

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
19th 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 & RFO)

2603/nnn 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/nnn Chair's announcements

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

2603/nnn 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/nnn 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/nnn To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 5th 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/nnn Public Participation

There were no members of the public present.

2603/nnn 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/nnn 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: 21st March 2026

It 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: 22nd March 2026

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

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

Chair's initials

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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: 22nd 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: 26th 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)

Chair's initials

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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/nnn 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) 1/0004/2026/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/nnn Torridge District Council Planning Decisions

Torridge 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.....

Chair's initials