



## Brixham Town Council

### Minutes of the virtual Meeting of the Planning and Regeneration Committee held by ZOOM on 4<sup>th</sup> May 2021 at 2.15pm

<b>Present</b>	Cllrs S Leech, A Massey (C) & J Regan. Cllr Haddock substituted to ensure the meeting was quorate.
<b>In attendance</b>	Linda McGuirk, Deputy Town Clerk, David Pickhaver, Senior Policy Planning Officer for Torbay Council, Ward Cllrs Mills, Kennedy and Morey and a representative of the Brixham Peninsula Neighbourhood Forum.
<b>Welcome</b>	Cllr Massey opened the meeting and welcomed attendees.
<b>Public questions</b>	No public questions were raised.

<b>21040</b>	<b>Apologies for absence through the Clerk.</b> None received.
<b>21041</b>	<b>Declarations of Interest in items on the agenda.</b> Cllr Haddock declared a non-pecuniary interest in agenda item 6.
<b>21042</b>	<b>To confirm and sign the minutes as a true record of the meeting held on 12.04.21</b> The minutes of the meeting held on the 12.04.21 were <b>resolved</b> and signed as a correct record.
<b>21043</b>	<b>Torbay Local Plan consultation (Regulation 18)</b> To discuss, consider and agree a response, in particular: <ul style="list-style-type: none"><li>a) The council's approach of following the "standard method" as a guide to housing needed within the existing Plan period of 2030.</li><li>b) Evidence about Torbay's capacity to accommodate development.</li><li>c) A "call for sites" as part of the <a href="#">Housing and Employment Land Availability Assessment (HELAA)</a></li><li>d) Other issues that the Local Plan Update should address.</li></ul> <p>Members welcomed Torbay Councils Senior Planning Policy Officer, David Pickhaver (DP), to the meeting.</p> <p>DP advised the Local Plan has to be reviewed every 5 years, Torbay Council had reviewed the plan and agreed to focus on policies for housing supply due to concerns at the lack of Torbay Councils 5 year land supply. He then addressed the questions raised at the previous</p>

meeting and explained the Standard Method for calculating housing need. In Torbay this equates to approximately 586 dwellings per year. Coincidentally this is roughly the same amount of dwellings Torbay need to build over the next 10 years to meet the outstanding figure in the Local Plan, which overall is 8900 dwellings between 2012 and 2030, there are 6000 still to build.

Torbay Council has decided to carry out a consultation and gather public views on whether is a) the figure is appropriate and b) is it achievable.

Torbay Council are aware 6000 dwellings over the next decade is a very big ask, particularly as Torbay is environmentally constrained.

A lot of the housing already allocated in the Local Plan is on brown field urban regeneration sites like the town centre. Torbay Council are currently looking at whether they are likely to be built over the next decade or whether they will take longer.

A parallel part of the consultation process is carrying out the Housing and Employment Land Availability Assessment (HELAA).

Members raised concerns about flooding, contamination and sewerage.

David Pickhaver confirmed flood planes are an issue and Torbay Council will need to carry out and update the strategic flood risk assessment.

Members raised concerns about the number of dwellings required, stating that Torbay has significant levels of deprivation and low employment opportunities.

Members raised concerns about employment figures.

DP confirmed Torbay Council has undertaken to provide 6000 jobs by 2030. However, Government has moved the goals posts, in 2015 the term used was 'objectively assessed need' which took into account jobs but with the introduction of the NPPF in 2018 it had changed to the 'standard method' which is purely a formula based on household projections plus affordability.

It was **resolved** to lift standing orders to allow a representative of the Neighbourhood Forum to participate in discussions.

The representative sought clarification on the standard methodology and how earnings feed into it and whether the earnings are work placed earnings or are they household earnings. Also what that means in terms of residents working from home in Brixham while their earnings are from employment outside of Torbay, are they counted in relation to the standard method calculation of affordability?

