

Following the Local Government and Accountability Act 2014 the Council now has a policy on filming and recording of Local Council and Committee meetings which will be on view in the Council Chamber or Committee Room as appropriate. Those attending meetings are deemed to have consented to the filming, recording or broadcasting of meetings. Those exercising the rights to film, record and broadcast must respect the rights of other people attending under the Data Protection Act 1998. Members of the public may not wish to be recorded and the Chair of the meeting will ensure insofar as is possible that any request not to be recorded will be respected.

ALL PLANNING APPLICATIONS CAN BE VIEWED
ONLINE AT WWW.TORRIDGE.GOV.UK



NORTHAM TOWN COUNCIL
TOWN HALL
WINDMILL LANE
NORTHAM
DEVON
EX39 1BY

Town Clerk: Mrs Jane Mills MILCM
Telephone: 01237 474976

E-mail townclerk@northamtowncouncil.gov.uk

To: All Members of the Northam Town Council
Planning Committee
Cc: All Northam Town Councillors

You are hereby summoned to attend a Planning Meeting on **THURSDAY 21st April 2022 at 6.30pm**, which will be held in the Town Hall Council Chamber.

Members of the public will be admitted at the start of the meeting.

The Agenda for the meeting is set out below.

Date of issue: **13th April 2022**

M. J. Mills

Mrs Jane Mills MILCM
Town Clerk

The following are Members of the Planning Committee:

Cllrs Davis (Chairman), Hames, Laws, Manley, Newman-McKie, Sargent, Tisdale and Woodhouse plus the Mayor (ex-officio). one vacancy.

All Members of the Council are entitled to attend.

AGENDA

- 1 Apologies**
- 2 Chairman's Announcements**
- 3 Declarations of interest:**
Members are reminded that all interests should be declared prior to the item being discussed.
- 4 To agree the agenda as published**
- 5 To confirm and sign the minutes of the Planning Meeting held 31st March 2022**
(herewith)
- 6 To confirm and sign the minutes of the Planning Meeting held 7th April 2022** *(herewith)*
- 7 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.

8 **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) [1/1384/2021/FUL](#) **re-consultation** Applicant: Maxika Homes Ltd
Location: Culloden House, Fosketh Hill, Westward Ho!
Response date: 15th April 2022 (extension requested)
Proposal: Proposed change of use from Bed and Breakfast use to No.2 units of holiday accommodation (Amended Plan)
- ii) [1/1293/2021/FUL](#) **re-consultation** Applicant: Maxika Homes Ltd
Location: Land at Culloden House, Fosketh Hill, Westward Ho!
Response date: 15th April 2022 (extension requested)
Proposal: Proposed dwelling (Amended Plan)
- iii) [1/0289/2022/FUL](#) & [1/0314/2022/LBC](#) Applicant: Mr & Mrs Page
Location: 15 The Quay, Appledore
Response date: 22nd April 2022
Proposal: Internal alterations and general modifications, and small single storey rear extension
- iv) [1/0321/2022/FUL](#) Applicant: Harco Trading Ltd
Location: Land At Torridge Road, Appledore
Response date: 23rd April 2022
Proposal: Erection of No.3 dwellings and associated works (Affecting a public right of way)
- v) [1/0294/2022/FUL](#) Applicant: Ocracoke Projects Ltd.
Location: 14 Greenacre Close, Northam
Response date: 23rd April 2022
Proposal: Erection of raised decking to rear of dwelling
- vi) [1/0235/2022/FUL re-consultation](#) Applicant: T Dorrell
Location: Hillcote West, First Raleigh, Bideford
Response date: 23rd April 2022
Proposal: Erection of 1 (one) dwelling
- vii) [1/1017/2021/REMM re-consultation](#) Applicant: Strongvox Homes
Location: Land To The Rear Of Amberley, Limers Lane, Northam
Response date: 22nd April 2022 (extension granted)
Proposal: Application for reserved matters of layout, landscaping, scale and appearance for 40 no. dwellings, along with provision of new strategic footpath/cycleway, informal public open space and associated works pursuant to Outline Planning Permission 1/0906/2015/OUTM (Amended Plans)
- viii) [1/0252/2022/OUTM](#) Applicant: NG Properties SW Ltd
Location: Land Off Cornborough Road, Westward Ho!
Response date: 23rd April 2022
Proposal: Outline application for the erection of up to 400 dwellings, amenity open space, footpath links, associated landscaping and infrastructure works with all matters reserved except access (Affecting a Public Right of Way)

- ix) [1/0323/2022/FUL](#) Applicant: Mr Ashton
Location: Flagstaff House, Lower Cleave, Northam
Response date: 24th April 2022
Proposal: Retrospective application for the change of use from holiday unit to an annexe to the main dwelling house (Affecting a Public Right of Way) (Resubmission of 1/1012/2021/FUL)
- x) [1/0332/2022/FUL](#) Applicant: J Dugdale
Location: Goosander, Odun Terrace, Appledore
Response date: 24th April 2022
Proposal: Single storey ground floor rear extension.
- xi) [1/0339/2022/FUL](#) Applicant: Mr & Mrs Candler
Location: Millers Rest, Torridge Road, Appledore
Response date: 24th April 2022
Proposal: Addition of a dormer loft extension to the rear.
- xii) [1/0343/2022/FUL](#) Applicant: S Morris
Location: 43 Staddon Road, Appledore
Response date: 28th April 2022
Proposal: Demolition of single dwelling and replacement with new energy efficient single dwelling with associated landscape works
- xiii) [1/0353/2022/FUL](#) Applicant: Bowden
Location: 21 Lundy View, Northam
Response date: 1st May 2022
Proposal: Proposed new roof terrace.
- xiv) [1/0366/2022/FUH](#) Applicant: Cook
Location: 3 Surf Cottages, Golf Links Road, Westward Ho!
Response date: 1st May 2022
Proposal: Replacement windows.
- xv) [1/0354/2022/FUL](#) Applicant: D Sparrey
Location: Sylvaner, Chircombe Lane, Northam
Response date: 2nd May 2022
Proposal: Proposed extension to dwelling and enclosure of swimming pool
- xvi) [1/0369/2022/LBC](#) Applicant: N Fenton
Location: Diddywell Farm, Diddywell Road, Northam
Response date: 5th May 2022
Proposal: Remedial works following fire damage

