

Planning Application Decisions

Planning Applications reported at meetings between 04 July 2022

and 05 September 2022

1	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2022/0070	PP-11143748		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Elicia Walker		Land South Of Sharkham Villag	St Mary's Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9QH	29/03/22
<p>T1,T2,T5,T6,T7,T8,T9,T11,T12 -Sycamores FELL T3,T4 -Hawthorn FELL T10 -Monterey Cypress FELL</p> <p>T1 this tree has previously fallen and rested on lower limb. The tree has since sprouted from from the lower limb into a tree itself. However the limb has been mostly cut through leaving it unsafe. T2 has extensive decay in 1st major union. T3 and T4 Both have been engulfed in Ivy and past their best. T5 Dead. T6 and T7 both have substantial die back within the canopy's. T8 Is quite a small tree that has lost quite a significant limb near the base of tree. T9 Heavily Decayed at base. T10 Dead. T11 extensive decay at base. T12 extensive decay at base and signs of Honey Fungus in 1st union with the appearance of black bootlaces.</p>				
<i>Comment</i>		21/04/22		
<p>No Objection BTC would like to see the replacement of any felled trees in suitable locations</p>				
<i>Decision</i>		29/07/22		
<p>Part Allowed, Part Refused</p> <p>01. Part allowed</p> <p>T1 Sycamore - remove.</p> <p>T2 Sycamore - remove.</p> <p>T5 Sycamore - remove.</p> <p>T8 Sycamore - remove.</p> <p>T9 Sycamore - remove.</p> <p>T10 Sycamore - remove</p> <p>T11 Sycamore - remove</p> <p>T12 Sycamore - remove</p> <p>T3 Hawthorn - fell</p> <p>T4 Hawthorn - fell</p> <p>T6 Sycamore - fell</p> <p>T7 Sycamore - fell</p> <p>For the following reasons</p> <p>1) T3 and T4 Hawthorn are adjacent to the road and the prognosis that the trees are past their best is not supported or justified further within the submitted application. Although ivy is prominent on the tree no other management recommendations have been made to the trees to enable them to be retained or further the position for removal.</p>				

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2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2022/0076	PP-11161454		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Matt Purdom		Riviera Bay Holiday Park	Mudstone Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9EJ	07/04/22
Works on Tree with TPO				
Please see attached report and plan				
<i>Comment</i>		21/04/22		
No Objection				
<i>Decision</i>		29/07/22		
Part allowed/part refused				
01. Refuse consent for:				
G1414 Monterey cypress, Sycamore, Horse chestnut - fell				
T1415 Horse chestnut - fell				
For the following reasons:				
1) The trees form a distinctive group that their influenced by their proximity to each other. The group constrained habit is typical form for tree species and reflects their environment.				
2) The large cypress trees dominate the area and although do have indicators of being infected with Seiridium cardinale this is relatively slow progressing disease. The trees have matured, adapted and grown in the immediate environment forming a distinct amenity tree belt to the north of the site.				
3) The location of the trees provides amenity benefits to the immediate and local area, adding to the character of the local area.				
02. Part allowed:				
T143 Horse chestnut - Form habitat stem at 5m				
T422 Ash - Fell				
T423 Sycamore - Fell				
G1416 (the cutting of dead wood is an exemption)				

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3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2022/0120	PP-11253113		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ralphe Stone		Laywell House	Summer Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DW	17/05/22
T855 - Oak				
Reduce three primary branches using a maximum diameter cut (MDC) of 200mm. This will be achieved by pruning the norther and western members by 4 metres, pruning the southern member by 2 metres and removing the major deadwood hanging over the road. These works are suggested both to reduce the risk of the tree failing in the direction of the road and will further reduce the strain on the tree itself, which is a veteran oak with Ganoderma Sp. at its base.				
T581 - Holm Oak				
Reduce the sides of the crown using MDC of 150mm. This will be achieved by reducing the side of the northern canopy from 9 metres to 6 metres, reducing the side of the eastern canopy from 9 metres to 6 metres, reducing the side of the southern canopy from 11 metres to 8 metres, and reducing the side of the western canopy from 11 metres to 8 metres. All major deadwood and hanging branches will also be removed. These works are suggested to lower the possibility of failure whilst still preserving the tree.				
<i>Comment</i>		26/05/22		
No Objection				
<i>Decision</i>		15/07/22		
Approved				

