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

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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 26<sup>th</sup> May 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: 19<sup>th</sup> May 2022

*M. J. Mills*

Mrs Jane Mills MILCM  
Town Clerk

The following are Members of the Planning Committee:  
Cllrs Davis, Hames, Hodson, Manley, Newman-McKie, Sargent and Tisdale plus the Mayor (ex-officio). one vacancy.

All Members of the Council are entitled to attend.

### **AGENDA**

- 1 Apologies**
- 2 Chairman's Announcements**
- 3 To agree the agenda as published**
- 4 Declarations of interest:**  
*Members are reminded that all interests should be declared prior to the item being discussed.*
- 5 To confirm and sign the minutes of the Planning Meeting held 12<sup>th</sup> May 2022 (herewith)**
- 6 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.*

**7 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) [1/0438/2022/FUL](#) Applicant: M Evans  
Location: Royal North Devon Golf Club, Westward Ho!  
**Response date: 28<sup>th</sup> May 2022**  
Proposal: Replacement greenkeepers building and demolition of part of existing greenkeepers building
- ii) [1/0456/2022/FUL](#) Applicant: L Worrall  
Location: 4 Estuary View, Northam  
**Response date: 2<sup>nd</sup> June 2022**  
Proposal: Proposed two storey extension, with balcony, to rear of dwelling
- iii) [1/0460/2022/FUL](#) Applicant: S Annison  
Location: 11 Stanwell Drive, Westward Ho!  
**Response date: 3<sup>rd</sup> June 2022**  
Proposal: Proposed rear extension and extension of existing terrace - Variation of condition 2 of Planning Approval 1/1300/2021/FUL
- iv) [1/0437/2022/FUL](#) Applicant: Mr & Mrs Stanley  
Location: Morans Restaurant & Bar, Golf Links Road, Westward Ho!  
**Response date: 3<sup>rd</sup> June 2022**  
Proposal: Proposed extension and alterations to create owners accommodation above existing restaurant.
- v) [1/0287/2022/FUL](#) Applicant: Wain Homes South West  
Location: Land At Grid Reference 242982 128437, Cornborough Road, Westward Ho!  
**Response date: 3<sup>rd</sup> June 2022**  
Proposal: Part retrospective application for the erection of 3x 5.2m high flag poles and 47m x 2.2m hoarding.
- vi) [1/0452/2022/FUL](#) Applicant: B Lewis  
Location: 34 Swanswood Gardens, Westward Ho!  
**Response date: 3<sup>rd</sup> June 2022**  
Proposal: Removal of existing flat roof to replace with new raised flat roof and conversion of garage to living accommodation.
- vii) [1/0205/2022/OUTM \(re-consultation\)](#) Applicant: Baker Estates Ltd  
Location: Land At Wooda Road , Pitt Lane, Appledore  
**Response date: 3<sup>rd</sup> June 2022**  
Proposal: Outline application for No.36 dwellings, public open space and associated infrastructure with all matters reserved except access end (transport statement addendum, archaeology report, Building for a Healthy Life Assessment, landscape details, ecology details, green infrastructure details)

