



## NORTHAM TOWN COUNCIL

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### To all members of the Committee:

You are hereby summoned to attend the **PLANNING AND DEVELOPMENT MEETING** on **THURSDAY 9th April 2026 at 6.30pm**

at The Town Hall, Windmill Lane, Northam for the transaction of the business listed on the agenda overleaf.

### Membership:

Appledore Ward: Cllr Hames

Northam/Orchard Hill ward: Cllr Horrocks, Cllr Lo-Vel, Cllr Newman-McKie

Westward Ho! ward: Cllr Bach, Cllr Hodson. (two vacancies)

**Questions by the public:** There will be a period for questions by the public. In accordance with Standing Order 3, members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of any Council business at Full Council, and at Committee meetings in respect of business on the agenda.

Members of the public are asked to respect the fact that this is a meeting to conduct council business and interruptions during council business are not permitted. If, in the opinion of the Chairman, the business of the meeting is disrupted in any way, the Chairman may ask the person/s causing the disruption to be quiet and if they refuse then ask them to leave. **Mobile phones must be switched off or silenced during the meeting.**

Anyone wishing to ask questions is requested to notify the Town Clerk by 12 noon on the day of the meeting.

**Recording, photographs and filming:** In accordance with the Council's policy on filming and recording of Local Council and Committee meetings (available to read in the Chamber) and arising from the *Local Government and Accountability Act 2014* the press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such, members of the public may be recorded or photographed during the meeting. Anyone wishing to record or photograph the meeting must notify the Town Clerk before the commencement of the meeting.

### Public attendance at Council and committee meetings

As a public body, Northam Town Council understands the need for transparency and accountability. The Council will therefore seek to conduct meetings using practices and procedures set out within the Public Bodies (Admission to Meetings) Act 1960, which states:

*Subject to subsection (2)\* below, any meeting of a body exercising public functions, being a body to which this Act applies, shall be open to the public.*

Subsection (2) states:

*Where a meeting is open to the public, a body may, by resolution exclude the public from the meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies.*

Therefore, the Council's policy is to allow public access to meetings unless the business being transacted is confidential or there are 'other special reasons' to exclude the public.

*Guy Langton*

Guy Langton, Town Clerk & RFO

Date of issue: 1st April 2026

Members are requested to turn off or silence their mobile phones for the duration of the meeting.

## AGENDA

- 1 **To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85(1)** *All apologies must be notified to the Town Council offices prior to the meeting.*
- 2 **Chair's announcements**
- 3 **To receive any dispensations and disclosable pecuniary or other interests**  
*Members are reminded that all interests must be declared prior to the item being discussed.*
- 4 **To agree the agenda as published**
- 5 **To confirm as a correct record and sign the minutes of the Planning and Development Meeting held on 19th March 2026 (p4-6)**
- 6 **Public Participation**  
*Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 4 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 20 minutes.*
- 7 **To receive an update on the Neighbourhood Plan (verbal)**
- 8 **Torrige District Council Planning Applications:**  
Torrige District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:
  - i) [1/0151/2026/FUL](#)  
**Proposal:** Replacement single storey rear extension and alterations to outbuilding  
**Location:** 4 Alpha Place, Appledore,  
**Response date:** 11th April 2026.
  - ii) [1/0234/2026/FUL](#)  
**Proposal:** Erection of single storey extension to rear, and replacement windows and doors  
**Location:** St Elvis, 6 New Quay Street, Appledore  
**Response date:** 18th April 2026.
  - iii) [1/0242/2026/FUH](#)  
**Proposal:** Replacement conservatory to rear of property  
**Location:** 11 Cleveland Park, Northam,  
**Response date:** 20th April 2026.
  - iv) [1/0248/2026/FUL](#)  
**Proposal:** Change of use to hot food takeaway (sui generis)  
**Location:** 22 Nelson Road, Westward Ho!,  
**Response date:** 24th April 2026.

## 9 **Torridge District Council Planning Decisions**

Torridge District Council, the determining Authority, has **granted** permission for the following applications with conditions as filed:

### i) **1/0026/2026/FUL**

**Proposal:** Construction of a ground floor level balcony in the rear Garden

**Location:** 17 Estuary View, Northam,

(Northam Town Council recommended that the proposal be granted permission.)

### ii) **1/0698/2025/FUL**

**Proposal:** Proposed equestrian stables, part-retrospective access and associated works

**Location:** Land At Grid Reference 244880 129879, Northam

(Northam Town Council recommended that the proposal be granted permission.)

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE****19<sup>th</sup> March 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

Present: Cllrs Hames (Chair), Horrocks, Newman-McKie and Lo-Vel.

In attendance: Guy Langton (Town Clerk &amp; RFO)

**2603/700 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**

Cllrs Bach and Hodson submitted their apologies. There were two vacant seats.

**2603/701 Chair's announcements**

The Chair had attended the appeal hearing regarding development at Bloody Corner but determination had not yet been reached.

**2603/702 To receive any dispensations and disclosable pecuniary or other interests**

Members were reminded that all interests must be declared prior to the item being discussed.

**2603/703 To agree the agenda as published**It was **resolved** to agree the agenda as published.

Proposed Cllr Newman-McKie, Seconded Cllr Lo-Vel (all in favour)

**2603/704 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 5<sup>th</sup> February 2026**It was **resolved** that to approve the minutes of that Planning & Development committee meeting as a true and correct record, they were signed by the Chair.

Proposed: Cllr Newman-McKie, Seconded: Cllr Horrocks (Majority in favour with 1 abstention - not present at the meeting).