	<p>David Pickhaver advised there are two different calculations but the figure from both comes out at about 600 homes per year. The formula is based on work based earnings rather than household earnings.</p> <p>Members suggested a road traffic counter was required to monitor traffic coming in and out of Brixham to see how the numbers have changed since it was last done in 2007.</p> <p>It was <b>resolved</b> to request Highways installs traffic counting equipment to monitor traffic coming in and out of Brixham during peak commuting times. It should include Copythorne Road, New Road and Hill Head.</p> <p>Members discussed Holiday camps with 12 month occupancy, If housing supply included the number of fully occupied holiday accommodations in Torbay it would go a long way to solving the housing supply issues.</p> <p>It was noted Torbay Council are undertaking a 'Call for Sites'. Torbay Council has identified enough land for approximately 8000 dwellings, some of the sites will be extremely controversial. No further information was available at this time.</p> <p>It was <b>resolved</b> to reinstate standing orders.</p> <p>David Pickhaver agreed to extend the consultation deadline to Friday 7<sup>th</sup> May.</p> <p>It was <b>resolved</b> the Deputy Clerk should draft a response to the consultation and circulate to members for agreement prior to submitting to Torbay Council on Friday.</p>
<p><b>21044</b></p>	<p><b>Solar Park Consultation feedback</b></p> <p>The Deputy Clerk advised members of the response received from the developer to the questions raised during the consultation feedback.</p> <p>Members requested the Deputy Clerk read the responses, developer response shown in italics.</p> <p><b>Q1. Are you in support of development for renewable energy in this location?</b></p> <p>Brixham Town Council supports development for renewable energy but remains concerned by the location.</p> <p><b>Q2. Do you have any comments in terms of the proposed layout of the Illustrative Masterplan?</b></p> <p>During the presentation by the developer it remained unclear what the impact on nearby developments/ property would be, members remained concerned and requested clarification.</p> <p><i>Burton Reid Associates have carried out a Landscape and Visual Impact Assessment to assess the potential landscape and visual effects of the proposed solar farm, which will go in alongside the</i></p>

	<p><i>application. This outlines the landscape mitigation measures and concludes that whilst initially views to the park will be obtained during the construction process, overtime as the screening planting matures the park will fully screened from the surrounding roads and dwellings.</i></p> <p>During the presentation by the developer members raised concerns about the site having possible historic interest. What happens if historical findings are discovered on the site?</p> <p><i>A Heritage Assessment has also been conducted and will go in alongside the application. Appropriate mitigation works would be agreed with the Council and Devon County Council Historic Environment Team during the consultation process and before the determination of the application.</i></p> <p><b>Q3. Please provide any other comments you have on the proposed development?</b> What screening and lighting is proposed at the development?</p> <p><i>Natural screening is proposed along all site boundaries. Lighting will be minimal and only activated during periods of maintenance.</i></p> <p>Is there any financial incentive for the Brixham Community if the development is approved? <i>This is something that would be discussed during the live planning application.</i> 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> <p><i>Once decommissioned the site will revert back to agricultural use.</i></p> <p>Members discussed where power generated would be directed.</p>
<p><b>21045</b></p>	<p><b>Planning Applications</b></p> <p><b>A) To note any planning decisions, including applications refused by Torbay Council</b> Members discussed the planning decisions made by Torbay Council as contained in the Decisions report 12.04.21 to 04.05.21. The decisions, including reasons for refusal, were noted.</p> <p>AT/2021/0025. 3 Anchorage Close - Refused with alternative P/2021/0209. 5 Orchard Grove - Refused</p> <p><b>B) To note any planning applications that have gone to appeal, or any appeal decisions made.</b></p> <p>P/2020/0296 49 Hill Park Road – appeal submitted P/2020/1257 14 Rea Barn Road – appeal submitted P/2019/1353 54 Higher Street – appeal allowed.</p>