## 12 Torridge District Council Planning Decisions

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

- i) 1/0366/2022/FUL  
Proposal: Replacement Windows  
Location: 3 Surf Cottages, Golf Links Road, Westward Ho!  
(Northam recommended approval)
- ii) 1/0339/2022/FUL  
Proposal: Addition of a dormer loft extension to the rear  
Location: Millers Rest, Torridge Road, Appledore  
(Northam recommended approval)
- iii) 1/1233/2021/FUL  
Proposal: Residential development of 138 dwellings consisting of 120 houses, 14 bungalows and 4 flats along with an allotment site, public open space and associated infrastructure (**Variation of condition 2 of planning permission 1/0490/2020/FULM - Substitution of Type H houses with Type J houses**)  
Location: Land Between Tadworthy Road And Golf Links Road, Westward Ho!  
(Northam noted the variation proposal)
- iv) 1/0238/2022/FUL & 1/0277/2022/LBC  
Proposal: Conversion of outbuildings to form additional teaching space  
Location: Claires Little Robins Day Nursery, Saunders House, Fore Street, Northam  
(Northam recommended approval)
- v) 1/1293/2021/OUT  
Proposal: Proposed dwelling and the provision of 5 car parking spaces to serve Culloden House  
Location: Land At Culloden House, Fosketh Hill, Westward Ho!  
(Northam recommended approval)
- vi) 1/1384/2021/FUL  
Proposal: Proposed change of use from Bed and Breakfast use to 2 units of holiday accommodation  
Location: Culloden House, Fosketh Hill, Westward Ho!  
(Northam noted the variation proposal)
- vii) 1/1354/2022/FUL  
Proposal: Proposed extension to dwelling and enclosure of swimming pool  
Location: Sylvaner, Chircombe Lane, Northam  
(Northam noted the variation proposal)
- viii) 1/1388/2021/FUL & 1/1389/2021/LBC  
Proposal: Conversion of redundant agricultural building into a one bedroom dwelling  
Location: Cleave Farm, Lower Cleave, Northam  
(Northam noted the variation refusal)
- ix) 1/1017/2021/REMM  
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)  
Location: Land To The Rear Of Amberley Limers Lane Northam Devon  
(Northam recommended refusal)

**Northam Town Council – Minutes of the Planning Meeting held 12<sup>th</sup> May 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Hames (Vice-Chairman), Laws, Miss Manley, Newman-McKie and Tisdale

**In attendance:** Guy Langton – Deputy Town Clerk  
1 Member of the public

**2205/032 Election of the Chairman of the Planning Committee.**

It was proposed by Cllr Tisdale and seconded by Cllr Miss Manley, that Cllr Davis be elected as Chairman, all were in favour and it was so **resolved**.

**2205/033 Election of the Vice Chairman of the Planning Committee.**

It was proposed by Cllr Tisdale and seconded by Cllr Laws, that Cllr Hames be elected as Chairman, all were in favour and it was so **resolved**.

**2205/034 Apologies**

Apologies were recorded on behalf of Cllrs Mrs Hodson, Davis and Sargent.

**2205/035 Chairman's Announcements**

The Vice Chairman announced that at the most recent Torridge District Council Plans Committee meeting, proposals for development at Koversada on Diddywell Road and to the rear of Amberley on Limers Lane had been approved.

He also noted that previously a member of this Planning Committee had attended the TDC Plans Committee to speak on the Council's behalf and to be able to report back to this Committee. He hoped this could return as standard practice.

**2205/036 To agree the agenda as published**

It was **resolved** to agree the agenda.

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

**2205/037 Declarations of interest:**

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

**2205/038 To confirm and sign the minutes of the Planning Meeting held 21<sup>st</sup> April 2022**

It was **resolved** to approve the minutes, which were signed by the Vice Chairman.

Proposed: Cllr Tisdale, Seconded Cllr Manley (majority in favour, one abstention – absent from the meeting).

**2205/039 Public Participation**

The member of the public did not wish to address the committee.

**2205/040 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

The Deputy Town Clerk read out a submission from Cllr Mrs Hodson. Cllr Hames read out his suggested responses.

It was **resolved** to respond to combine these responses to the Affordable Housing element of the consultation thus:

Section 1.11 – Viability should be identified at the Housing and Economic Land Availability Assessment (HELAA) stage, rather than delaying this to the application stage.

S 2.14 – This section refers to ‘First Homes’ with a discount of at least 30%, when stated discounts of 40% and 50% are also possible. Clarity is needed regarding the starting percentage discount for any negotiations.

S 3.1 – Developers must provide at least the minimum proportion (30%) of affordable housing or the application should not be accepted, again, identifying constraints at the earlier HELAA stage would aid efficiency.

S 3.2 – Viability should be identified at the HELAA stage, rather than delaying this to the application stage.