9 To consider a Council response to the below consultations from Torridge District Council:

- i. Public Consultation: North Devon and Torridge draft Affordable Housing Supplementary Planning Document (SPD) and a joint Validation Checklist – Requirements for Planning Applications
- ii. Validation Checklist Requirements for Planning Applications

Comments are invited on both the draft SPD and Validation Checklist during the period 31st March - 13th May 2022 and may be submitted online at <https://consult.torridge.gov.uk/>

10 Planning Appeals

North Devon District Council, the determining Authority, has notified the Council that the following appeal will be heard as follows:

The Inquiry is expected to run for a total of 6 days on the following dates, 19th April, 20th April, 21st April, 22nd April and then into the following week on Tuesday 26th April and Wednesday 27th April 2022. With the exception of the opening day, the event is expected to begin at 9:30 am on each day.

At: The Inquiry will commence at 10:00am on Tuesday April 19th 2022 and will be held at The Cedars Inn, Bickington Road, Barnstaple EX31 2HE.

Site Address: Former Yelland Power Station Lower Yelland Yelland Barnstaple Devon EX31 3EZ

Description of Development:

Hybrid Application:

(A) full application for access, scale & layout of site including raising of ground levels, removal of any contamination, demolition of buildings, flood defence works, site access works & highway infrastructure, together with purpose built bat building and vehicle parking for Tarka Trail.

(B) outline application for 250 dwellings (Use Class C3(a)), up to 3000sqm employment space (Use Class E(g)(i) and E(g)(ii) was Use Class B1). Retail Space of up to 250sqm gross floorspace (Use Class E(a) was Use Class A1); Space for the Sale of food and drink of up to 2000sqm Gross floorspace (Use Class E(b) Was Use Class A3); Service and Community Space of up to 500sqm Gross floorspace (Use Class E(d) E(e), E(f) and F1(a), F1(b), F1(e), and F2(b) was Use Class D1 and D2); including all associated infrastructure, roads, footpaths, cycleway, drainage (incl. attenuation works), landscaping & appearance, public open space, & utilities.

Agreed Amended Description

Application Reference: 60823
Appellant's Name: Yelland Quay Ltd
Appeal Reference: APP/X1118/W/21/3283943

11 Torridge District Council Planning Decisions

Torridge District Council, the determining Authority, has **granted permission** for the following applications with conditions as filed:

- i) 1/0317/2021/FUL
Proposal: Small front porch extension to terraced house.
Location: 6 The Rocks, Stanwell Hill, Westward Ho!
(Northam recommended approval)
- ii) 1/0173/2022/FUL
Proposal: Demolition of balcony and rear single storey structure and erection of single storey extensions, balcony and alterations
Location: 5 Estuary View, Northam
(Northam recommended approval)

- iii) 1/0088/2022/FUL
 Proposal: New front gable roof to first floor and minor alterations to existing dwelling
 Location: Three Elms, Lakenham Hill, Northam
 (Northam recommended approval)
- iv) 1/0128/2022/FUL
 Proposal: Extension and alterations to existing dwelling
 Location: Mahana, Hilltop Road, Bideford
 (Northam recommended approval)
- v) 1/0141/2022/FUL
 Proposal: First floor extension and alterations above existing single storey flat roof
 Location: 47 Western Avenue, Appledore
 (Northam recommended approval)
- vi) 1/0153/2022/FUL
 Proposal: Enlargement of existing rear balcony, window alterations, new front porch, and internal alterations
 Location: The Navatek, 102A Bay View Road, Northam
 (Northam recommended approval)
- vii) 1/0134/2022/FUL
 Proposal: Internal and external alterations including small extension to rear (Variation of condition 2 of Planning Approval 1/0470/2021/FUL)
 Location: Trieste, Green Lane, Appledore
 (Northam recommended approval)
- viii) 1/0180/2022/FUL & 1/0181/2022/LBC
 Proposal: Retrospective application for two (2) replacement windows.
 Location: 5 Marine Parade, Appledore
 (Northam recommended approval)

12 **Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has **refused permission** for the following applications with conditions as filed:

- i) 1/0096/2022/OUT
 Proposal: Outline application for 2 no. dwellings with some matters reserved - Resubmission of Planning Application 1/0103/2021/OUT
 Location: Land At Alpha Place, Appledore
 (Northam recommended refusal)
- ii) 1/0077/2021/CPE
 Proposal: Certificate of existing lawful use for recreational land ancillary to use of the caravan site.
 Location: Land At Knapp House, Churchill Way, Northam
 (Northam recommended refusal)