

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
5th February 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.

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

In attendance: Guy Langton (Town Clerk & RFO), four members of the public

2602/596 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

Cllr Hodson submitted her apologies. There were two vacant seats.

2602/597 Chair's announcements

The Chair reported that the Torridge Plans Committee had approved the proposed changes to The Mount, Lakenham Hill. This Council had requested solar PV cells be added to the building and the Torridge Plans Committee had been told this would be advised to the applicant.

2602/598 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.

2602/599 To agree the agenda as published

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

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

2602/600 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 15th January 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 Lo-Vel (Majority in favour with 2 abstentions - not being present at the meeting).

2602/601 Public Participation

One member of the public addressed the committee on the subject of the appeal against the refusal of permission for 39 dwellings at Bloody Corner (1/0251/2025/OUTM) noting that:

- There were currently 532 homes for sale within 3 miles of Northam, 102 of which were new homes. One-third of new homes had been reduced in price and one-quarter of other homes. In her view, this indicated the area was currently no shortage of homes.
- A bat survey had found that there were 10 species of bat at the site, two of which were significant populations of nationally extremely rare species.

2602/602 To receive an update on the progress of the Northam Neighbourhood Plan

It was **resolved** to send the circulated letter to the Examiner in response to the request to fact check his draft report. The letter noted that whilst the Council had no concerns regarding the factual accuracy of the report it was concerned that the word 'Maritime' had been removed from policy ED3 the 'Appledore Maritime Employment Zone'.

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

2602/603 To Note: Torridge District Council Planning Appeals

It was noted that 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: Outline application with all matters reserved except for access for up to 39 dwellings pursuant to application 1/0251/2025/OUTM

Appeal Reference: 6003024

Appeal Start Date: 9th January 2026

Chair's initials

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Interested Party comments by: 13th February 2026.
Public Hearing: Confirmed, 10th March 2026 (location to be advised).

Proposal: Creation of parking space and repositioning of street sign pursuant to application 1/0575/2025/FUL

Appeal Reference: 6003572

Appeal Start Date: 16th January 2026

Interested Party comments by: Appeal closed for comment

Four members of the public left the meeting at this point (6:45pm)

2602/604

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) **1/0999/2025/FUL**

Proposal: Removal and replacement of cladding and associated works

Location: Horizon View, Bath Hotel Road, Westward Ho!

Response date: 2nd February 2026

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

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

ii) **1/0995/2025/ADV**

Proposal: Siting of 4 sponsorship signs

Location: Roundabout At Grid Reference 244919 127940,
(Heywood Road roundabout)

Response date: 7th February 2026

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (majority in favour, one against and one abstention)

iii) **1/0023/2026/FUL**

Proposal: Ground floor extension to front elevation

Location: 14 Foxhill, Northam

Response date: 7th February 2026

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

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

iv) **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

Response date: 8th February 2026

It was **resolved** to recommend the proposal be refused permission on the grounds that the proposal was contrary to Local Plan policy DM25 Residential Extensions and Ancillary Development, clause 2. Clause 2 states 'Annexe accommodation will be physically attached to the main house and be commensurate in scale to the needs of the intended occupants', paragraph 13.138 goes on to state that 'Annexe accommodation will be required to be physically attached to the main house'. It is the Council's view that the proposal, which would provide a one-bedroom property with all amenities expected of a stand-alone dwelling, would not be acceptable under this policy.

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

Chair's initials

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v) **1/1001/2025/LA**

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

Location: Middle Dock , New Quay Street, Appledore

Response date: 9th February 2026

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (majority in favour, one abstention)

vi) **1/0026/2026/FUL**

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

Location: 15 Tomouth Road, Appledore

Response date: 13th February 2026

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

Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

2602/605

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) **1/0832/2025/ADV**

Proposal: Town Council notice board

Location: Northam Town Council, Council Offices, Windmill Lane, Northam
(Northam Town Council recommended that the proposal be granted permission.)

ii) **1/0928/2025/FUL**

Proposal: Loft conversion with roof lights

Location: 35 Cross Street, Northam

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

iii) **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

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

iv) **1/0941/2025/FUL**

Proposal: Replacement conservatory, porch extension and insertion of 1 ground floor window

Location: Glenrose Cottage, Glen Gardens, Bideford

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

There being no further business the meeting closed at 7:20pm.

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

Chair's initials