



Brixham Town Council

Minutes of the Planning and Regeneration Committee meeting held in the Function Room, Town Hall on the 04TH April 2022 at 6:00pm

Present	Cllrs D Blackmore (C), A Massey, R Haddock, S Leach and O Swain.
In attendance	Tracy Hallett (Town Clerk) and Ross Green (Deputy Town Clerk)
Welcome	Cllr Blackmore opened the meeting.
Public questions	None.

22012	Apologies for absence through the Clerk. Apologies were received from Cllrs Roseveare and Addison.
22013	Declarations of Interest in items on the agenda. None.
22014	Minutes The minutes of the meeting held on the 07.02.22 were resolved and signed as a correct record.
22015	Brixham Peninsula Neighbourhood Plan (BPNP) Cllr Blackmore advised that BPNP Task and Finish Group met on Friday 01 ST of April. The meeting was not quorate but there was representation from ward councillors and members of the public. The draft neighbourhood plan was discussed. The aim is to align the structure of the document with other parties across Torbay, especially the neighbourhood plan being formalised for Broadsands, Churston and Galampton (BCG). Comments were raised about the additional information in the current neighbourhood plan, whereas the current draft document is policy led. There were concerns that it needed more of the generalised information, that policy needed to be strengthened for listed buildings and grounds. Cllr Blackmore noted that the new neighbourhood plan needs to be more descriptive in its policies so it can be used to appropriately challenge developments if necessary. It was recognised that engagement from the community needed to improve. Cllr Blackmore advised that BCG is a recognised forum and the new boundary designations can be found on Torbay Council's website. It would also be advisable to liaise with South Hams District Council and BCG as any developments around Kingswear may have an impact on Brixham.

	<p>Cllr Blackmore asked that councillors read the draft neighbourhood plan and provide any feedback or comments.</p> <p>Cllr Haddock asked that when conversations take place with South Hams District Council, can they be asked to include Brixham Town Council in future development of the ferry's. Recent expansion to the higher ferry has caused issues on the road network accessing Brixham as well as the development at Noss on Dart Marina.</p>
<p>22016</p>	<p>Highways</p> <p>a) To discuss and consider any highway issues.</p> <p>Cllr Swain commented that the majority of Gillard Road has a 40mph speed limit until you reach the hill as you approach Berry Head car park, at which point it's the national speed limit. Concerns that this encourages speeding traffic in an area regularly used by pedestrians, cyclists, and horse riders. Councillors requested that the speed limit on Gillard Road is reviewed by Torbay Council Highways.</p> <p>Cllr Haddock noted that there are concerns with people parking on the pavements and the double yellow lines on New Road. Councillors requested that this is highlighted to Torbay Council Highways.</p> <p>Cllr Massey raised concerns from residents that changes to the parking fee arrangements in Brixham is already having a negative impact on parking in the Town Centre. Councillors requested that a representative from Torbay Council Parking Services is invited to provide an update to the Town Council at a future meeting.</p> <p>b) To discuss and consider Fore Street vehicular access</p> <p>Cllr Blackmore noted that vehicular traffic down Fore Street continues to be a concern and proposed that a number plate recognition camera system at the exit to Fore Street should be considered by Torbay Council. Councillors were in agreement that the regular use of Fore Street outside the allocated times and the speed is a concern that could result in a resident or visitor being injured.</p> <p>It was resolved to contact Torbay Council and request they investigate the introduction of an automatic number plate recognition system at the exit of Fore Street.</p>
<p>22017</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. The decisions, including reasons for refusal, were noted.</p> <p>B) To note any planning applications that have gone to appeal, or any appeal decisions made.</p>

It was noted that there were no appeals to discuss.

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

Cllr Blackmore noted that two of the applications are outside of Brixham's boundary now that the BCG forum is in place, however these were considered under the current BPNP.

All applications contained in the report 'Applications for consideration 04.02.22' were considered and recommendations are contained in Appendix one of these minutes.

22018

Licensing Applications

Members considered a license application for:

- The Bottle Shop, 24 Middle Street, Brixham, TQ5 8ER – Temporary events application.

It was **resolved** to make no objections.

- Hennessey Cocktail Lounge, 2 King Street, Brixham, TQ5 9TF

Members raised concerns that a previous application 060390 was refused by the licencing committee on numerous grounds and the new application is requesting longer opening hours.

It was **resolved** to object to the licensing application based on the information received from Torbay Licensing Committee. The proposed opening hours would have a detrimental impact on the natural amphitheatre of Brixham Town Centre. Members noted that the premises is classed by the Police as a high risk and that granting this licence would in their opinion, undermine the licensing objectives.

Members carefully considered that if the application is approved by the licencing committee then Brixham Town Council would want the following hours imposed, consistent with other licence premises in the area:

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.

	<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>
22019	Date of next meeting The next meeting was noted as Monday 02ND May 2022
22020	Items for future agenda Each Councillor is requested to use this opportunity to raise items for future agendas. See table below.

Item	Reason	Proposed by
Highways and Fore Street	Feedback from Torbay Council	Cllr Blackmore
Outside seating on pathways	Feedback from Torbay Harbour Authority	Cllr Haddock
Upton Manor Farm	Report on meeting due to be held on 25/07/2022.	Cllr Massey
BPNP T&F Group	Regular agenda item	All

The meeting closed at 19:17

Chairperson Date.....

Planning Applications Considered

Applications considered on 4-4-22

1	<i>Plan Number</i> P/2022/0107	<i>Additional Reference</i> P-11003648		<i>BTC Councillor</i>
	<i>Applicant</i> Mr and Mrs J Perkes	<i>House Name</i> land Opposite Due South	<i>Road</i> Gillard Road	<i>Locality</i>
	<i>Town</i> Brixham	<i>County</i> Devon	<i>Post Code</i> TQ5 9EW	<i>Application date</i> 01/02/22
Demolition of garage & storage building and construction of one holiday let house, with new access position, parking area and associated bin/bike storage.				

Comment

No objection providing the recommendations from the ecology report are met and the development does not exceed the current building footprint.
Policy E8 in the Neighbourhood Plan states 'development will not be permitted where it would threaten the habitat of the Greater Horseshoe Bat, its roost, its strategy flyways and its sustenance zones...'
Policy E1, item 5.4 in the Neighbourhood Plan it is noted that the Brixham Urban Fringe Landscape Study identifies the area of the proposed development falls within an area of critical environmental which needs to be restored as well as conserved.

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0234	P-11065353		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Pritchard		Elberry Cottage	Bascombe Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0JW	22/02/22
Two storey side extension with single storey garage extension to West elevation. Extension to porch. Single storey extension and raised terrace East elevation. Solid roof over sun room. New engineered parking space provision near highway. Re-submission of previously granted planning permission (P/2021/0058).				

Comment

No objection.

3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0260/NMA			
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Carol Owen			21 Huccaby Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0RJ	22/03/22
Non material amendment relating to P/2019/0668. Amendments sought: Addition of decking				

Comment

No objection.

4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0286/OA	PP-11093066		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taffinder			205 Dartmouth Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Paignton		Devon	TQ4 6LG	04/03/22
Outline application for new dwelling with access from Broadsands Bend and with some matters reserved.				

Comment

Object. Over-development for the size of the plot.