



NORTHAM TOWN COUNCIL

Town Hall, Windmill Lane, Northam EX39 1BY

Town Clerk: Guy Langton (CiLCA, PSLCC)

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To all members of the Committee:

You are hereby summoned to attend the **PLANNING AND DEVELOPMENT MEETING** on

THURSDAY 2nd July 2026 at 6.30pm

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

Membership (two vacancies):

Appledore Ward: Cllr Hames

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

Westward Ho! ward: Cllr Bach, Cllr Sawyer

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: 25th June 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 11th June 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 **To note Tree Protection Orders (enclosed)**
Land at Knapp House, Northam, Bideford, EX39 1NT - TREE PRESERVATION ORDER 004/2025
- 9 **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) **[1/0424/2026/DEM](#)**
Proposal: Demolition of two storey structure and garage extension
Location: Barn At Grid Reference 245505 128192, Lower Cleave, Northam
Response date: 5th July m 2026
 - ii) **[1/0435/2026/FUH](#)**
Proposal: Single storey extension to front of dwelling
Location: 37 The Fairways, Westward Ho!
Response date: 9th July 2026
 - iii) **[1/0445/2026/FUL](#)**
Proposal: Single storey extension and alterations to existing dwelling
Location: Atlantis House, Churchill Way, Northam
Response date: 11th July 2026
 - iv) **[1/0410/2026/REMM](#)**
Proposal: Reserved matters application for appearance, landscaping, layout & scale for 53 no. dwellings pursuant to planning approval 1/0252/2022/OUTM (affecting a public right of way)
Location: Land Off Cornborough Road, Westward Ho!
Response date: 11th July 2026
 - v) **[1/0434/2026/FUL](#)**
Proposal: Dwelling (Variation of condition 6 of planning approval 1/1081/2009/FUL)
Location: Development Plot At Tors View, Westward Ho!
Response date: 12th July 2026

- vi) [1/0371/2026/REM](#)
Proposal: Reserved matters application for the approval of appearance, landscaping, scale and layout for the erection of two dwellings pursuant to outline permission 1/0096/2022/OUT
Location: Land At Grid Reference 246387 130514, Alpha Place, Appledore
Response date: 12th July 2026
- vii) [1/0419/2026/FUL](#)
Proposal: Demolition of existing garage and erection of dwelling (self-build)
Location: Torridge Garage, Torridge Road, Appledore
Response date: 13th July 2026
- viii) [1/0385/2026/FUL](#)
Proposal: Replacement single storey extension and installation of solar panels
Location: 1 Southmoor House, Buckleigh Road, Westward Ho!
Response date: 13th July 2026
- ix) [1/0436/2026/LBC](#)
Proposal: Replacement windows and doors
Location: 2 Northam House, Heywood Road, Northam
Response date: 17th July 2026
- 10 Torridge District Council Planning Decisions**
 Torridge District Council, the determining Authority, has **granted** permission for the following applications with conditions as filed:
- i) [1/0296/2026/LBC](#)
Proposal: Installation of iron railings
Location: 5 Odun Road, Appledore
 (Northam Town Council recommended that the proposal be granted permission.)
- ii) [1/0277/2026/FUL](#)
Proposal: Proposed extension and alterations of existing garage into office, shower room and gym
Location: Clover Bank, Sandymere Road, Northam
 (Northam Town Council recommended that the proposal be refused permission.)
- iii) [1/0250/2026/FUL](#)
Proposal: Demolition of existing barns and erection of two dwellings
Location: Agricultural Buildings at Duckhaven Stud, Cornborough Road, Westward Ho!
 (Northam Town Council made no comment at this stage.)
- iv) [1/0309/2026/FUL](#)
Proposal: Proposed internal alterations and single storey rear extension, to include demolition of the existing conservatory and the conversion of the existing garage
Location: 9 Millennium Way, Westward Ho!
 (Northam Town Council recommended that the proposal be granted permission.)
- v) [1/0327/2026/LBC](#)
Proposal: Retrospective Internal alterations
Location: 8 Pitt Hill, Appledore
 (Northam Town Council recommended that the proposal be granted permission.)

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
11th June 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.

Present: Cllrs Bach, Hames (Chair), Lo-Vel and Sawyer.

