



Brixham Town Council

Minutes of the hybrid Planning and Regeneration Committee meeting held in the Function Room, Town Hall on the 6th September 2021 at 6pm

Present	Cllrs D Blackmore (C), D Giles, E Hoggart and A Massey.
In attendance	Tracy Hallett, Town Clerk, Cllr Haddock and two members of the public.
Welcome	Cllr Blackmore opened the meeting.
Public questions	None.

21077	Apologies for absence through the Clerk. Apologies were received from Cllr Borthwick who had to work. Cllr Haddock was her substitute.
21078	Declarations of Interest in items on the agenda. None.
21079	To confirm and sign the minutes and confidential notes as a true record of the meeting held on 02.08.21 The minutes and confidential notes of the meeting held on the 02.08.21 were resolved and signed as a correct record.
21080	Brixham Peninsula Neighbourhood Plan (BPNP) A) To discuss, consider and agree quotes received to support the refresh of the BPNP. Members were advised that 5 organisations had been contacted, two quotes had been received with the remaining organisations declining to quote due to their location proximity to Brixham. Members discussed the quotes and agreed that this should be considered by the BPNP T&F Group. The Council will continue to treat the plan as a whole during the review process pending any decisions made in respect of the item c below. B) To hear an update from Cllr Blackmore on a recent meeting he attended with Torbay Ward Cllr Kennedy and Torbay Councils Assistant Director of Planning to discuss the villages intention to submit a request to Torbay Council to separate the villages from the BPNP. Cllr Blackmore updated Members that prior to the meeting the Council had received an email giving notice of Churston, Galmpton and Broadsands intention to support and establish their own neighbourhood plan. During the meeting, Ward Councillor Kennedy

	<p>had made it clear of their intention. Torbay Council Officer identified that there is a consultation process that would need to take place once an application had been submitted.</p> <p>Cllr Kennedy was invited to address members and she confirmed that Churston, Galmpton and Broadsands have now applied for a designation status.</p> <p>C) To discuss, consider and agree the impact of the villages intention to separate.</p> <p>It was agreed that the BPNP T&F Group should be asked to consider the impact to Brixham's plan should the Town Council approve the villages request to separate from Brixham. Any recommendations should be made to the Planning and Regeneration Committee.</p>
<p>21081</p>	<p>Planning Applications</p> <p>A) To note any planning decisions, including applications refused by Torbay Council.</p> <p>Members discussed the planning decisions made by Torbay Council as contained in the Decisions Report 02.08.21 to 06.09.21.</p> <p>The decisions, including reasons for refusal, were noted, applications refused included:</p> <ul style="list-style-type: none"> • P/2021/0499 • P/2021/0524 <p>B) To note any planning applications that have gone to appeal, or any appeal decisions made.</p> <p>It was noted that appeals have been made to the Secretary of State against Torbay Council's decision to refuse the following applications:</p> <ul style="list-style-type: none"> • P/2020/1107: 36 Station Hill, Brixham. Appeal allowed and planning permission granted. <p>C) To consider any planning applications to be put to Torbay Council Planning Officers as outlined in the planning applications for consideration report.</p> <p>All applications contained in the report 'Applications for consideration 06.09.21' were considered and recommendations are contained in Appendix one of these minutes.</p>
<p>21082</p>	<p>Highways</p> <p>To discuss, consider and agree any highway issues.</p> <ul style="list-style-type: none"> • Parking issues <p>To note any responses received from Ward Councillors to the recent letter expressing concerns about the ongoing and deteriorating parking issues in Brixham.</p>