**2603/705 Public Participation**

There were no members of the public present.

**2603/706 To receive the Northam Neighbourhood Plan Examiner's report and receive an update on the next steps**

The Northam Neighbourhood Plan had been amended in response to the Examiner's comments and the final version would be considered at the next meeting of the Full Council. Cllr Lo-Vel noted her appreciation of the work that had been done by the Working Group and proposed a vote of thanks, which was agreed.

**2603/707 Torridge District Council Planning Applications:**

Torridge District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:

**i) 1/0075/2026/LBC**

Proposal: Alterations to the design of previously approved application references 1/0455/2017/FULM and 1/0456/2017/LBC. (Variation of condition 2, 3, 4, 5 of 1/1183/2019/LBC)

Location: Fairlea Residential Home, South Lea, Northam

Response date: 21<sup>st</sup> March 2026It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Newman-McKie; Seconded: Cllr Horrocks (all in favour)

**ii) 1/0080/2026/FULM**

Proposal: Conversion of former care home into 9 apartments and 5 dwellings, including associated works and partial demolition of extensions - Variation of Condition 2 of planning permission 1/0455/2017/FULM (Variation of conditions 2, 4, 6, 9, 10, 12 of 1/1182/2019/FULM)

Location: Fairlea Residential Home, South Lea, Northam

Response date: 22<sup>nd</sup> March 2026It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Newman-McKie; Seconded: Cllr Horrocks (all in favour)

**iii) 1/0143/2026/FUL**

Proposal: Replacement single storey extension to front and erection of single storey extension to rear

Location: Buckleigh Pines, Cornborough Road, Westward Ho!

Response date: 22<sup>nd</sup> March 2026

It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Horrocks; Seconded: Cllr Hames (all in favour)

**iv) 1/0169/2026/FUL**

Proposal: Part retrospective application for two storey side extension and detached garage.

Location: 18 Beach Road, Westward Ho!,

Response date: 26<sup>th</sup> March 2026

It was **resolved** to submit a comment only, stating that the plans submitted were not clear as to the location of the garage.

Proposed: Cllr Horrocks; Seconded: Cllr Hames (all in favour)

**v) 1/0190/2026/FUL**

Proposal: First floor side extension including conversion of garage.

Location: 49 Hanson Park, Northam,

Response date: 30th March 2026

It was **resolved** to submit a comment only, stating that the proposal was contrary Local Plan policy DM25 as it would result in a loss of parking within the curtilage of the property.

Proposed: Cllr Hames; Seconded: Cllr Horrocks (all in favour)

**vi) 1/1001/2025/LA**

Proposal: Retrospective extension to quay wall, clarification of quay wall height and proposed erection of northern boundary treatment - amended plans

Location: Middle Dock, New Quay Street, Appledore

Response date: 30th March 2026

It was **resolved** to submit no further comments at this stage.

Proposed: Cllr Newman-McKie; Seconded: Cllr Horrocks (all in favour)

**vii) 1/0183/2026/FUL**

Proposal: Erection of 1no. dwelling and alterations to entrance (Selfbuild)

Location: Daddon Hill House, Northam

Response date: 30th March 2026

It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Horrocks; Seconded: Cllr Newman-McKie (all in favour)

**viii) 1/0194/2026/FUL**

Proposal: Replacement rear balcony

Location: Greenbanks, Lakenham Hill, Northam,

Response date: 5th April 2026

It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Newman-McKie; Seconded: Cllr Hames (all in favour)

**ix) 1/0132/2026/LBC and 1/0131/2026/FUL**

Proposal: Replacement 4no. bay windows

Location: Chircombe House, Chircombe Lane, Northam,

Response date: 5th April 2026

It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Horrocks; Seconded: Cllr Newman-McKie (all in favour)

x) **1/0199/2026/FUL**

Proposal: 2 New Dwellings and Associated Works (Variation of condition 2 of planning approval 1/0443/2017/FUL)

Location: Chestnut House, Durrant Lane, Northam,

Response date: 5th April 2026.

It was **resolved** to recommend the proposal be granted permission.

Proposed: Cllr Horrocks; Seconded: Cllr Newman-McKie (all in favour)

**2603/708**

**Torrige District Council Planning Decisions**

It was noted that Torrige District Council, the determining Authority, had **granted** permission for the following applications with conditions as filed:

i) **1/0004/2026/FUL**

**Proposal:** Proposed conversion of integral garage to provide additional habitable accommodation and construction of single garage to side of dwelling (Variation of condition 2 of planning approval 1/0572/2021/FUL)

**Location:** 17 Estuary View, Northam,  
(Northam Town Council recommended that the proposal be granted permission.)

ii) **1/0698/2025/FUL**

**Proposal:** Proposed equestrian stables, part-retrospective access and associated works

**Location:** Land At Grid Reference 244880 129879, Northam  
(Northam Town Council recommended that the proposal be granted permission.)

iii) **1/0021/2026/FUL**

**Proposal:** Proposed conversion of existing detached garage into ancillary dependant relatives annex with associated external works

**Location:** Fordlands, Heywood Road, Northam,  
(Northam Town Council recommended that the proposal be refused permission.)

**2603/709**

**Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has notified the Council that the following applications have been **withdrawn**:

i) **1/0995/2025/ADV**

Proposal: Siting of 4no. sponsorship signs

Location: Roundabout At Grid Reference 244919 127940, Bideford  
(Northam Town Council recommended that the proposal be granted permission.)

There being no further business the meeting closed at 7:15pm.

Signed.....Dated.....