Ss 4.34 to 4.40 – The Council is concerned that this section appears to state that this form of Affordable Housing would not be introduced until it had been considered as a part of the Local Plan review, which had been approved by both Councils (assumed to mean North Devon and Torridge District), though members were not aware that any such approval had been sought. The end result of this delay to the allotment of proportions of Affordable Housing would be to reduce the numbers available.

S 5.16 – No affordable contributions are to be sought from holiday accommodation. The Council is concerned that this is not appropriate, given the effect of such accommodation on the numbers of properties and land available for open market and affordable housing for permanent residence. This is not appropriate with the possible future changes of use application's when the pandemic effect of ‘staycations’ lessens as demand for accommodation reduces. A mechanism needs to be developed to or claim a contribution for Affordable Housing from such proposals because of the loss of development land which could have been utilised for residential properties.

S 5.41 – The space standards are not sufficiently generous, the Councils should aspire to exceed national targets. The space standards should also specify garden dimensions/areas to ensure sufficient private outdoor space.

S 5.42 – There need to be standards, derived from and complying with the Climate Emergency targets, applied to the energy efficiency of these properties. This would have the added benefit of reducing the future energy bills of the occupants of Affordable Homes.

S 5.5 – Members of the Councils should be provided with the price paid for land and the date of payment. This will better inform the decisions over site viability as house prices change.

S 5.27 – More regular Housing Needs assessments need to be undertaken to ensure policies are appropriately applied. The Council recommends undertaking such assessments every 5 years.

S 5.51 to 5.52 – Proposals that promote ‘clustering’ should not be approved.

S 9.3 – The specific ‘Council’ referred to in this paragraph is not clear and there appears to be no evidence of the referred to consultation.

S 9.4 – A mechanism to ensure that developments are proceeded on granting of permission would prevent land banking and improve housing supply rates.

S 9.11 – Details of the premium paid to landowners should be made available, a clear understanding of this could aid decisions and clarify viability.

S 9.13 – the Overage clause mentioned should apply to developments of under 100 homes.

General comment: The entire SPD is based on Pre pandemic Housing Needs Assessments. More recently there has been an increase in migration to the Districts. This, coupled with the acute pressures experienced by low income households does not give the Council with confidence that the proposals will have sufficient impact on the declared Housing Crisis. The proposals are therefore a missed opportunity to increase the percentages of Affordable Homes sought to the maximums noted in the Local Plan, rather than continuing to leave it to viability negotiations.

Proposed Cllr Laws, Seconded Cllr Tisdale (all in favour).

**2205/041 To consider the request outlined in an email communication from an Officer at Torridge District Council regarding possible Section 106 contributions arising from proposed development at Northam.**

It was **resolved** to respond to the Officer's email thus:

Should the Inspector approve the appeal against refusal of permission to develop this site, Northam Town Council would like the Officer to consider the following in the drafting of the Section 106 agreement:

- The 30% Affordable Housing allocation was welcomed, the Council wishes to see the homes evenly spread across the site.
- The funds to assist Northam Surgery with expanding its services were welcomed.
- The Council wished to see any Highways contribution to be allocated to cycle and pedestrian route improvements in addition to works at Heywood Road roundabout, suggesting the funding could be split equally between the two project areas.
- The Council was concerned that the funding split between Early Years and Primary Education was not correctly balanced and requested the funding be more equally split between the two areas of provision.

Regarding the Green Infrastructure:

- The Council would like to be consulted over the future ownership and maintenance of the on-site Combined Amenity and Natural Green Space, Play Space (child) and Play Space (youth), with a view to possibly taking ownership and undertaking the on-going maintenance of the spaces.
- Combined Parks, Sports and Recreation Grounds: The Council would like the money to be available to sites across Northam ward. Given the likely delay in the monies being available, the exact location is not known but improvements will be needed to play areas at Lords Meadow, Burrough Farm and Wren Close.
- Allotments: The Council would like the money to be made available to undertake work at any of its three allotment sites, Windmill Lane, Burrough Farm and the site to be provided on golf Links Road (as part of the Tadworthy Road development).

