



Brixham Town Council

Minutes of the virtual Meeting of the Planning and Regeneration Committee held by ZOOM on 12th April 2021 at 2.00pm

Present	Cllrs D Blackmore, E Hoggart, S Leech, A Massey (C) & J Regan.
In attendance	Linda McGuirk, Deputy Town Clerk, Simon Hiatt, Admin Assistant, Cllr Borthwick and Ward Cllrs Kennedy and Mills.
Welcome	<p>Cllr Massey opened the meeting, welcomed attendees and members of the public.</p> <p>Members observed one minutes silence in remembrance of HRH Prince Philip, The Duke of Edinburgh.</p>
Public questions	No public questions

21029	<p>Apologies for absence through the Clerk None.</p>
21030	<p>Declarations of Interest in items on the agenda. No declarations</p>
21031	<p>To confirm and sign the minutes as a true record of the meetings held on 18.03.21 The minutes of the meeting held on the 18.03.21 were resolved and signed as a correct record.</p>
21032	<p>Middle Street To discuss, consider and agree improved signage and promotion of Middle Street.</p> <p>It was resolved to lift Standing Orders to allow a member of Middle Street Traders to address the committee.</p> <p>Representative expressed concerns that there is little or no signage advertising Middle Street shops to visitors.</p> <p>Cllr Regan explained that traders have approached her about reinstating the sign in the Central Car Park and Cllr Hoggart agreed and suggested a smaller one on the safety railing at the end of Middle Street. She suggested we request Torbay replace on the newly refurbished steps.</p> <p>Cllr Leech confirmed we should approach Torbay about reinstating the signs. He also believed we should support some incentive ourselves.</p>

	<p>Cllr Blackmore confirmed there is a sign there already but believes we should also look at doing a similar thing for Fore Street. Cllr Regan asked how we can fund this initiative.</p> <p>Cllr Hoggart believes the signage is covered within the Community Recovery Plan. She explained the Fore Street traders have recognised the effort the Middle Street traders have made and are trying to form a group in replication.</p> <p>Cllr Blackmore discussed the COVID recovery budget and suggested that we use these funds to expedite and Cllr Hoggart confirmed the Community Recovery Working Group are meeting on Friday. Cllr Massey confirmed the money is not a grants pot and a fund for Council work, but believes we can utilise with volunteer groups in Brixham.</p> <p>Cllr Massey suggested that the representative attends the Community Recovery Task & Finish meeting on Friday.</p> <p>It was resolved to re instate Standing Orders.</p>
<p>21033</p>	<p>Solar Park Consultation feedback To consider an 'in principle' response to a consultation feedback request.</p> <p>Members discussed the recent presentation by the developer and agreed to respond to the consultation feedback request.</p> <p>The questions asked on the consultation;</p> <p>Q1. Are you in support of development for renewable energy in this location? It was resolved to respond stating that BTC supports development for renewable energy but remains concerned by the location.</p> <p>Q2. Do you have any comments in terms of the proposed layout of the Illustrative Masterplan? It was resolved to respond by asking;</p> <ol style="list-style-type: none"> a) During the presentation by the developer they had been unable to outline what the impact on nearby developments would be, members remained concerned. b) During the presentation by the developer concerns were raised about the site having possible historic interest. What happens if there are historical findings on site? <p>Q3. Please provide any other comments you have on the proposed development?</p> <p>It was resolved to ask the following questions;</p> <ul style="list-style-type: none"> • What screening and lighting is proposed at the development? • Is there any financial incentive for the Brixham Community if the development is approved?

