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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 7th July 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: **30th June 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 23rd June 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 To consider the street name/names for the 40 dwelling development at Limers Lane, Northam - Planning Ref 1/0906/2015/OUTM & 1/1017/2021/REMM (to the rear of 'Amberley'). (herewith)**

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) [1/0514/2022/OUTM](#) Applicant: A Smith
Location: Land At Grid Reference 243189 . 129178, Golf Links Road, Westward Ho!
Response date: 8th July 2022
Proposal: Outline application with all matters reserved for up to 14 dwellings and a ground floor commercial unit
- ii) [1/0579/2022/FUH](#) Applicant: L Johns
Location: 11 Lily Close, Northam
Response date: 8th July 2022
Proposal: Part-retrospective application for demolition of existing rear conservatory and re-construction of larger conservatory.
- iii) [1/0575/2022/FUL](#) Applicant: S Johns
Location: 44 Swanswood Gardens, Westward Ho!
Response date: 9th July 2022
Proposal: Replacement dwelling.
- iv) [1/0592/2022/FUL](#) Applicant: Mr & Mrs Walker
Location: 34 Atlantic Way, Westward Ho!
Response date: 9th July 2022
Proposal: Extension & alterations to dwelling including conversion of the existing garage.
- v) [1/0602/2022/LBC](#) Applicant: J Tomkins
Location: 4 Meeting Street, Appledore
Response date: 9th July 2022
Proposal: New window opening at second floor level
- vi) [1/0538/2022/FUL](#) Applicant: SDT Consultancy Ltd
Location: Land Adjacent Hillside, Sandymere Road, Northam
Response date: 9th July 2022
Proposal: Proposed dwelling (Variation of condition 2 of Planning Approval 1/0649/2020/FUL)
- vi) [1/0598/2022/FUL](#) Applicant: J Grimley
Location: 12 Chantry Avenue, Bideford
Response date: 10th July 2022
Proposal: Change of use of land to residential garden and single storey rear extension to house.
- vii) [1/0606/2022/FUL](#) Applicant: J King
Location: Richmond Farm, Broad Lane, Appledore
Response date: 10th July 2022
Proposal: Replacement single storey rear extension (Re-submission of 1/0994/2021/FUL)
- viii) [1/0619/2022/FUL](#) Applicant: Mr & Mrs Ryles
Location: Poppy House, Cornborough Road, Westward Ho!, Bideford
Response date: 10th July 2022
Proposal: Construction of first floor balcony to rear of property.

- ix) [1/0472/2022/FUL](#) **re-consultation** Applicant: M White
Location: Fernlea, 5 Lea Terrace, Appledore
Response date: 8th July 2022
Proposal: Replacement Garage (Amended plans and application form).
- x) [1/0652/2022/FUL](#) Applicant: W Morris
Location: Land At Pitt Hill, Appledore
Response date: 22nd July 2022
Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping.

9 **Torridge District Council Planning Decisions**

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

- i) 1/0486/2022/FUL
Proposal: First floor extension over existing garage, rear extension on to former conservatory and associated works
Location: 18 Orchard Rise, Bideford
(Northam recommended approval)
- ii) 1/0453/2022/FUL
Proposal: Erection of two storey extension
Location: 105 Atlantic Way, Westward Ho!
(Northam recommended approval)
- iii) 1/0369/2022/LBC
Proposal: Remedial works to outbuilding following fire damage
Location: Diddywell Farm, Diddywell Road, Northam
(Northam recommended approval)
- iv) 1/0456/2022/FUL
Proposal: Proposed two storey extension, with balcony, to rear of dwelling
Location: 4 Estuary View, Northam
(Northam recommended approval)
- v) 1/0530/2022/FUH
Proposal: Garage conversion, new windows and bi-fold doors
Location: 20 Goodwood Park Road, Northam
(Northam recommended approval)

10 **Torridge District Council Planning Application Withdrawals**

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

- i) 1/0041/2022/FUL
Proposal: Summer house
Location: Chircombe House, Chircombe Lane, Northam, Bideford

Minutes

Northam Town Council – Minutes of the Planning Meeting held 23rd June 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Hames, Mrs Hodson, Miss Manley, Laws and Tisdale.
In attendance: Guy Langton – Deputy Town Clerk.
 Four members of the public.