Proposed: Cllr Laws, Seconded: Cllr Tisdale. (all in favour)

**2205/042 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) **1/0390/2022/FUL** Applicant: M Pollock  
Location: Pine Cottage, Conybeare Drive, Northam  
**Response date: 13<sup>th</sup> May 2022**  
Proposal: Erection of single storey extension with balcony  
It was **resolved** to recommend the proposal be approved, subject to any effect on neighbour's amenity with regard to 'overlooking' were resolved.  
Proposed: Cllr Manley, Seconded: Cllr Tisdale (all in favour).
- ii) **1/0393/2022/FUL** Applicant: Maxika Homes Ltd  
Location: Land At Hilltop Road, Bideford  
**Response date: 13<sup>th</sup> May 2022**  
Proposal: New dwelling (Variation of condition 2 of Planning Approval 1/0879/2020/FUL)  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour).
- iii) **1/0391/2022/FUL** Applicant: Mr Mills  
Location: Daddon Hill Farm, Daddon Hill, Northam  
**Response date: 13<sup>th</sup> May 2022**  
Proposal: Erection of new machine shed and store  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Newman-McKie, Seconded: Cllr Hames (all in favour).
- iv) **1/0382/2022/FUL** Applicant: V Rowe  
Location: Wintor House, Pitt Hill, Appledore  
**Response date: 14<sup>th</sup> May 2022**  
Proposal: Proposed ground floor rear and side extension and alterations  
It was **resolved** to recommend the proposal be approved, though it noted the width of the pedestrian access to the rear garden could be restrictive, being less than the width required for full accessibility.  
Proposed: Cllr Tisdale, Seconded: Cllr Laws (all in favour).
- v) **1/0409/2022/FUL** Applicant: Mr & Mrs Sherborne  
Location: Kings Head Cottage, Fore Street, Northam  
**Response date: 14<sup>th</sup> May 2022**  
Proposal: 2 story extension and internal alterations.  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Laws, Seconded: Cllr Hames (all in favour).
- vi) **1/0304/2022/FUL** Applicant: J Cathcart  
Location: 6 St Margarets Court, Lakenham Hill, Northam  
**Response date: 27<sup>th</sup> May 2022**  
Proposal: Proposal for an infill porch below an existing projecting upper floor bay window.  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Tisdale, Seconded: Cllr Manley (majority in favour).

**2205/043 Torridge District Council Planning Decisions**

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

- i) 1/0219/2022/FUL  
Proposal: Proposed double garage (Variation of condition 2 of Planning Approval 1/0393/2021/FUL).  
Location: Buckleigh House, 133 Bay View Road, Northam  
(Northam recommended approval)
- ii) 1/0910/2021/FUL  
Proposal: Change of use of land to increase maximum number of pitches from 5 to 15  
Location: Seabreeze Certificated Location Caravan Site, Long Lane, Appledore  
(Northam recommended refusal)
- iii) 1/0042/2022/FUL  
Proposal: Proposed side extension, raised terrace and external appearance enhancements  
Location: 6 Longfield, Appledore  
(Northam recommended approval)
- iv) 1/0297/2022/FUL  
Proposal: Replacement single storey extension, minor excavation works & new steps in rear garden to provide improved amenity space  
Location: 3 Silver Street, Appledore  
(Northam recommended approval)
- v) 1/0284/2022/FUL  
Proposal: Proposed second storey extension and alterations (Variation of condition 2 of planning approval 1/0893/2021/FUL)  
Location: 30 Atlantic Way, Westward Ho!  
(Northam recommended approval)
- vi) 1/0332/2022/FUL  
Proposal: Single storey ground floor rear extension  
Location: Goosander, Odun Terrace, Appledore  
(Northam recommended approval)
- vii) 1/0262/2022/FUL  
Proposal: Retrospective permission for a single storey extension  
Location: Cheverells Residential Home, Limers Lane, Northam  
(Northam recommended approval)

There being no further business the meeting finished at 7:35pm.

Signed: \_\_\_\_\_ Dated \_\_\_\_\_