	<p>The Clerk advised that there had been two responses to the Council letter and Members were briefed on the responses.</p> <p>Concerns were raised that Cllr Morey wasn't sure where the allocation of Oxen Cove for restoration of Heritage Boats had come from, following discussions with Officers.</p> <p>The Town Clerk to write to Cllr Morey to advise that the heritage boat restoration in Oxen Cove car park came from a Torbay Council Heritage Strategy meeting, where an Officer advised the meeting that the loss of car parking spaces had been agreed by Torbay Council, which came at a surprise to Town Councillors.</p> <p>Members raised concerns that:</p> <ul style="list-style-type: none"> • the work the Police did in the spring has not continued • more and more parking was being removed from the Town, which was having a detrimental effect on businesses and attracting visitors with Brixham very close to breaking point. • there is a need to better manage outdoor seating where businesses are extending their area affecting vehicular and pedestrian access. <p>It was agreed to</p> <ul style="list-style-type: none"> • continue to put pressure on Torbay Council for someone to attend the P&R Committee to discuss the parking issues. • write to Anthony Mangnall MP inviting him to a meeting to discuss the parking and housing issues in Brixham. • write to Ward Councillors who did not respond advising them that BTC is disappointed that they do not respond to our emails
<p>21083</p>	<p>Licensing To consider any license applications and formulate evidenced based representations on how granting those licences would affect the licensing objectives.</p> <p>Cllr Blackmore updated Members following his attendance at a recent Torbay Council Licencing meeting in respect of the Flour Flower licence application. Torbay Council approved the application with reduced hours.</p> <ul style="list-style-type: none"> • Ella's Chocolate House and Tearooms, 35 Fore Street, Brixham, TQ5 8AA. <p>It was resolved to support the application in principle, but request that the "time from" hour is changed from 7am to 11am.</p>
<p>21084</p>	<p>Date of next meeting The next meeting was noted as Monday 4th October 2021</p>

21085	Items for future agenda Each Councillor is requested to use this opportunity to raise items for future agendas.
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Item	Reason	Proposed by
Town Centre Regeneration	Ongoing agenda item	All
CIL & S106	Ongoing agenda item	All
Parking issues	To invite the executive lead for parking	All
BPNP T&F Group report	quotes and clarification on locality funding.	All

The meeting closed at 19:53

Chairperson Date.....

Appendix one

Planning Applications Considered

Applications considered on 6-9-21

1	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0804	PP-10000905		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dominic Ross Hom			27 North View Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9TS	16/08/21
Replacement of existing rear dormer with larger dormer, addition of roof lights and internal alterations.				
<i>Comment</i>				
No Objection				

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0844	PP-10045340		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Jamie Trust			27 Mount Pleasant Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9RP	16/08/21
Extension, alterations, and change of use from workshop to ancillary accommodation (resubmission of withdrawn P/2020/1275).				
<i>Comment</i>				
Object				
Proposal will result in an unacceptable loss of amenity space and parking.				

3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0870	PP-10065970		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Emma Greatbatch			14 Gollands Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JZ	17/08/21
Formation of single storey extension to front. Formation of first floor with dormers to South & West elevation				
<i>Comment</i>				
Object				
Overdevelopment and out of character with the street scene.				

4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0874	PP-09946332		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Charles Hodgson			18 Stoke Gabriel Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0NQ	27/07/21
Restore converted Victorian Villa (multiple flats) to single dwelling, with addition of three front dormers, two storey rear and single storey rear extensions and creation of terrace at rear.				

Comment

No objection

5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0895	PP-10093469		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/21
Partial demolition and reconstruction and extension of former bank to five storeys. Change of use to 2 X retail units at ground and basement floors, with formation of 2 X 3-bedroom residential units above.				

Comment

No objection

However actively encourage Torbay Council to provide parking permit opportunities for any Town centre developments

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0496	Not Available		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Josephine John			76 Wall Park Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9UL	06/07/21
Two storey extension to side of property. Installation of garage at rear of property.				

Comment

No objection

7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0866	PP-10052169		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Pearce & G Fletcher			23 / 23A Bolton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9BZ	19/08/21

Partial demolition and reconstruction of existing ground floor retail unit and first and second floor maisonette above to form four x 2-bedroom dwellings. Construction of rear extension at first and second floors, front box dormer window in roof and 2 storey building in rear yard. Alterations to front elevation including windows and doors. Creation of raised parking area to rear and stair accesses to rear yard and rear of roof.

Comment

Object

Overdevelopment, lack of natural light, insufficient parking. It should be noted that the Town Council is not against the development, if the scheme was redrawn showing a reduction in units.