



## Brixham Town Council

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### Minutes of the Planning and Regeneration Committee meeting held in the Function Room, Town Hall on the 7<sup>th</sup> February 2022 at 6:00pm

<b>Present</b>	Cllrs P Addison, D Blackmore (C) and A Massey
<b>In attendance</b>	Tracy Hallett, Town Clerk, Two Torbay Officers and Cllr Morey
<b>Welcome</b>	Cllr Blackmore opened the meeting.
<b>Public questions</b>	None.
<b>Presentation</b>	<p>Officers from Torbay Council presented the Torbay Local Plan Housing Update Growth Options Consultation. They stressed that Torbay Council have not made any decisions and they are trying to work towards a 2030 plan date. According to Central Government, Torbay will need to meet 560-600 dwellings a year. They have carried out a Housing and Economic Land Availability Assessment and Officers discussed the options listed within the consultation.</p> <p>Councillors were given the opportunity to ask Torbay Council Officer questions. Whilst it was acknowledged that the environmental constraints were identified within the consultation, Councillors also raised concerns on the larger infrastructure constraints such as transport links, sewerage and parking.</p>

<b>22000</b>	<p><b>Apologies for absence through the Clerk.</b> Apologies were received from Cllrs Haddock, Leech, Roseveare and Swain.</p>
<b>22001</b>	<p><b>Declarations of Interest in items on the agenda.</b> None.</p>
<b>22002</b>	<p><b>Minutes</b> The minutes of the meeting held on the 06.12.21 were <b>resolved</b> and signed as a correct record.</p>
<b>22003</b>	<p><b>Consultations</b> <u>Bus Service Improvement Plan Consultation (BSIP)</u> Cllr Massey recommended that Brixham Town Council should:</p> <ul style="list-style-type: none"> <li>• welcome and accept the invitation to take part in the twice yearly Bus Forums and put forward a councillor as representative who would be required to report back to the Committee after each meeting</li> <li>• feedback on the draft "Torbay Enhanced Partnership Plan for Buses" by reiterating that the Town Council supported the</li> </ul>

	<p>campaign for the provision of better bus services held by the Council for the Protection of Rural England.</p> <ul style="list-style-type: none"> <li>• Raise the need to retain the existing bus services (especially the 15 and 16 services which are under threat) and seek improvements to existing routes and services</li> <li>• approach Torbay Council to strongly state the importance of the 15 and 16 bus services to Brixham and seek assurances that the services will be supported for another year.</li> <li>• Ask Torbay Council to consider replacing the annual subsidies review with a longer-term funding commitment</li> <li>• Ask Torbay Council to include the impact on connecting to other transport modes such as taxi and train, to the consultation so comments have a wider and more strategic impact.</li> <li>• strongly state the need for retention of all existing local bus services</li> </ul> <p>Councillors considered the above and it was <b>resolved</b> to support the recommendations.</p> <p>It was further noted that</p> <ul style="list-style-type: none"> <li>• the draft plan did not include any funding alternative provision such as on-request or volunteer service; and</li> <li>• there was little relevance to Brixham in the report with the bus routes being mainly town not country services</li> </ul> <p><u>Torbay Local Plan Housing Update Growth Options Consultation</u> Councillors discussed the consultation and agreed that the Town Council should respond to the Consultation raising concerns on:</p> <ul style="list-style-type: none"> <li>• The infrastructure's ability to sustain any future development this includes, NHS services, all road network, sewerage and parking</li> <li>• The need to secure green sites and AONB, which from a Brixham perspective the topography of the ground will not support development</li> <li>• Torbay Council need to challenge Central Government</li> </ul> <p>Councillors strongly voiced their concern with options 4 and 5 and encouraged Torbay Council to develop Brownfield sites.</p>
<p><b>22004</b></p>	<p><b>Brixham Peninsula Neighbourhood Plan</b> The Task and Finish Group have not met this year. Urban Vision Enterprise have proposed how the plan should be aligned and as this is same as Churston and Paignton, Cllr Blackmore has agreed with the proposal to enable them to proceed with the works.</p> <p>The plans within the current plan are open and work is being undertaken to be more inclusive.</p>