	<ul style="list-style-type: none"> • Clarification of what will happen on the site at the end of the 25 years and confirmation that the site will be cleared quickly when the equipment is decommissioned or at the end of the 25 year period.
<p>21034</p>	<p>Torbay Local Plan consultation (Regulation 18) To discuss, consider and agree a response, in particular:</p> <ol style="list-style-type: none"> a) The council’s approach of following the “standard method” as a guide to housing needed within the existing Plan period of 2030. b) Evidence about Torbay’s capacity to accommodate development. c) A “call for sites” as part of the Housing and Employment Land Availability Assessment (HELAA) d) Other issues that the Local Plan Update should address. <p>Members discussed the above and it was resolved to contact Torbay Council for further clarification. The committee will discuss and agree a response at the next P&R committee meeting on the 4th May 2021.</p> <p>Questions to be asked;</p> <ul style="list-style-type: none"> • What is the standard method of calculation? • BTC doesn’t have any evidence to base an answer on and would like Torbay Council to provide the evidence from Torquay, Paignton and the villages to allow an informed response. • Clarification on whether the consultation is closed as their website indicates? • How holiday parks, especially those with all year round occupations, count for the purposes of the housing numbers? <p>It was resolved to extend the meeting until 16:30</p>
<p>21035</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 01.03.21 to 12.04.21. The decisions were noted.</p> <p>B) To note any planning applications refused by Torbay Council. P/2020/1257 The reasons for refusal were noted AT/2020/ 0036 The reasons for refusal were noted</p> <p>C) To note any planning applications that have gone to appeal, or any appeal decisions made. P/2020/0704 appeal dismissed P/2020/0334 appeal dismissed</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. None.</p> <p>It was resolved to extend the meeting until the business on the agenda had been attended to. Cllr Leech left the meeting due to work commitments.</p> <p>F) To consider any planning applications to be put to Torbay Council Planning Officers. All applications contained in the report 'Applications for consideration 12.04.21' were considered.</p> <p>Recommendations contained in appendix one.</p>
21036	<p>Highways To discuss, consider and agree any highway issues.</p> <p>None</p>
21037	<p>Licensing To consider any license applications and formulate evidenced based representations on how granting those licences would affect the licensing objectives.</p> <ul style="list-style-type: none"> • Brookside Guest House, 160 New Road, Brixham, TQ5 8DA It was resolved to make no comment <p><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></p>
21038	<p>Date of the next meeting To note the date of the next meeting as Tuesday 4th May 2021</p>
21039	<p>Items for future agenda Each Councillor is requested to use this opportunity to raise items for future agendas.</p>

Item	Reason	Proposed by
Town Centre Regeneration	Ongoing agenda item	All
CIL & S106	Ongoing agenda item	All

The meeting closed at 17.25

Chairperson Date.....

Appendix one

3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0095	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Edward Bence		Berry Head Hotel	Berry Head With Furzeham	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9AJ	11/03/21

T002 - Sycamore - Prune overhanging neighbouring property 1-2 metres
T007 - Holm Oak - Crown lift canopy overhanging main drive by 0.5-1 metres to suitable growth points
T012 - Sycamores - Dismantle and fell as a means of establishing a cyclical management plan (coppicing) and to continue to keep bank supported.
T014 - Ash with a fair level of vigour but a significant target range and poor access - dismantle to near ground level
T025 - Sycamore - Dismantle to near ground level and replant
T008 - Holm Oak - Dismantle to near ground level and replant

Comment

No objection, happy to support the tree officers decision providing it is based on an assessment of the tree falling and not due to trees being in an inconvenient location. Concerns were raised regarding tree T025 being dismantled to ground level due to its proximity to buildings, However, the buildings were built knowing the trees location. Planning permission was granted without necessity to reduce trees.

7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/0814	PP-09000070		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MS Joanne Callan		Eveleigh House	Doctors Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HR	25/02/21

Refurbishment of Building including internal and external works.

Comment

No objection providing original features are retained.

21	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0176	PP-09514924		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brixham Holiday Park Ltd		Brixham Holiday Park	Fishcombe Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8RB	09/03/21
Change of use of forty-nine chalets from 9-month use to 12-month use.				

Comment

Object

Application is not clear whether the change of use is for 12 month holiday or residential use.

Concerns regarding poor infrastructure and highways, detrimental effect on the conservation area and the loss of tourist accommodation.

Further concerns that this application will lead to an application for further development of the site.

Contrary to Policy E1 of the Brixham Peninsula Neighbourhood Plan.

Contrary to Policies SS7, SS8 and SDB3 of the Torbay Local Plan

14	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0028	PP-09374573		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Tribble			13 Penn Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9NR	01/03/21

Hip to gable roof conversion. Removal of chimneys, addition of windows on front, side and rear elevations. Juliet balcony addition to rear first floor.

Comment

No objection

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0062	PP-09518484		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Haward			10 Hartland Tor Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0RE	22/03/21

G1 Ash fell

Replace with mixed native hedge line, allowing select specimens in the hedge to grow out

Comment

No objection

9	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/1310	PP-09316518		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jason Dart		The Merchants Loft	Pump Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8ED	09/01/21
Change of use of existing 1st floor office and 2nd floor loft to form 2-bed residential accommodation. Change of use of ground floor to commercial/retail space.				

