

Brixham Town Council

Minutes of the Meeting of the Planning and Regeneration Committee held in the Furzham Room of Brixham Town Hall on 3rd October 2016 at 7:00pm.

Present: Cllr R Clarke, I Carr, V Campbell, S Clutterbuck, J Stock, S Walker-Haworth.

Also present: L McGuirk, Assistant to the Town Clerk, Lee Marshall Arboriculture Officer, Ian Butter Urban & Rural Planning and two members of the public.

Ian Butter, Rural and Urban Planning Consultant spoke to members regarding a possible application to vary the conditions of the Wall Park development.

A member of the public spoke about the proposed changes to the Wall park development.

16118. Apologies.

Cllr J Stockman

16119. Declarations of Interest.

Cllr R Clarke declared a non pecuniary interest in agenda item 15, applications P/2016/0947 and P/2016/1000.

Cllr S Walker- Haworth declared a non pecuniary interest in agenda item 15, application P/2016/0890.

The declaration of interest book was available to sign.

16120. To consider any requests for Dispensation on agenda items.

Dispensation was granted to both Cllrs Clarke and Walker- Haworth.

16121. Minutes of the meeting held on 5th September 2016.

The minutes of the meeting held on 05.09.2016 were **resolved** and signed as the correct record.

16122. To discuss and consider advice given from Lee Marshall Arboriculture Officer for Torbay Council.

Lee Marshall gave a presentation on Protected Trees and Amenity Appraisals to the members.

Discussion took place following the presentation. Members expressed an interest in planting more tree's under a tree planting program.

16123. Possible changes to the Wall Park application.

Mr Butter presentation was noted.

16124. Torbay Local Transport Implementation Plan – Consultation.

Members were advised to send comments to the clerk.

16125. Torbay Council draft Planning Contributions and Affordable Housing SPD – consultation.

Members were advised to send comments to the clerk.

16126. Article 4 Conservation areas and Heritage action Zones update.

No further update at this time.

16127. Commercial & General Waste.

The clerk was requested to send a reminder email to members to send in any pictures or examples of issues with commercial waste.

16128. Heritage Innovation Fund for Shoalstone Pool.

An initial enquiry regarding a potential two million pound fund has been submitted. Vital works are required to protect the pool and repair cracks. Funding to make the whole area more attractive is needed.

16129. To consider the reasons for refusal of planning applications.

P/2016/084 reasons for refusal were noted.

16130. To note planning decisions made by Torbay Council or any appeals.

Decisions were noted (Report 17/2016 refers).

16131. Planning Applications to be considered by Torbay Development Management Committee.

None

**16132. Planning Applications to be put to Torbay Council Planning Officers
(Report No.17/2016)**

The planning applications contained in report 17/2016 were considered and it was **resolved** to respond to the applications as contained in annex 1 to this report.

16133. An update on Highways issues

- **Parking on Glenmore Road**

The restrictions currently in place run across the rear accesses of the businesses located on Bolton Street, making it legal for residents of Glenmore Road with a valid parking permit to obstruct access to the businesses. Parking restrictions have been put on the wrong side of the road by Torbay Council. It was **agreed** that the clerk should send a letter to Torbay Council Highways department stating that the error must be rectified. The letter should be copied to Dr Sarah Wollaston MP and Ward Councillors. Discussion took place regarding the importance of supporting the businesses on Bolton Street.

- **Fore Street**

Concerns regarding late night delivery to some of the shops on Fore Street have been received. Torbay Council is not aware of any traffic regulations being broken. It was **agreed** to investigate if there are any by-laws in place on Fore Street.

- **Battery Gardens**

Implementation of the parking restrictions at Battery Gardens has been agreed and contractors have been requested to complete the works.

- **Business Signage in Conservation areas**

Businesses on St Marys square and Middle Street were discussed. It was **agreed** to investigate what restrictions are in place.

16134. To agree the BTC representative on Torbay Councils transport working group.

It was **agreed** that Cllr S Clutterbuck would attend the meetings.

16135. To hear an update from BrixhamFuture

No update was given.

16136. To consider any license applications.

None.

16137. To put forward any items for the next Planning Committee Agenda.

- Compass House highways issue.

The meeting closed at 9:20pm.

Chairperson

Date

Reference	Applicant	Site Address	Proposal	BTC Recommendation
P/2016/0947/MPA	Eric Brice	Land To The Rear Of 16 To 26 Castor Road Brixham TQ5 9PY	Erection of 10 dwellings	Recommend Refusal. Lack of parking, as identified in Policy TA3 of the Local Plan, appendix F. Support the concerns of the Police report.
P/2016/0486	Mr Nigel Peters	Land Rear Of 59-61 Bolton Street Brixham TQ5 9DJ	Formation of 2 storey detached dwelling (Revised plans received 25.08.2016 to include increase in roof height)	Recommend Approval subject to flood issues being resolved.
P/2016/0759	Mr Michael Peace	Wren Court Bolton Street Brixham TQ5 9AD	Replacement of windows and doors from timber to UPVC.	Recommend Approval. Materials should reflect the character of the conservation area.
P/2016/0861	Mrs Alison Holly	109 Mount Pleasant Road Brixham TQ5 9RU	Extend the front of dormer by 90cm to create balcony	Recommend Refusal. Overbearing and detrimental to the Conservation area.
P/2016/0890	Mr L Collins	Greenbriar Victoria Road Brixham TQ5 9AR	Formation of 2 storey garden room/ancillary accommodation with double carport under & Replacement of single storey extension to front	Request SRM. Concerns regarding overdevelopment of the site with regards to the formation of the 2 storey garden room/ ancillary accommodation with double car port.
P/2016/0935	Ms Catherine Hegarty	31 Hillside Road Brixham Devon TQ5 9JE	Single storey rear extension	Approval
P/2016/1000	Mr Andrew Laywood	Unit 6 Torbay Trading Estate New Road Brixham TQ5 8NF	Formation of industrial unit within the curtilage of the property, to house motor vehicle MOT bay.	Approval
AT/2016/0193	Mr Ken Cotier	Galleon Cottage 1 Church Street Berry Head With Furzeham Brixham Torbay TQ5 8HG	Pine: Fell	Approval
P/2016/0965	Ms Anne Granville	The Wickets Lower Manor Road Brixham TQ5 8HF	Demolition of existing rendered gate pier and a small section of stone wall to widen existing drive access to property	Approval
P/2016/0925	Mr L Pym	88 Bolton Street Brixham Devon TQ5 9DS	Change of use of lower ground floor to shop (Resubmission of P/2016/0556)	Approval.
P/2016/0903	Mr P And Mrs A Copp	Homelands 48 North Furzeham Road Brixham TQ5 8BD	Extensions to front, side and rear (Resubmission of P/2016/0103)	Approval
P/2016/0929	Mr Alex Bright	Nurton House Castor Road Brixham TQ5 9QE	Formation of two storey side extension with first floor side window, single storey rear extension, addition of rear dormer and alterations to existing dormers and fenestration	Insufficient information to make a recommendation, would like to see site location plan.

