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ONLINE AT WWW.TORRIDGE.GOV.UK



NORTHAM TOWN COUNCIL
TOWN HALL
WINDMILL LANE
NORTHAM
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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 9th June 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: **31st 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 26th 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) [1/0453/2022/FUL](#) Applicant: J Ryan
Location: 105 Atlantic Way, Westward Ho!
Response date: 11th June 2022
Proposal: Erection of a 2-storey extension.
- ii) [1/0486/2022/FUL](#) Applicant: Mr & Mrs Pincombe
Location: 18 Orchard Close, Bideford
Response date: 11th June 2022
Proposal: First floor extension over existing garage, rear extension on to former conservatory and associated works.
- iii) [1/0472/2022/FUL](#) Applicant: M White
Location: Fernlea, 5 Lea Terrace, Appledore
Response date: 11th June 2022
Proposal: Replacement Garage.

8 **Planning Proposal Withdrawals**

Torridge District Council, the determining Authority, has informed the Town Council that the following applications have been **withdrawn**:

- i) 1/0353/2022/FUL
Proposal: Proposed Roof Terrace
Location: 21 Lundy View, Northam
(Northam recommended approval)

9 **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 recommended 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)
- x) 1/0271/2022/FUL
 Proposal: Erection of detached dwelling and detached garage (Resubmission of application 1/1093/2021/FUL)
 Location: Koversada, Diddywell Road, Appledore
 (Northam recommended refusal)
- xi) 1/0228/2022/FUL
 Proposal: Alterations including east side extension and new second floor accommodation
 Location: 19, Dudley Way, Westward Ho!
 (Northam noted the proposal)
- xii) 1/0228/2022/FUL & 1/0314/2022/LBC
 Proposal: Internal alterations and a single storey rear extension
 Location: 15 The Quay, Appledore
 (Northam noted the proposal)
- xiii) 1/0235/2022/FUL
 Proposal: Erection of one (1) dwelling
 Location: Hillcote West, First Raleigh, Bideford
 (Northam recommended approval)
- xiv) 1/0294/2022/FUL
 Proposal: Erection of raised decking to rear of dwelling
 Location: 14, Greenacre Close, Northam
 (Northam recommended approval)

xiv) 1/0382/2022/FUL

Proposal: Proposed ground floor rear and side extension and alterations

Location: Winton House, Pitt Hill, Appledore

(Northam recommended approval)

xv) 1/0323/2022/FUL

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)

Location: Flagstaff House, Lower Cleave, Northam

(Northam recommended approval)

Northam Town Council – Minutes of the Planning Meeting held 26th May 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Mrs Hodson, Newman-McKie, Laws and Sargent.
In attendance: Guy Langton – Deputy Town Clerk
2 Members of the public

2205/067 Apologies

Apologies were recorded on behalf of Cllrs Hames and Miss Manley.

2205/068 Chairman's Announcements

The Chairman thanked the committee for electing him for another year.

2205/069 To agree the agenda as published

It was **resolved** to agree the agenda, considering the application from Baker Estate for 36 dwellings on land at Wooda Road (1/0205/2022/OUTM) first.
Proposed: Cllr Davis, Seconded Cllr Newman-McKie (all in favour).

2205/070 Declarations of interest:

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

2205/071 To confirm and sign the minutes of the Planning Meeting held 12th May 2022

It was **resolved** to approve the minutes, which were signed by the Vice Chairman.
Proposed: Cllr Laws, Seconded Cllr Newman-McKie (majority in favour, others abstained – absent from the meeting).

2205/072 Public Participation

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

2205/073 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:

vii) **1/0205/2022/OUTM (re-consultation)** Applicant: Baker Estates Ltd

Location: Land At Wooda Road , Pitt Lane, Appledore

Response date: 3rd 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).

It was **resolved** to recommend the proposal be refused, reiterating the grounds stated in response to the previous submission of this proposal. Additionally, recent submissions from the developer had not alleviated the Council's concerns. The Council emphasised that the proposal was to develop land outside the development boundary as defined in policy NOR07 of the North Devon and Torridge Local Plan 2031, and contrary to the Special Vision and Development Strategy to 2031, which states that development must respect 'the sensitive landscape and environmental setting of Appledore'. Therefore the proposal must be refused.

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

- i) **1/0438/2022/FUL** Applicant: M Evans
Location: Royal North Devon Golf Club, Westward Ho!
Response date: 28th May 2022
Proposal: Replacement greenkeepers building and demolition of part of existing greenkeepers building.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Laws, Seconded: Cllr Davis (all in favour).
- ii) **1/0456/2022/FUL** Applicant: L Worrall
Location: 4 Estuary View, Northam
Response date: 2nd June 2022
Proposal: Proposed two storey extension, with balcony, to rear of dwelling
It was **resolved** to recommend the proposal be approved, subject to any effect on neighbour's amenity with regard to 'overlooking' were resolved, which were addressed in the previous application for this property (1/1115/2021/FUL).
Proposed: Cllr Laws, Seconded: Cllr Hodson (all in favour).
- iii) **1/0460/2022/FUL** Applicant: S Annison
Location: 11 Stanwell Drive, Westward Ho!
Response date: 3rd June 2022
Proposal: Proposed rear extension and extension of existing terrace - Variation of condition 2 of Planning Approval 1/1300/2021/FUL
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Davis, Seconded: Cllr Sargent (all in favour).
- iv) **1/0437/2022/FUL** Applicant: Mr & Mrs Stanley
Location: Morans Restaurant & Bar, Golf Links Road, Westward Ho!
Response date: 3rd June 2022
Proposal: Proposed extension and alterations to create owners accommodation above existing restaurant.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Davis, Seconded: Cllr Sargent (all in favour).
- v) **1/0287/2022/FUL** Applicant: Wain Homes South West
Location: Land At Grid Reference 242982 128437, Cornborough Road, Westward Ho!
Response date: 3rd June 2022
Proposal: Part retrospective application for the erection of 3x 5.2m high flag poles and 47m x 2.2m hoarding.
It was **resolved** to recommend the proposal be refused on the grounds that the noise from the flagpoles would affect neighbour's amenity and the hoardings would affect the visual amenity of neighbours and other road users when passing the green space.
Proposed: Cllr Manley, Seconded: Cllr Tisdale (all in favour).
- vi) **1/0452/2022/FUL** Applicant: B Lewis
Location: 34 Swanswood Gardens, Westward Ho!
Response date: 3rd June 2022
Proposal: Removal of existing flat roof to replace with new raised flat roof and conversion of garage to living accommodation.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Newman-McKie, Seconded: Cllr Laws (all in favour).

There being no further business the meeting finished at 7:25pm.

Signed: _____ Dated _____