ✓ Comprehensive site surveys & assessments taking place
- ✓ Landscaping screening proposals, mitigation & biodiversity net gain incorporated into scheme.

7) Questions