	<p><b>C) To consider any planning applications to be put to Torbay Council Planning Officers.</b> All applications contained in the report 'Applications for consideration 04.05.21' were considered and recommendations are contained in Appendix one of these minutes.</p>
<b>21046</b>	<p><b>Highways</b> To discuss, consider and agree any highway issues.</p> <p>None raised</p>
<b>21047</b>	<p><b>Licensing</b> To consider any license applications and formulate evidenced based representations on how granting those licences would affect the licensing objectives.</p> <p>There were no licence applications</p> <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>
<b>21048</b>	<p><b>Town Centre Regeneration</b> To hear an update following a meeting held on the 28<sup>th</sup> April 2021.</p> <p>Cllr Leech gave members a brief update. Cllr Morey added to the update and felt the meeting had been more positive than described by Cllr Leech.</p>
<b>21049</b>	<p><b>Date of the next meeting</b> To note the date of the next meeting as <b>Monday 5<sup>th</sup> July 2021</b></p>
<b>21050</b>	<p><b>Items for future agenda</b> Each Councillor is requested to use this opportunity to raise items for future agendas.</p>

<b>Item</b>	<b>Reason</b>	<b>Proposed by</b>
Town Centre Regeneration	Ongoing agenda item	All
CIL & S106	Ongoing agenda item	All

The meeting closed at 16:10

Chairperson ..... Date.....

## Appendix one

Applications considered on 04.05.21

<b>5</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0267	PP-09587543		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taffinder		Curtilage Of	205 Dartmouth Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Paignton		Devon	TQ4 6LG	30/03/21
<b>Outline application for 1 dwelling with access with some matters reserved.</b>				

*Comment*

**No Objection**

<b>6</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0281	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Darren Sunderland		Broadsands Car Park	Broadsands Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Paignton		Devon	TQ4 6HX	07/04/21
<b>Change of use to go-kart track with storage containers and ticket kiosk.</b>				

*Comment*

**Object**

**Adverse impact on the surrounding residential amenity, noise and environmental pollution.**

<b>10</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0306	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Thorley-Howe & Harrison			30 MOUNT ROAD	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9SA	06/04/21
<b>Change of use of ancillary annexe to incorporate this as part of entire residential dwelling, and establish new function as sun room.</b>				

*Comment*

**No objection**

<b>14</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0358	PP-09670750		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rowe		The Bridge	Quentin Avenue	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0AG	26/03/21
<b>Construction of detached, self-build dwelling in south-eastern portion of garden.</b>				

*Comment*

**No Objection**

<b>16</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0125	PP-09699641		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Jackson			19 Penn Meadows Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9PS	08/04/21
<b>T5 Ash - Fell and remove</b> <b>T4 Sycamore - Fell and remove</b> <b>T3 Horse Chestnut - Crown reduce the tree's height by 4m, reducing the lateral branch to the east from 2.5m back in line with the crown above (from 7.5m to 5m in length)</b> <b>T6 Crown reduce the height by 4m reducing the longer laterals back in line with the crown form (From 4m to 2.5m)</b> <b>T7 Crown reduce the height by 3m reducing the longer laterals back in line with the crown form (From 4m to 2.5m)</b>				

*Comment*

**No Objection**  
**Prefer to see a tree re-planting scheme away from the property.**

<b>18</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0246	PP-09578845		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Anthony Mould			52 Overgang Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8AR	13/04/21
<b>Demolition of previous extensions to original stone building. Extension and conversion to form six apartments.</b>				

*Comment*

**Object**

**The proposal will neither enhance or preserve the character of the conservation area and will have a detrimental impact on the vista from both land and sea.**

**Contrary to Policies E6, E1, BE1 of the Brixham Peninsula Neighbourhood Plan. Increased traffic will have a detrimental impact on the neighbouring amenity.**

<b>19</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0310	PP-09622880		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tim Nightingale			36 Longcroft Avenue	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DS	17/03/21
<b>Loft conversion with dormers to front &amp; rear. Formation of single storey extension to rear.</b>				

*Comment*

**Object**

**Proposal is neither modest, nor in keeping with the surrounding area (particularly at the rear). Contrary to Policy BH6 of the Brixham Peninsula Neighbourhood Plan.**