

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. Northam Town

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.)

Chair's initials

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.....

Chair's initials