2206/147 Apologies

Apologies were recorded on behalf of Cllrs Newman-McKie and Sargent.

2206/148 Chairman’s Announcements

The Chairman announced that the Planning Inspector had dismissed the appeal against Torridge District Council’s refusal of planning permission for a development of 39 properties on land a Bloody Corner, appeal reference APP/W1145/W/21/3283161.

The vice-Chairman reported that he had asked Torridge District Council officers to confirm that the Town Council would be asked if it wished to comment on applications for certificates of lawfulness in the future.

2206/149 To agree the agenda as published

It was **resolved** to agree the agenda as published, with one amendment – the consideration of planning proposal 1/0537/2022/FUL for an extension at 30 Highfield would be considered first.

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

2206/150 Declarations of interest:

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

2206/151 To confirm and sign the minutes of the Planning Meeting held 9th June 2022

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

Proposed: Cllr Tisdale, Seconded Cllr Laws (majority in favour, 1 abstention – absent from the meeting).

2206/152 Public Participation

Two members of the public addressed the committee. Both registering their objections to the proposed development at 30 Highfield (1/0537/2022/FUL) one suggesting amendments to the proposal that would make it more acceptable.

2206/153 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) **1/0537/2022/FUL**

Applicant: G Loft

Location: 30 Highfield, Northam

Response date: 1st July 2022

Proposal: Proposed extension to the south elevation.

It was **resolved** to recommend the proposal for **refusal** on the following grounds:

1. The proposal would lead to the installation of windows facing to the east and to the west that would overlook and over shadow neighbouring properties, detrimentally affecting their amenity and resulting in a loss of privacy and natural light.
2. The scale of the proposal would detrimentally affect the street scene, which is one of predominantly single-storey properties by creating a two-storey property.

3. The proposal would result in the over-development of the site.

Should the planning authority be minded to approve the proposal, the Town Council would like conditions added to any approval stating that the windows and roof-lights on the western elevation be of obscured glass. The roof-lights be over 1.7m from the floor level and be fixed so they cannot open. The bathroom windows be obscured and not be openable to a height of 1.7m from floor level.

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

- ii) **1/0531/2022/FUL** Applicant: Mr & Mrs Cullinan
 Location: Coastline, 6 Pebbleridge Road, Westward Ho!
Response date: 25th June 2022
 Proposal: Proposed alterations and loft conversion with balconies.
 It was **resolved** to recommend the proposal for **refusal** on the following grounds:
 The proposal would have a detrimental effect on Northam Burrows Country Park, a SSSI and is contrary to policy ST02 of the North Devon and Torridge Local Plan 2031, which states that "Development should be designed and constructed to take account of the impacts of climate change and minimise the risk to and vulnerability of people, land, infrastructure and property".
 Proposed: Cllr Laws, Seconded Cllr Hames (all in favour).
- iii) **1/0530/2022/FUL** Applicant: K & J Harold
 Location: 20 Goodwood Park Road, Northam
Response date: 25th June 2022
 Proposal: Garage conversion, new windows and bi-fold doors.
 It was **resolved** to recommend the proposal for **approval**.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour).
- iv) **1/0443/2022/FUL** Applicant: T Bowden.
 Location: 1 Pitt Avenue, Appledore
Response date: 30th June 2022
 Proposal: Proposed side extension. (resubmission of 1/0667/2018/FUH)
 It was **resolved** to recommend the proposal for **approval**, though the Council is concerned that any granting of permission clearly states the intended use of the extension as a garage (as indicated on the plans) or as possible living accommodation, as implied on the application form.
 Proposed: Cllr Laws, Seconded: Cllr Manley (all in favour).
- v) **1/0252/2022/OUTM re-consultation** Applicant: NG Homes SW
 Location: Land Off Cornborough Road, Westward Ho!
Response date: 4th July 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) (Amended Site Plan)
 It was **resolved** to recommend the proposal for **refusal** on the grounds that the amended plans do not address the concerns of the Council when it first commented on the proposal and which are re-presented here for clarity:
 "It is contrary to Policy DM04 and DM05 (Highways issues), the impact on Cornborough Road and concerns that there is only one way in and out of the estate.
 There is lack of green infrastructure, inadequate cycle/pedestrian and public transport provision.
 There is no provision to accommodate children in local schools, which are already reaching

capacity and lack of medical facilities.