4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2022/0137	PP-11299676		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Neil Watson			3 Wolborough Gardens	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham			TQ5 9DD	08/06/22
Monterey cypress				
Following survey we are applying to remove the two Monterey cypress trees following management recommendations.				
<i>Comment</i>		21/06/22		
No Objection				
BTC would like it considered that replacement trees are planted				
<i>Decision</i>		05/08/22		
Refused				
The submitted application identifies the two trees as mature and in good condition. The site visit confirmed this assessment of the trees.				
The trees have successfully grown in their environment and have adapted to the climate and exposure over a period of time. Owing to the aspect and elevation of the trees they are important in the local and wider landscape with reciprocating views towards the trees.				
The risk associated with the trees is not quantified within the report and therefore the level of risk posed to the property has not been sufficiently informed on the application to justify the removal of the trees. The trees are mature and future growth potential is likely to be reducing owing to the exposure and available viable rooting environment.				
The rooting environment although restricted has been in situ for a considerable period of time and the trees have adapted and grown well within the confines of the raised area.				

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5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2020/0966	PP-09103003		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Nicholas Moss		Wall Park Touring And Centry	Centry Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9ET	24/09/21
Replacement of twenty four touring caravan pitches with 10 holiday static units/lodges.				
<i>Comment</i>		13/10/21		
Object				
1. Concerns raised about the potential for long term occupancy.				
2. Detrimental effect on the AONB				
3. Loss of visitor touring facilities				
4. Setting a precedent for the gradual encroachment of static lodges/ units				
<i>Decision</i>		11/07/22		
<p>The proposed development by reason of its scale, bulk, height and dispersed nature would be visually intrusive both within the site and when viewed from outside the site. The ten lodges would be permanent and so result in a permanent intrusion of significant scale into a currently open site. The proposed colour and appearance of the external materials are unsympathetic to the setting in such a visible location in the Area of Outstanding Natural Beauty (AONB). In addition, the concrete vehicle access between the rows of lodges would reduce the green appearance of the site and the spaces between the lodges would come under pressure for parking of visitors' vehicles throughout the year. These elements would add to the urbanising effect of the development eroding the openness of the designated countryside with a consequent detrimental impact on the landscape value of the AONB. The proposal is, therefore, contrary to Policies SS8, SDB3 and DE1 of the Local Plan, Policy BH5 of the Brixham Neighbourhood Plan and the guidance contained in the National Planning Policy Framework.</p>				

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0657	Not Available		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Steven Wise		Land To Rear Of Furzeacre	Holborn Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8QZ	12/05/21
Formation of wooden double garage with storage loft.				
<i>Comment</i>		15/06/21		
No objection				
<i>Decision</i>		04/07/22		
Approved				

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7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1042	PP-10196903		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gemma Radcliffe		Dalverton Court	Blackball Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8AY	09/05/22
Replacement of balcony handrails to meet current regulations.				
<i>Comment</i>		26/05/22		
No Objection				
<i>Decision</i>		25/07/22		
Approved				

8	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0055	PP-10559139		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Robert & Jill Higginso		Old Foundry Court	60A Fore Stree	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8DZ	22/02/22
Signage to shopfront (retrospective) (see accompanying application P/2022/0054).				
<i>Comment</i>		09/03/22		
No objection				
The change of use to restaurant extends the opening hours into the evening and whilst BTC have no objection to this in principle we think that it is important that the seemingly self imposed operating conditions within the application, namely no walk in trade and no frying, should be condition to protect the amenity for the residents in the apartments above and around the proposed change of use.				
<i>Decision</i>		15/07/22		
Approved				

9	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0097	PP-10578621		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MARC COURT		Anchorage Guest House	170 New Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8DA	09/05/22
Change of use from guest house to dwelling.				
<i>Comment</i>		06/06/22		
No objection.				
<i>Decision</i>		14/07/22		
Approved				

