

Northam Town Council – Minutes of the Extraordinary Planning Meeting held 30th September 2021 at 5.15 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Sargent, Newman-McKie, Tisdale and Hames.

In attendance: G Langton – Deputy Town Clerk.
Cllr Dermot McGeough – Devon County Council
Helen Smith – Torridge District Council Planning Officer
Three members of the public.

2109/613 Apologies

Apologies were recorded on behalf of Cllrs Shelley, Laws and Miss Manley.

2109/614 Chairman's announcements

The Chairman welcomed the news that a further five apprentices had been employed at Appledore Shipyard.

2109/615 Declarations of interest

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

2109/616 To agree the agenda as published

It was **resolved** to agree the agenda as published.
Proposed: Cllr Tisdale, Seconded: Cllr Hames (all in favour)

2109/617 Public Participation

It was noted that 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.

One member of the public wished to address the Committee. It was agreed that any members of the public wishing to would address the Committee at the appropriate item for consideration.

2109/618 To consider a verbal report from the District Planning Officers regarding the proposal to be considered (1/0769/2020/OUTM).

Helen Smith, of The Torridge District Council, addressed the Committee regarding the plans for access to the three current proposals for development at the site in Appledore identified in policy NOR07 of the NDaT Local Plan 2031, including the proposal for consideration at the meeting.

A Ward member had called both planning proposals not yet determined (1/0576/2021/FUL and 1/0769/2020/OUTM) had been called before the Torridge District Council Plans Committee, either in November or December 2021.

The Officer reported that Devon County Council Highways had not required an dedicated right turn at the junction of Churchill Way and Wooda Road. The Highways Officer had been concerned that the eastern access for the scheme to be considered at this meeting did not have appropriate visibility splays, requiring the hedge to be relocated and a pavement installed at the highway edge.

The Committee heard that the outline proposal for 27 dwellings stated it would result in a 10% net increase in biodiversity.

In response to members questions regarding the expectation in NOR07, that the development proposals for the identified site would be brought forward in a comprehensive manner, thus be interconnected, which would reduce the number of connections to Pitt Lane, the Officer confirmed that the District Council must deal with each proposal on its merits and whilst it could seek to improve the connectivity between discrete proposals, that could not be required.

In response to members questions seeking confirmation of the proportion of the affordable units proposed. The Officer confirmed that the developer's viability statement indicated between 20% and 25%, though the District Valuer considered that a higher percentage may be possible. It was also confirmed that the public open space was a higher proportion that would normally be required on a site of this size.

It was **resolved** to suspend standing orders to allow members of the public to address the Committee.

Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

One member of public addressed the Committee declaring their objections to proposal 1/0769/2020/OUTM.

It was **resolved** to reinstate standing orders.

Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

2109/619 **Torrige District Council Planning Applications:**

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

It was formally noted that participation of the Councillors who are also members of Torrige District Council in both the debate and subsequent vote (in respect of any of the applications below, were preliminary) was on the basis that the views expressed were based on information made available at the time to the Town Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against.

i) **1/0769/2020/OUTM – Re-consultation**

Location: Land At Pitt Lane, Appledore

Applicant: V A Heslin

Proposal: Outline application for 27 dwellings with all matters reserved except access (Amended Description) (amended access, LVIA Addendum, additional ecology details and building for life).

It was **resolved** to recommend that this application be refused on the grounds that:

The translocation of the existing hedge was contradictory to policy NOR07 of the NDaT Local Plan 2031, which required the protection of landscape and biodiversity.

The inclusion of a short pavement and limited cycle connectivity with other proposals was contradictory to policy NOR07 of the NDaT Local Plan 2031, which required proper provision for pedestrians and cyclists.

The hedge should therefore be retained in its current position, and the cycle and pedestrian routes should be located inside the hedge, away from the highway.

The Council further commented that NOR07 expected a comprehensive development scheme and that the schemes currently approved and under consideration should be presented within an overview of all sites within the area defined in NOR07.

Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour)

There being no further business the meeting finished at 5.57 pm

Signed: _____ Dated _____