<p><b>22005</b></p>	<p><b>Regeneration</b>  <u>Town Centre Regeneration</u>  Members were advised that Torbay Council had received a concept plan for a development which requires further provision for elevations and options that can be brought a meeting at a later stage.</p> <p><u>Meeting with Brixham Yacht Club re Northern Arm</u>  The Town Clerk advised that, along with Cllrs Addison and Haddock, they met with representatives of the yacht club.</p> <p>Cllr Morey also advised that, along with Torbay Officers, he met with representatives of Brixham Yacht Club.</p> <p>Both meetings were constructive with topics for discussion including the Levelling Up Bid and the potential development of a Northern Arm.</p> <p>Brixham Yacht Club made it clear that they are not against any development happening at Oxen Cove and they are supportive of the need for the fishing industry to grow. Their concerns are based on the major impact to their business which could be resolved if a Northern Arm was developed first.</p>
<p><b>22006</b></p>	<p><b>Highways</b>  Cllr Morey advised that</p> <ul style="list-style-type: none"> <li>• the utilities company wanted to commence in November, but Torbay Council advised that they had to delay the commencement in January. Works is now starting to ease and the roads should be open shortly</li> <li>• Middle Street is due to be reconstructed from end of March</li> <li>• Middle Street pedestrian lights will be replaced prior to Easter</li> </ul> <p>The Town Clerk advised that Middle Street traders have identified a site for a mural directing visitors to Middle Street. They are keen to have the support from BTC and the Council is currently waiting for details before it is brought to a meeting for discussion.</p>
<p><b>22007</b></p>	<p><b>Planning Applications</b></p> <p><b>A) To note any planning decisions, including applications refused by Torbay Council.</b></p> <p>Members discussed the planning decisions made by Torbay Council as contained in the Decisions Report. The decisions, including reasons for refusal, were noted.</p> <p><b>B) To note any planning applications that have gone to appeal, or any appeal decisions made.</b></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> <p><b>Appeal applications submitted:</b>  <b>Application No.</b> P/2021/0020  <b>Site:</b> 2 Lakes Road, Brixham, TQ5 8PJ</p>

**Appeal start date:** 13<sup>th</sup> December 2021  
BTC raised no objection.

**C) To consider any planning applications to be put to Torbay Council Planning Officers as outlined in the planning applications for consideration report.**

All applications contained in the report 'Applications for consideration 10.01.22 and 07.02.22' were considered and recommendations are contained in Appendix one of these minutes.

**22008**

**Licensing Applications**

Members considered a license application for:

- Hennessey Cocktail Lounge

Members were advised that following their comments via email, the following was submitted to Torbay Council:

The hours of request fall outside of supported applications. To maintain the precedent established over a significant duration, we would support applications aligned to reduced hours.

These hours are:

Monday - Saturday 11:00am - 11:00pm for the sale of alcohol with premises closure at 11:30pm  
Sunday 11:00am - 10:30pm for the sale of alcohol with premises closure at 11:00pm

This approach has been established over a period of time and the numerous complaints regarding noise nuisance from residents in the natural amphitheatre of Brixham Town Centre and specific harbour region.

- The Prince William

It was **resolved** to submit the following to Torbay Council:

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These hours are:

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This approach has been established over a period of time and the numerous complaints regarding noise nuisance from residents in the natural amphitheatre of Brixham Town Centre and specific harbour region.

	<p>The Town Council do not approve the inclusion of additional hours for New Year's Eve and request that Torbay Council consider not including this as standard.</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>22009</b>	<p><b>Policies</b></p> <p>Members were advised that from an admin perspective the policy was not working efficiently due to the . It could, if majority of Cllrs responded to emails. However, in reality, we are getting less than 50% of the Cllrs on P&amp;R responding.</p> <p><i>It was <b>resolved</b> to extend meeting for a further 5 minutes</i></p> <p>It was agreed to consider this at the next meeting.</p>
<b>22010</b>	<p><b>Date of next meeting</b></p> <p>The next meeting was noted as <b>Monday 7<sup>th</sup> March 2022</b></p> <p>Cllr Addison gave his apologies.</p>
<b>22011</b>	<p><b>Items for future agenda</b></p> <p>Each Councillor is requested to use this opportunity to raise items for future agendas. See table below.</p>

<b>Item</b>	<b>Reason</b>	<b>Proposed by</b>
Town Centre Regeneration	To hear an update on progress.	All
CIL & S106	Ongoing agenda item	All
Parking issues	To invite the executive lead for parking	All
BPNP T&F Group	Regular agenda item	All
Strategic policy on transport	Ask Ward Cllrs for an update.	Cllr Blackmore
Cycle Routes & Parking		
Planning Application Policy		

The meeting closed at 20:24

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

## Appendix one

<b>1</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1220	PP-10361754		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr David Rogers			3 Garlic Rea	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9TZ	23/12/21
<b>Formation of a 1st floor balcony with glass balustrade to the front elevation.</b>				

*Comment*

Object due to lack of evidence that an application was approved by Torbay Council for the change of window to patio doors within a conservation area

<b>2</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1264	PP-10406138		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ian Onslow		Plymouth University Building	Freshwater Quarry	Blackball Lane
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8BA	23/12/22
<b>Change of use from chiller room building to storage at ground floor, with offices above. External alterations to fenestration.</b>				

*Comment*

**No Objection**

<b>3</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1362	PP-10493886		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Gillian Bowles			95 Ranscombe Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9UW	26/01/22
<b>New roof lights to rear and extended entrance in addition to previous approved P/2021/0814 - Formation of 4th bedroom in roof space including dormer to front. Removal of front bay window to form small single storey extension. Enlargement of side porch.</b>				

*Comment*

**No Objection**

<b>4</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1364	PP-10480806		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Paul Handley		Skерrie Brae	Monksbridge Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9NB	21/12/21
<b>Formation of 2 storey rear extension and single storey extensions to both sides of the property.</b>				

*Comment*

**No Objection**