

Minutes of the Planning Committee

23 June 2025

-: Present :-

Councillor Brook (Chairman)

Councillors Billings, Fox (Vice-Chair), Pentney, Strang, Tolchard and Virdee

1. Apologies for absence

An apology for absence was received from Councillor Mandy Darling.

2. Minutes

The minutes of the meeting of the Committee held on 31 March 2025 were confirmed as a correct record and signed by the Chairman.

3. Unit 12 - 12A Torbay Trading Estate, New Road, Brixham, TQ5 8NF (P/2024/0311)

The Committee considered an application for the redevelopment of the former Jewson site consisting of demolition of existing building and erection of new three and four storey residential building to comprise 17 two-bedroom flats.

Prior to the meeting, Members of the Planning Committee undertook a site visit and written representations were available on the Council's website.

At the meeting the Planning Officer advised, that since the report had been published an error in the Officer report had been identified on page 28 – the third paragraph should read 'The proposed building would have an approximate height of 13 to 13.5 metres.....' and not '12.6 metres' as stated in the report.

Resolved (unanimously):

Minded to approve subject to:

1. the conditions outlined in the submitted report, with the final drafting of conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency, subject to Condition 3 being amended to read:

3. Boundary Treatment

Notwithstanding the approved plans, prior to the first occupation of the development hereby approved, a scheme of boundary treatment including

associated retaining structures shall be fully installed in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. Once provided, the approved boundary treatment and associated retaining structures shall be maintained and retained for the life of the development.

Reason: To ensure a satisfactory completion of development in the interests of visual and residential amenity and to protect the privacy of future and neighbouring occupants in accordance with Policies DE1, SS10 and DE3 of the Adopted Torbay Local Plan 2012-2030 and Policy BH5 of the Adopted Brixham Peninsula Neighbourhood Plan 2012-2030.

2. the completion of a unilateral undertaking in relation to the South Hams Special Area of Conservation Berry Head Recreation Zone;
3. the consideration of any further representations received once the public consultation following readvertisement and notice period have concluded to be delegated to the Divisional Director of Planning, Housing and Climate Emergency; and
4. the resolution of any new material considerations that may come to light following Planning Committee to be delegated to the Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.

Chairman