



NORTHAM TOWN COUNCIL
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To all members of the Council:

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

THURSDAY 15th January 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.

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: 8th January 2026

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 18th December 2025 (p4-5)

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 progress of the Northam Neighbourhood Plan

8 To Note: Torridge District Council Planning Appeals

Torridge District Council, the determining Authority, has notified the Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission.

Proposal: Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 1no. dwelling pursuant to application 1/1293/2021/OUT

Appeal Reference: [6003097](#)

Appeal Start Date: 5th January 2026

Interested Party comments by: 5th February 2026.

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) [1/0976/2025/FUL](#)

Proposal: Single storey rear extension

Location: 50 Bay View Road, Northam,

Response date: 10th January 2026 extended to 16th January 2026

ii) [1/0949/2025/FUL](#)

Proposal: Demolition of existing sunroom and garage with replacement two storey side extension and addition of pitch to adjacent garage roof

Location: Daddon Hill Cottage, Daddon Hill,

Response date: 10th January 2026 extended to 16th January 2026

iii) [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

Response date: 30th January 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) **1/0843/2025/FUL**

Proposal: Single storey rear extension with raised decking

Location: 33 Windmill Lane, Northam,

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

ii) **1/0819/2025/FUL**

Proposal: Extensions and alterations to existing cottage, including repair/replacement of existing pitched roof (Variation of condition 2 of planning approval 1/0218/2024/FUL)

Location: 58 Irsha Street, Appledore

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

iii) **1/0831/2025/FUL**

Proposal: Alterations to first floor and roof to create first floor accommodation

Location: 101 Bay View Road, Northam

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

iv) **1/0850/2025/FUH**

Proposal: First floor rear extension

Location: 4 Windmill Lane, Northam

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

v) **1/0835/2025/FUL**

Proposal: Proposed first floor extension to existing garage for new home office/ancillary living accommodation

Location: 59 Hanson Park, Northam

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

vi) **1/0733/2025/FUL**

Proposal: Proposed dwelling and garage (Amendment of condition 4 of planning approval 1/0540/2018/FUL)

Location: Land At Southmoor House, Buckleigh Road, Westward Ho!,

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

vii) **1/0859/2025/FUL**

Proposal: Erection of rear extension, loft conversion, front porch, detached garage and associated works (affecting public right of way)

Location: Tree Tops, Durrant Lane, Northam

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

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
18th December 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.

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

In attendance: Guy Langton (Town Clerk & RFO)

2512/527 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

Cllrs Bach and Lo-Vel, and Mr N Arnold (co-opted member) tendered their apologies. There were two vacant seats.

2512/528 Chair's announcements

The Chair made no announcements.

2512/529 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. There were none

2512/530 To agree the agenda as published

It was **resolved** to agree agenda as published.

Proposed Cllr Horrocks, Seconded Cllr Hodson (all in favour)

2512/531 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 12th December 2025

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 Hames, Seconded Cllr Hodson (all in favour).

2512/532 Public Participation

There were no members of the public present.

2512/533 To receive an update on the progress of the Northam Neighbourhood Plan

The Northam Neighbourhood Plan was still with the Examiner.

2512/534 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) **1/0863/2025/PIP**

Proposal: Permission in principle for construction of 1no. dwelling Location:
 Land At Grid Reference 245009 128576, Cleveland's Park,
 Northam
 The application had been withdrawn.

ii) **1/0941/2025/FUL**

Proposal: Replacement conservatory, porch extension and insertion of 1 ground floor window
 Location: Glenrose Cottage, Glen Gardens, Bideford
 It was **resolved** to recommend the proposal be granted permission.
 Proposed: Cllr Newman-McKie; Seconded: Cllr Hodson (all in favour)

iii) **1/0928/2025/FUL**

Proposal: Loft conversion with rooflights
 Location: 35 Cross Street, Northam
 It was **resolved** to recommend the proposal be granted permission.
 Proposed: Cllr Hodson; Seconded: Cllr Horrocks (all in favour)

iv) **1/0926/2025/FUL**

Proposal: Rear extension for WC and store building, and flat roof replacing existing mono-pitched roof

Location: St Marys Church Hall, Appledore

It was **resolved** to recommend the proposal be granted permission, subject to the concerns raised by South West Water in its comments being resolved.

Proposed: Cllr Newman-Mckie; Seconded: Cllr Hodson (all in favour)

v) **1/0869/2025/FUL**

Proposal: Extension and alterations to main house and pool house and partial garage conversion

Location: Fleet, Goats Hill Road, Northam

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

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

vi) **1/0963/2025/FUL**

Proposal: Erection of single storey replacement extension and decking

Location: 44 North Street, Northam

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

Proposed: Cllr Hodson; Seconded: Cllr Newman-Mckie (all in favour)

vii) **1/0953/2025/FUL**

Proposal: Demolition of existing dwelling and erection of 1dwelling (self-build)

Location: Watersmeet, Churchill Way, Northam

It was **resolved** to recommend the proposal be refused permission on the grounds that the proposed construction would be out of keeping with and have a detrimental effect on the street scene, contrary to Local Plan policy DM04 (a).

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

2512/535

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) **1/0776/2025/FUL**

Proposal: Alterations to front elevation and porch entrance

Location: Waterfront Inn, Golf Links Road, Westward Ho!

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

ii) **1/0796/2025/FUL**

Proposal: Erection of indoor golf coaching facility

Location: Royal North Devon Golf Club, Westward Ho!

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

There being no further business the meeting closed at 7:40pm.

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