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10	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0217	PP-11018650		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs David and Lyn Bartl			15 Upton Hill Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9QR	07/06/22
Single storey side extension to form annex				
<i>Comment</i>		04/07/22		
No objection.				
<i>Decision</i>		25/07/22		
Approved				

11	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0237	PP-10586555		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
James Vandenbrouck		Lavender Lodge	Dashpers	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9LJ	09/06/22
Demolition of existing single storey detached garage, replacement with double storey detached garage.				
<i>Comment</i>		04/07/22		
No objection.				
<i>Decision</i>		03/08/22		
Approved				

12	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0431	PP-11174011		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Davis			57 South Furzeham Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JF	24/05/22
Extension and conversion of existing dwelling into two flats				
<i>Comment</i>		04/07/22		
No objection.				
<i>Decision</i>		19/08/22		
Permission with Legal Agreement				

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13	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0490	PP-11217840		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Julie Wainwright		Rosslare Villa	Burton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9LN	24/05/22
Formation of off-road parking area within garden.				
<i>Comment</i>		08/06/22		
Objects				
BTC feel this application introduces significant safety concerns relating to access and egress of a vehicle in this location. The presented visibility splay is inaccurate, as this does not represent a drivers perspective and has been represented as a mid driving position which is inaccurate. We, are fully aware that other vehicles park in this location which would introduce further visibility limitations when exiting the proposed car location. Our safety concerns over this application in this very narrow road with numerous tight bends adjacent to this location. Any vehicle would need to effectively block the road when reversing into the location, which is a dangerous location for this manoeuvre.				
<i>Decision</i>		22/07/22		
Refused				

14	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0518	PP-11218968		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
EMMA GREATBATCH			14 Gollands Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JZ	21/05/22
Single storey side extension and alterations to dwelling.				
<i>Comment</i>		04/07/22		
No objection.				
<i>Decision</i>		18/07/22		
Approved				

15	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0533	PP-11174693		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gareth Brocklehurst			21 Burton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9HZ	06/06/22
New vehicular entrance, demolition to part of boundary wall, demolition of existing garage, reduce ground levels, retaining walls to parking area.				
<i>Comment</i>		04/07/22		
No objection.				
<i>Decision</i>		11/08/22		
Approved				

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16	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0557	PP-11255789		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KEN BLOWER			37 Penpethy Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8NW	11/07/22
Formation of single storey flat roof extension to rear.				
<i>Comment</i>		27/07/22		
No Comment				
Insufficient responses received from Committee				
<i>Decision</i>		18/08/22		
Approved				

17	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0640	PP-11241203		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms V Mifsud			73 Wall Park Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9UF	01/06/22
Loft conversion with flat roof dormer extension to front elevation. Installation of new roof windows. Demolition of front porch/extension and redesign of front entrance.				
<i>Comment</i>		04/07/22		
No objection.				
<i>Decision</i>		18/08/22		
Approved				

18	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0734	PP-11326469		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Laura Paine			40 Windmill Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9SQ	27/06/22
Certificate of Lawfulness for proposed loft conversion with flat roofed dormer. Two Velux windows to front elevation pitched roof. Infiling of external kitchen door and change of rear lounge window to bi-fold door.				
<i>Comment</i>		20/07/22		
Insufficient comments received from Committee				
<i>Decision</i>		22/08/22		
Approved				

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19	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0805	PP-11383880		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lombard			40 Gollands	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JX	08/07/22
Rooflight into side elevation				
<i>Comment</i>		09/08/22		
No Objection				
<i>Decision</i>		25/08/22		
Approved				

20	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2022/0126	PP-11276892		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr. Trevor Taylor		Meadow Bank	16 PenpethyRoad	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8NW	31/05/22
The tree is within TPO area 1963.02 See attached map.				
I wish to trim back two branches on the beech tree which have grown and now obstruct the entrance preventing delivery drivers' access.				
<i>Comment</i>		08/06/22		
No objection				
<i>Decision</i>		03/08/22		
Approved				

21	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0429			
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Withers			2 Lower Rea Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9UD	26/04/22
Alterations and formation of extension to rear				
<i>Comment</i>		16/05/22		
No Objection				
BTC would like consideration made to any intrusion on the neighbours				
<i>Decision</i>		13/07/22		
Approved				