



## Brixham Town Council

### Minutes of the Planning and Regeneration Committee meeting held in the Function Room, Town Hall on the 04<sup>th</sup> July 2022 at 6:00pm

<b>Present</b>	Cllrs D Blackmore (C), A Massey, R Haddock, J Regan, and P Addison.
<b>In attendance</b>	Ross Green (Deputy Town Clerk), Ward Councillor Terry Manning, Ward Councillor Mike Morey and three members of the public.
<b>Welcome</b>	Cllr Blackmore opened the meeting.
<b>Public questions</b>	None.

<b>22033</b>	<b>Apologies for absence through the Clerk.</b> Apologies were received from Cllr Leach, Roseveare and Swain.
<b>22034</b>	<b>Declarations of Interest</b> None.
<b>22035</b>	<b>Minutes</b> The minutes of the meeting held on the 06.06.22 were <b>resolved</b> and signed as a correct record.
<b>22036</b>	<b>Standing Orders</b> It was <b>resolved</b> to suspend standing orders.
<b>22037</b>	<p><b>Presentation on proposed development on the Land of Wishings Field by Paul Humphries Architects</b></p> <p>The proposal is to build nine homes to subsidise improvements to the general Wishings Field village green. The development would be approximately 40% for housing and 60% for community green space. Wishings Field is a public open green space and has a national designation as a village green. The landowner has instructed a multi-disciplinary design team consisting of architects, planning consultants, ecologists, arboriculturists, and a landscape architect.</p> <p>The landscape architect has suggested that the new village green could possibly be a forum for activities, a space to hold entertainment events, landscape trails, and edible landscape.</p> <p>Paul Humphries Architects wish to engage Brixham Town Council and the community to gauge initial views and feedback. The key challenges to overcome in this development are the designation as a village green and part of the site sits within an Area of Outstanding Natural Beauty (AONB). The proposal aims to demonstrate they can deliver overall</p>

improvement for the space and that what they deliver doesn't have a demonstrable detrimental impact on the space. The local planning authority have highlighted that if they're able to demonstrate community benefit and community gain that would go in favour of an application in a AONB.

There is a community consultation page available on their website [Community Consultation - Wishings Field - Paul Humphries Architects Ltd](#)

Cllr Massey raised that Brixham has met it's housing requirement number and she would contest that there is a requirement for this type of housing but instead a need for either social housing or affordable housing. There is very little green space in Brixham and this needs to be safeguarded.

Cllr Addison asked who would manage the community allotments and would the proposed play equipment be supplied and maintained.

The representative advised that it could be managed through a management company where there would be money to maintain the common land outside of the housing but the landowner would be willing to open conversations about the future ownership of this space.

Cllr Manning commented that this was a positive proposal that brought additional housing that is needed and created a green space for the local community. The area is not fit for purpose and is not being maintained.

Cllr Haddock raised that the space should already be maintained under the public spaces and the village green designation. The Town Council have written to the landowner who has accepted that there is maintenance work to be completed and will be undertaking that remedial work.

Cllr Morey advised that the previous owner was informed that pursued development on the site then another piece of land nearby would have to be identified for a village green as a compensation. Cllr Morey asked what percentage of affordable homes would the developers be envisaging on site.

The representative advised that as Wishings Field has a village green designation then they be applying to remove that status for the housing only. At the moment they have not identified a number of affordable housing but there will need to be a financial balance of market rate homes to subsidise the improvements to the rest of the village green.

Cllr Blackmore raised that the current proposals recognise the AONB but it is very light on the policy to address it. There will be a detriment from the development because the proposal is a loss of village green space. In the Brixham Peninsula Neighbourhood Plan the green space

	<p>site assessment has this whole site allocated as a green site. This plan was accepted and adopted by the community.</p>
<b>22038</b>	<p><b>Standing Orders</b> It was <b>resolved</b> to reinstate standing orders.</p>
<b>22039</b>	<p><b>CIL &amp; Section 106 (Cllr Blackmore)</b></p> <p>Members discussed S106 monies and having clarification from Torbay Council as to where the money has gone to ensure it aligns with government guidance.</p> <p>Brixham Town Council have previously requested Torbay Council itemise the money they had received through S106 in Brixham and advise where it had been spent. There is a legal requirement for local authorities to keep records of S106 expenditure.</p> <p>Cllr Morey advised that a working party looked into S106 and identified that part of the issue was that different departments were using different IT systems. Cllr Morey explained there is a new system being introduced that will align department records making it easier to track S106 monies across all departments.</p> <p>Members were in agreement that they would like to see S106 money spent in Brixham and records maintained to evidence the expenditure.</p>
<b>22040</b>	<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>Nothing to note.</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' were considered and recommendations are contained in Appendix one of these minutes.</p>
<b>22041</b>	<p><b>Licensing Applications</b> Members considered a license application for:</p> <p>It was noted there were no licensing applications to discuss.</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>
<b>22042</b>	<b>Date of next meeting</b> The next meeting was noted as <b>Monday 05<sup>TH</sup> September 2022</b>
<b>22043</b>	<b>Items for future agenda</b> Each Councillor is requested to use this opportunity to raise items for future agendas. See table below.

