

Brixham Town Council

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| Report No: | 12/2015 | | |
| Report Type: | Public | | |
| Title: | Reasons for recommending refusal | Minute No: | 15085 |
| To: | Planning & Regeneration committee | Date: | 03.08.15 |
| Contact Officer: | Assistant to the Town Clerk | Linda McGuirk | |
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Reasons for recommending refusal:

Planning Application P/2015/0669 – 85 Fore Street Brixham.

Contravenes policy TU1 – Harbourside and Waterfront Regeneration:

The regeneration and enhancement of harbourside and adjoining waterfront areas in Torquay (TU1.1) and Brixham (TU1.2) is proposed through the following measures:-

- (2) the resistance to changes of use which detract from the special qualities of the areas and in particular the special character of the Torquay Harbour and Brixham Town Conservation Areas;
- (4) the refurbishment of existing premises and frontages surrounding the harbour to a high standard

Explanation:

5.31 Torquay and Brixham harboursides and surrounding waterfront areas are at the heart of the English Riviera. The harbours are major focal points for tourism as well as having important shopping and leisure roles and serving as working harbours. The areas have historic importance - they are designated as Conservation Areas and contain several listed buildings and structures.

5.32 It is important that the areas' charm and heritage are safeguarded. Both harbours have substantial opportunities for revitalisation and regeneration. There is a recognition that in order to provide an attractive and viable setting, there will be a need to improve the quality of facilities and premises and to move away from traditional "kiss me quick" types of tourism product.

Contravenes policy BE5 – Conservation Areas:

Development within or affecting a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of that area.

Alterations in Conservation Areas

14.56 Roof materials, chimneys, cornices and mouldings, original windows and shopfronts, railings and boundary walls can all make an important contribution to the character of a Conservation Area. The Council will introduce Article 4(2) Directions to bring such items under normal development control.

14.57 Alterations and extensions of buildings in Conservation Areas can easily lead to their visual character being completely spoiled by alterations or extensions which on houses (but not flats or commercial properties) can often be carried out as permitted development. Examples are porches, stone cladding, PVCu windows, dormer windows and satellite dish aerials. The Council's officers will advise applicants and, where appropriate, discourage such alterations from being undertaken.

Policy DE1 Design (Local plan 2012 to 2032)

Explanation:

6.4.2.1 The design of development has a vital role in the development of place and the evolution of the Bay. Torbay is blessed with a diverse range of historic architectural styles within its towns and some outstanding Countryside.

It is felt the proposed Dormers are against national guidelines. The committee also felt the redevelopment should respect the conservation area and requested the development should be in keeping with other successful redevelopments around Brixham Harbour i.e. The Old Market House.

Policy HE1 Conservation & Historic environment (Local plan 2012 to 2032)

Explanation:

3. The need to conserve and enhance the distinctive character and appearance of Torbay's Conservation areas, while allowing sympathetic development within them.

Contravenes EP1 Energy efficient design:

Development will be required to minimise direct and indirect energy consumption by incorporating energy saving features into its design and layout.

There is growing evidence (see below link) that wood is a more sustainable material for use in windows than PVC, and we would therefore be opposed to its use in this development not just because of its contravention of the policies mentioned above, but also on the grounds of sustainability, which is a material planning consideration under this policy of the local plan.
https://pureapps2.hw.ac.uk/portal/files/4378394/Final_report_SLP_WLC_and_LCA.pdf

[Life Cycle Analysis | Wood Window Alliance - Professional](#)



Other Matters:

This development is also in opposition to the principles and strategies laid out in **Torbay's Heritage Strategy**, which recognises the contribution that heritage assets and the heritage environment makes to the economic development and regeneration of Torbay.

Planning Application – P/2015/0705 The Cove Development – Berry Head Rd/Heath Rd

Recommend approval on the understanding that the application is referred to the Design Panel and that the materials proposed (GRP, PVC etc) are reconsidered and replaced with materials more appropriate to a conservation area and a setting which includes listed buildings, and that the materials are of a higher quality. This would then bring the application in line with the principles set out in Torbay's Urban Design Guide, which is an adopted supplementary planning document. It would bring it in line with the following policies:

TU1 - Harbourside and Waterfront Regeneration

BE5 - Conservation Areas

EP1 - Energy efficient design

Other Matters:

These recommended changes would also bring the development more in line with the principles and strategies set out in **Torbay's Heritage Strategy**, which recognises the contribution, that heritage assets and the heritage environment makes to the economic development and regeneration of Torbay.