In attendance: Guy Langton (Town Clerk & RFO)

- 2606/083 To elect a Chair for the committee**
 Cllr Bach proposed Cllr Hames continue as Chair of this committee. This was seconded by Cllr Sawyer. There being no other nominations, a vote was taken and Cllr Hames was elected unanimously.
- 2606/084 To elect a Deputy Chair for the committee**
 Cllr Hames proposed Cllr Bach be elected Deputy Chair of this committee. This was seconded by Cllr Sawyer. There being no other nominations, a vote was taken and Cllr Bach was elected unanimously.
- 2606/085 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**
 Cllrs Horrocks and Newman-McKie submitted their apologies, the reasons for which were approved. There were two vacant seats.
- 2606/086 Chair's announcements**
 The Chair announced that Torridge District Council had expressed concerns to Government about proposals to revise the planning process in England, which would include limiting the powers of planning authority planning committees and restricting the ability of councillors to call in applications to committee. Parliament would be debating the changes in July this year and the constituency MP had been asked to raise councillor concerns during the debate.
- 2606/087 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.
- 2606/088 To agree the agenda as published**
 It was resolved to agree as published.
 Proposed Cllr Bach, Seconded Cllr Lo-Vel (all in favour)
- 2606/089 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 30th April 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 Bach, Seconded: Cllr L-Vel (Majority in favour with 1 abstention - not present at the meeting).
- 2606/090 Public Participation**
 There were no members of the public present.
- 2606/091 To receive the Northam Neighbourhood Plan Examiner's report and receive an update on the next steps**
 It was anticipated that Northam's Neighbourhood Plan would be considered by the June 2026 meeting of Full Council at Torridge. If approved, the referendum would need to be within 56 days of that approval, most likely on the 2nd September 2026, though this was to be confirmed.
 The committee would need to consider how to promote the referendum in due course.

2606/092

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) 1/0330/2026/FUL

Proposal: Retrospective application for the siting of ground mounted solar panels.
 Location: Marshford House, Churchill Way, Northam
 It was resolved to recommend the proposal be granted permission.
 Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

ii) 1/0348/2026/FUL

Proposal: Extension and alterations to property
 Location: 5 Torridge Road, Appledore
 It was resolved to recommend the proposal be granted permission.
 Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

iii) 1/0347/2026/FUL

Proposal: Erection of two-storey side extension and decking with associated alterations (Variation of condition 2 of planning approval 1/0837/2025/FUL)
 Location: The Mount, Lakenham Hill, Northam
 It was resolved to recommend the proposal be granted permission, subject to inclusion of solar PV in the plans to be installed as part of the build.
 Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

2606/093

Torridge District Council Planning Decisions

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

i) 1/0131/2026/FUL & 18/0132/2026/LBC

Proposal: Replacement 4no. bay windows
 Location: Chircombe House, Chircombe Lane, Northam
 (Northam Town Council recommended that the proposal be granted permission.)

ii) 1/0194/2026/FUL

Proposal: Replacement rear balcony
 Location: Greenbanks, Lakenham Hill, Northam
 (Northam Town Council recommended that the proposal be refused permission.)

iii) 1/0151/2026/FUL

Proposal: Replacement single storey rear extension and alterations to outbuilding
 Location: 4 Alpha Place, Appledore
 (Northam Town Council recommended that the proposal be granted permission.)

iv) 1/0239/2026/LBC

Proposal: Alterations, repairs and improvements to ground floors and alteration of existing external door openings in north elevation to window openings
 Location: Staddon House, Staddon Road, Appledore
 (Northam Town Council recommended that the proposal be granted permission.)

v) 1/0268/2026/FUL

Proposal: Demolition of conservatory and erection of single storey extension
 Location: 2 Tower Street, Northam
 (Northam Town Council recommended that the proposal be granted permission.)

vi) 1/0076/2025/FUL

Proposal: Proposed flats and associated parking (variation of condition 2 of planning permission 1/0831/2017/FUL) (variation of condition 2 of planning approval 1/0618/2018/FUL)

Location: The Pines, 76 Atlantic Way, Westward Ho!

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

vii) 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

(Northam Town Council did not comment on the amended plans, having recommended the first version be granted permission.)

viii) 1/0242/2026/FUH

Proposal: Replacement conservatory to rear of property

Location: 11 Clevelands park, Northam

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

ix) 1/0248/2026/FULC

Proposal: Change of use to hot food takeaway (sui generis)

Location: 22 Nelson Road, Westward Ho!

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

x) 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

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

There being no further business, the meeting closed at 6:50pm

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