<b>Item</b>	<b>Reason</b>	<b>Proposed by</b>
Transport, Parking and Logistical policy	Request policy from Torbay Council	Cllr Blackmore
BPNP T&F Group	Regular agenda item	All

The meeting closed at 19:57

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

## **Appendix one**

# Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2022

<b>1</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0217	PP-11018650		
<i>Case Officer</i>		June Pagdin		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs David and Lyn Bartlett		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	
<b>Single storey side extension to form annex</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?keyVal=R7JJKKQIG2H00&amp;activeTab=summary">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?keyVal=R7JJKKQIG2H00&amp;activeTab=summary</a>			

<b>2</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0237	PP-10586555		
<i>Case Officer</i>		Trenton Oldfield		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
James Vandembrouck	Lavender Lodge	Dashpers		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Brixham	Devon	TQ5 9LJ	09/06/22	
<b>Demolition of existing single storey detached garage, replacement with double storey detached garage.</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=R7QY8IQIG5Y00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=R7QY8IQIG5Y00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0431	PP-11174011		
<i>Case Officer</i>		June Pagdin		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Davis		57 South Furzesham Road		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Brixham	Devon	TQ5 8JF	24/05/22	
<b>Extension and conversion of existing dwelling into two flats</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=R9V6UMQIHWU00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=R9V6UMQIHWU00</a>			

<b>4</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0518	PP-11218968		
<i>Case Officer</i>		Trenton Oldfield		
<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	
<b>Single storey side extension and alterations to dwelling.</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RBECW7QIJPE00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RBECW7QIJPE00</a>			

<b>5</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0533	PP-11174693		

27/06/22 11:04 AM

Brixham Town Council

Page 1 of 3

## Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2022

<i>Case Officer</i>	Ross Wise		
<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
<b>New vehicular entrance, demolition to part of boundary wall, demolition of existing garage, reduce ground levels, retaining walls to parking area.</b>			
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RBNM6WQIK2L00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RBNM6WQIK2L00</a>		

<b>6</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0536	PP-11221587		
<i>Case Officer</i>	June Pagdin			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Rowe	The Bridge	Quentin Avenue		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Brixham	Devon	TQ5 0AG	24/05/22	
<b>Construction of detached, self-build dwelling in the South Eastern portion of garden</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RBNM8SQIK2R00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RBNM8SQIK2R00</a>			

<b>7</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0619	PP-11267784		
<i>Case Officer</i>		June Pagdin		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
N. Pearce G. Fletcher		23 Bolton Street		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Brixham	Devon	TQ5 9BZ	26/05/22	
<b>Conversion and redevelopment of existing (ground floor retail storage unit and first/second floor maisonette and rear yard) to form 3 new dwellings (1x2bedroom, 2x3bedroom). Alterations to front elevation and installation of two front dormers and construction of two storey building to rear.</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RCH8RZQIKNG00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RCH8RZQIKNG00</a>			

<b>8</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0627	PP-11288929		
<i>Case Officer</i>		Trenton Oldfield		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Rob Westhorp	Sunnycroft	Ranscombe Road		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
Brixham	Devon	TQ5 9UW	20/06/22	
<b>Two storey side extension and garage.</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RCJ3IWQIKO200">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RCJ3IWQIKO200</a>			

<b>9</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0630	PP-11289333		

27/06/22 11:04 AM

Brixham Town Council

Page 2 of 3

## Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2022

<i>Case Officer</i>	Trenton Oldfield		
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Owain Rees		53 Metherell Avenue	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham	Devon	TQ5 9QB	27/05/22
<b>Demolition of conservatory, replace with flat roof rear extension.</b>			
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=details&amp;keyVal=RCJOPNQI07U00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=details&amp;keyVal=RCJOPNQI07U00</a>		

<b>10</b>	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2022/0640	PP-11241203		
<i>Case Officer</i>	Trenton Oldfield			
<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	
<b>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.</b>				
<i>Web link</i>	<a href="https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RCSI63QIKPC00">https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&amp;keyVal=RCSI63QIKPC00</a>			