



## Brixham Town Council

### Minutes of the Planning and Regeneration Committee meeting held in the Function Room, Town Hall on the 6<sup>th</sup> December 2021 at 6:00pm

<b>Present</b>	Cllrs D Blackmore (C), R Haddock, A Massey, M Roseveare and O Swain.
<b>In attendance</b>	Linda McGuirk, Deputy Town Clerk.
<b>Welcome</b>	Cllr Blackmore opened the meeting.
<b>Public questions</b>	None.

<b>21096</b>	<b>Apologies for absence through the Clerk.</b> Apologies were received from Cllr S Leech.
<b>21097</b>	<b>Declarations of Interest in items on the agenda.</b> None.
<b>21098</b>	<b>Minutes</b> The minutes of the meeting held on the 01.11.21 were <b>resolved</b> and signed as a correct record.
<b>21099</b>	<b>Vice Chair</b> It was <b>resolved</b> to appoint Cllr Roseveare as Vice Chair of the Planning & Regeneration committee.
<b>21100</b>	<b>Town Centre Regeneration</b> Cllr Blackmore updated members on the Town Centre Regeneration meeting which was held on the 19 <sup>th</sup> October 2021.  The meeting was called by the Torbay Development Authority (TDA) and included representatives of the Town Council, Ward Councillors and Lighting Up Brixham (community group). The meeting was held in the Scala Hall to continue discussions and to hear an update on the project. Members remained disappointed in previous designs.  Lighting Up Brixham presented an alternative proposal which was well received by the group. The TDA were tasked with looking at indicative costs for the initiative and feedback.  It was noted the TDA has received £675,000 funding from the Brownfield Release Fund to carry out investigatory works.  Cllr Massey thought the idea was fantastic and urged the council to support the scheme. Cllr Haddock also supported the design.

	<p>Members discussed parking and agreed any development must see an increase in parking provision in the town centre with public realm space. Cllr Massey raised concerns about the inadequate coach parking and suggested a dedicated coach parking area was required.</p> <p>Members suggested the town centre regeneration project should be discussed at their forthcoming meeting with MP Anthony Mangnall.</p> <p>The Deputy Town Clerk was asked to write to the TDA and request a progress update following the meeting held in October.</p>
<p><b>21101</b></p>	<p><b>Brixham Peninsula Neighbourhood Plan (BPNP)</b> Cllr Blackmore updated members on the BPNP Task &amp; Finish Group meeting held on the 3<sup>rd</sup> December 2021.</p> <p>The meeting was not quorate in accordance with the BPNP task &amp; finish group terms of reference. Therefore, the following Agenda items could not be discussed.</p> <ol style="list-style-type: none"> <li>1. To fill the role of Chairperson.</li> <li>2. To fill the role of Vice Chairperson.</li> <li>3. To fill the role of Secretary.</li> <li>4. To appoint two representatives to be co-opted as non-voting members to the Town Council's Planning &amp; Regeneration Committee. The remaining agenda items were discussed informally.</li> </ol> <p>Other key points:</p> <ul style="list-style-type: none"> <li>• Broadsands, Churston and Galmpton (BCG) application for designation as a new neighbourhood planning area and Forum had been successful.</li> <li>• The current plan remains in force until a new plan is adopted.</li> <li>• Reviewed several policies, looking at text and how they can be amended to ensure clear objectives and criteria.</li> <li>• Brixham designation coincided with the BCG area. Members requested the Deputy Clerk contacts the Local Planning Authority and requests formal confirmation of the Brixham designation area.</li> </ul>

<p><b>21102</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>Applications submitted:</p> <ul style="list-style-type: none"> <li>• P/2021/0107 67 Rea Barn Road, Brixham TQ5 9ED</li> </ul> <p>An appeal has been made to the Secretary of State in respect of the Council’s failure to determine the application for the above proposal within 8 weeks.</p> <p>Appeal decisions made:</p> <ul style="list-style-type: none"> <li>• APP/X1165/D/21/3278265 Capel, Summer Lane, Brixham TQ5 0DL</li> </ul> <p>The appeal is allowed and planning permission is granted for increase in ridge height, dormer roof extension to rear, French door and Juliette balcony to side</p> <p><b>C) To consider any planning applications to be put to Torbay Council Planning Officers as outlined in the planning applications for consideration report.</b></p> <p>All applications contained in the report ‘Applications for consideration 06.12.21’ were considered and recommendations are contained in Appendix one of these minutes.</p> <p>Cllr Roseveare suggested positive comments were included on applications where the committee raised no objection.</p>
<p><b>21103</b></p>	<p><b>Licensing Applications</b></p> <p>Members considered a license application for:</p> <ul style="list-style-type: none"> <li>• The Larder, 11 Bolton Street, Brixham, TQ5 9BZ</li> </ul> <p>It was <b>resolved</b> to suggest the sale of alcohol is permitted from Monday to Saturday 10:00 to 23:00 and Sunday 11:00 to 22:00. Licensee must be present when alcohol is sold.</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>
<p><b>21104</b></p>	<p><b>Date of next meeting</b></p> <p>The next meeting was noted as <b>Monday 10<sup>th</sup> January 2022</b></p>

<b>21105</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>
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<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
P&R committee Vice Chair	To fill the current Vacancy	All
Strategic policy on transport.	Ask Ward Cllrs for an update.	Cllr Blackmore

The meeting closed at 19:00

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

Appendix one:

## Planning Applications Considered

Applications considered on 6-12-21

<b>1</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1000	P-10151061		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr John Golesworthy			7 King Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9TH	07/10/21
<b>Demolish existing lean to extension to rear &amp; replace with new single storey extension. Formation of loft conversion with front &amp; rear dormer extensions.</b>				

*Comment*

**No objection  
Application is in keeping with the Brixham Peninsula Neighbourhood Plan, does not harm the amenity of the conservation area, no visible concerns raised.**