Comment

No objection

18	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0107	PP-09454254		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Mary Dustan			67 Rea Barn Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9ED	02/03/21
Erection of single-storey side and rear extension with pitched roof. Construction of new dormer window with cladding. Widening vehicle access				

Comment

No objection

19	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0156	PP-09497362		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs P Dowling			13 North Boundary Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8LH	01/03/21
Extension to existing garage and formation of single storey extension to side. Formation of raised terrace to rear and pitched roof to rear to replace flat roof.				

Comment

No objection

24	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0210	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Andrew Smith			13 Glenmore Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9BT	12/03/21
Installation of balcony to rear of property with spiral stair access. Installation of shed in garden.				

Comment

No objection providing neighbour amenity and privacy isn't affected.

30	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0293	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Headland Properties Ltd			79 King Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9TH	15/03/21
Variation of Conditions relating to application P/2018/1195. Conditions: P1 - Approved Plans, 01 - New Doors/Windows Details, 02 - Holiday Accommodation.				

Comment

No objection

23	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0209	PP-09547731		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Harriet Billingham			5 Orchard Grove	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9RH	22/02/21
Formation of dwelling within curtilage of existing site.				

Comment

No objection

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4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0099	PP-09625168		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Amanda Higginbotham			3 North Hill Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8RX	16/03/21
<p>Tree in back garden. Photos and sketch plan provided. 3 North Hill Close Brixham, TQ5 8RX. Tree Line conservation number 1975.14.</p> <p>Tree Surgeon contacted from Clear View Tree and Hedge Services Ltd.</p> <p>Request for Crown Reduction of Tree 1 meter below phone line and sides.</p> <p>The tree in the back garden has grown above the phone line which now runs through the top of the tree. The tree also over hangs the back fence which is the access road to North Fields industrial estate.</p> <p>North Fields industrial estate is used by multiple companies who use large lorries and delivery trucks. The road is also currently being used by Brixham Fire Department as a temporary base. The request is for a crown and side reduction of the Tree for 1 meter below the phone line. This is to protect the phone line as it is currently running through the tree. The crown and side reduction will also bring the tree back within the perimeter of our garden which is currently over hanging the road. This causes large lorries and Fire Engines to clip the tree as they are passing.</p> <p>The road and access are detailed in Sketch Plan AH/1 and can also be viewed on the photographs provided.</p>				

Comment

No objection

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0062	PP-09518484		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Haward			10 Hartland Tor Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0RE	22/03/21
G1 Ash fell				
Replace with mixed native hedge line, allowing select specimens in the hedge to grow out				

Comment

No objection

5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0104	PP-09632346		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MR Alastair Newing		Riviera Bay Holiday Park	Mudstone Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9EJ	18/03/21

**TO DO WORKS LISTED IN TREE REPORT
ONLY ON TREE ID'S BELOW**

G419
T420
T422
G421
T423
T712
T711
T710
T709
T708

Comment

No objection providing trees are replaced with suitable native species and are replanted in the same location.

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0108	PP-09638773		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Kate Sharam		Churston Court Cottage	Church Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0JE	24/03/21

G1 - 5 x multi-stemmed holm oaks - reduce in height by 5-6 metres to achieve more light into garden in the evenings.

T1 - 1 x heavily leaning holm oak on the right - reduce main stem to primary branch.

G2 - Reduce laurel and holly tree to height of bottom of bathroom window ledge. Cut uprights of large primary branch on holly.

Comment

No objection

16	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0045	PP-09408527		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dave Bullock			21 Broadsands Park Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Paignton		Devon	TQ4 6JG	25/03/21
Raised ridge height to accomodate loft conversion with front and rear dormers.				

Comment

Object

**Contrary to Policy BH6 of the Brixham Peninsula Neighbourhood Plan.
 Contrary to Policy DE1 of the Torbay Local Plan.
 Contrary to Policy DE5 of the Torbay Local Plan.
 The imposing scale is dominant and will have a detrimental effect on the character and appearance of the street scene.**

13	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0025	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cest Amison Limited			6 Bolton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9DE	11/03/21
Change of use and formation of two self-contained flats at first and second floors and retention of retail unit at ground floor within existing commercial structure.				

Comment

No objection

31	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0347	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Redman			77 Brunel Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Paignton		Devon	TQ4 6HY	05/03/21
Extension & conversion of existing garage to form bedroom, formation of raised decking to rear & carport to front.				

Comment

No objection

29	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0275	PP-09601879		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Norman Chappell			14 Rea Barn Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9EA	08/03/21
Formation of dwelling to replace demolished dwelling.				

Comment

No objection