The density is excessive, the parking provision is inadequate as not all properties will have driveways or garages”.

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

- vi) **1/0555/2022/FUL** Applicant: Not available
 Location: 28 Staddon Road, Appledore
Response date: 2nd July 2022
 Proposal: First floor roof extension, flat roof ground floor rear extension, internal alterations, external works including extended front patio and 2 no. parking spaces.
 It was **resolved** to recommend the proposal for **refusal** on the grounds that it would be detrimental to the street scene, creating a two-storey property on a street of one-storey dwellings which are already raised above those on the opposite side of the road by virtue of topography.
 Proposed: Cllr Davis, Seconded: Cllr Miss Manley (majority in favour, one abstention).
- vii) **1/0536/2022/FUL** Applicant: C Williams
 Location: 29 Staddon Road, Appledore
Response date: 1st July 2022
 Proposal: Proposed extension to dwelling.
 It was **resolved** to recommend the proposal for **approval**.
 Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour).
- viii) **1/0343/2022/FUL re-consultation** Applicant: S Morris
 Location: 43 Staddon Road, Appledore
Response date: 1st July 2022
 Proposal: Demolition of single dwelling and replacement with new energy efficient single dwelling with associated landscape works (Amended plans and additional supporting information).
 It was **resolved** to recommend the proposal for **approval**.
 Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (majority in favour, one against).
- ix) **1/0542/2022/FUL** Applicant: Not available
 Location: Land At Grid Reference 244435 129290, Tadworthy Road
Response date: 1st July 2022
 Proposal: Demolition of existing barn, erection of a new dwelling, access and drainage arrangements, change of use of lane to residential.
 It was **resolved** to recommend the proposal for **approval**.
 Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour).

2206/154 Torridge District Council Planning Decisions

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

- i) 1/0409/2022/FUL
 Proposal: 2 story extension and internal alterations.
 Location: Kings Head Cottage, Fore Street, Northam
 (Northam recommended approval)

- ii) 1/0287/2022/ADV
Proposal: Part retrospective application for the erection of 3x 5.2m high flag poles and 47m x 2.2m hoarding
Location: Land At Grid Reference 242982 128437, Cornborough Road, Westward Ho!
(Northam recommended approval)
- iii) 1/0438/2022/FUL
Proposal: Replacement greenkeepers building and demolition of part of existing greenkeepers building
Location: Royal North Devon Golf Club, Westward Ho!
(Northam recommended approval)
- iv) 1/0452/2022/FUL
Proposal: Removal of existing flat roof to replace with new raised flat roof and conversion of garage to living accommodation.
Location: 34 Swanswood Gardens, Westward Ho!
(Northam recommended approval)
- v) 1/0304/2022/FUL
Proposal: Proposal for an infill porch below an existing projecting upper floor bay window.
Location: 6 St Margarets Court, Lakenham Hill, Northam
(Northam recommended approval)
- vi) 1/0393/2022/FUL
Proposal: New dwelling (Variation of condition 2 of Planning Approval 1/0879/2020/FUL)
Location: Land At Hilltop Road, Bideford
(Northam recommended approval)
- vii) 1/0390/2022/FUL
Proposal: Erection of single storey extension with balcony
Location: Pine Cottage, Conybeare Drive, Northam
(Northam recommended approval)
- viii) 1/0390/2022/FUL
Proposal: Erection of single storey extension with balcony
Location: Pine Cottage, Conybeare Drive, Northam
(Northam recommended approval)

There being no further business the meeting finished at 7.45pm.

Signed: _____ Dated _____

No road names had been suggested by the developer, Torridge District Council is seeking suggestions for one or two road names for this development.

Note: TDC's Street Naming Policy and Procedure is attached to the meeting page on Northam Town Council's website.

