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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 21<sup>st</sup> 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: **15<sup>th</sup> July 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 7<sup>th</sup> July 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 Planning Appeals

Torrige District Council, the determining Authority, has notified the Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission.

- i) Appeal Reference: APP/W1145/W/22/3299973  
Appeal Start Date: 7<sup>th</sup> July 2022  
Interested Party Comments due: 11<sup>th</sup> August 2022  
Proposal: Erection of No.3 dwellings and associated works (Affecting a public right of way)  
Location: Land At Torrige Road, Appledore.

## 8 Torrige District Council Planning Applications:

Torrige District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:

- i) [1/0652/2022/FUL](#) Applicant: W Morris  
Location: Land At Pitt Hill, Appledore  
**Response date: 22<sup>nd</sup> July 2022**  
Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping.
- ii) [1/0516/2022/FUL](#) Applicant: Mr Albert Cranmer  
Location: 42 New Street, Appledore  
**Response date: 23<sup>rd</sup> July 2022**  
Proposal: Proposed two storey rear extension, addition of dormer and other alterations.
- iii) [1/0601/2022/FUL](#) Applicant: Mr John Tomkins  
Location: 4 Meeting Street, Appledore  
**Response date: 23<sup>rd</sup> July 2022**  
Proposal: New window opening at second floor level.
- iv) [1/0670/2022/REM](#) Applicant: Mr and Mrs Mills  
Location: Land Adjacent The Gate House, Northam  
**Response date: 28<sup>th</sup> July 2022**  
Proposal: Reserved matters application for appearance, landscaping, layout and scale for 1 no. dwellings pursuant to application 1/0483/2021/OUT.
- v) [1/0565/2022/CPE](#) Applicant: Mrs Shirleyann Graham  
Location: Stables At Grid Reference 245561 130237, Long Lane, Appledore  
**Response date: 30<sup>th</sup> July 2022**  
Proposal: Certificate of existing lawful use for continued use of the site for equestrian purposes.
- vi) [1/0639/2022/FUL](#) Applicant: Mr P Harris  
Location: 12 Atlantic Way, Westward Ho!,  
**Response date: 30<sup>th</sup> July 2022**  
Proposal: Installation of exterior stair lift to existing staircase.
- vii) [1/0612/2022/FUL](#) Applicant: Mr Paul Ellam  
Location: The Sail Loft, Appledore House, Meeting Street, Appledore  
**Response date: 30<sup>th</sup> July 2022**  
Proposal: Alterations to dwelling including demolition of garage and creation of raised decking (Variation of condition 2 (Plans Schedule) of Planning Approval 1/1227/2018/FUL)

- viii) [1/0572/2022/FUL](#) Applicant: Mr & Mrs Stewart & Katharine Walton  
Location: Still Waters, Torridge Road, Appledore  
**Response date: 30<sup>th</sup> July 2022**  
Proposal: Addition of 2 storeys to existing bungalow and enhancements to external appearance throughout.
- viii) [1/0252/2022/OUTM](#) Applicant: NG Homes SW Ltd  
Location: Land Off Cornborough Road, Westward Ho!  
**Response date: 27<sup>th</sup> 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)

## 9 Torridge District Council Planning Decisions

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

- i) 1/0460/2022/FUL  
Proposal: Proposed rear extension and extension of existing terrace - Variation of condition 2 of Planning Approval 1/1300/2021/FUL  
Location: 11 Stanwell Drive, Westward Ho!  
(Northam recommended approval)
- ii) 1/0391/2022/FUL  
Proposal: Erection of new machine shed and store.  
Location: Daddon Hill Farm, Daddon Hill, Northam  
(Northam recommended approval)
- ii) 1/0531/2022/FUL  
Proposal: Proposed alterations and loft conversion with balconies  
Location: Coastline, 6 Pebbleridge Road, Westward Ho!,  
(Northam recommends that this proposal be refused)
- iii) 1/0537/2022/FUL  
Proposal: Proposed extension to the south elevation  
Location: 30 Highfield, Northam, Bideford  
(Northam recommends that this proposal be refused)
- iii) 1/0472/2022/FUL  
Proposal: Replacement Garage (Amended plans and application form)  
Location: Fernlea, 5 Lea Terrace, Appledore  
(Northam recommends that this proposal be refused)
- iii) 1/0443/2022/FUL  
Proposal: Proposed side extension (resubmission of 1/0667/2018/FUH)  
Location: 1 Pitt Avenue, Appledore  
(Northam recommended approval)

**Northam Town Council – Minutes of the Planning Meeting held 7<sup>th</sup> July 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.**

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

- 2207/193 Apologies**  
 Apologies were recorded on behalf of Cllrs Hames, Newman-McKie and Sargent.
- 2207/194 Chairman’s Announcements**  
 The Chairman had no announcements.
- 2207/195 To agree the agenda as published**  
 It was **resolved** to agree the agenda as published, with one amendment – the consideration of planning proposal 1/0652/2022/FUL for a development at Pitt Hill, Appledore would be deferred to the next meeting given the delay in posting electronic agendas to the website.  
 Proposed: Cllr Davis, Seconded Cllr Tisdale (all in favour).
- 2207/196 Declarations of interest:**  
 Members were reminded that all interests should be declared prior to the item being discussed.
- 2207/197 To confirm and sign the minutes of the Planning Meeting held 23 June 22**  
 It was **resolved** to approve the minutes, which were signed by the Chairman.  
 Proposed: Cllr Tisdale, Seconded Cllr Manley (all in favour).
- 2207/198 Public Participation**  
 The member of the public addressed the committee, commenting that the agenda had not been posted on the Council’s website until the day of the meeting.
- 2207/199 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’).**  
 It was **resolved** to propose the street be named Jubilee Gardens in recognition of the platinum jubilee of Queen Elizabeth II.  
 Proposed: Cllr Tisdale, Seconded: Cllr Laws. (all in favour).
- 2207/200 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:

Cllr Laws declared a pecuniary interest in the outcome of planning proposal 1/0514/2022/FUL and left the room whilst it was discussed and the resolution made.

- i) [1/0514/2022/OUTM](#) Applicant: A Smith  
 Location: Land At Grid Reference 243189 . 129178, Golf Links Road, Westward Ho!  
**Response date: 8<sup>th</sup> July 2022**  
 Proposal: Outline application with all matters reserved for up to 14 dwellings and a ground floor commercial unit.

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

- a. That development on this land was intended for commercial use, the proposal is for mixed commercial and residential. The detail of any commercial use is not presented however, nor is there any detail of the layout of the residential part of the proposal. The Council agrees with the views of the Environmental Protection Officer that without detail, any adverse impacts on current or proposed residential amenity is not possible to assess and thus the proposal should be refused because it contains insufficient detail.

- b. The proposal contains no plans for affordable units, contrary to the requirements of Local Plan 2031 policy ST18 (Affordable Housing on Development Sites). Nor does it accord with policy ST17 (A Balanced Housing Market), section (2), part (a) of which requires developments to meet a local need. The proposal should be refused because it does not conform with Local Plan policies on affordable housing and local need.
- c. The Council notes with concern that the response from South West Water highlights a concern that there is no clear information as to how surface water run-off would be dealt with. This is echoed by the comments from Devon County Council Flood and Coastal Risk Management Team, which notes a lack of compliance with Local Plan policy ST03 (Adapting to Climate Change and Strengthening Resilience). Further detailed information must be submitted in order for the applicant to demonstrate that all aspects of the proposed surface water drainage management system have been considered. The proposal should be refused given the lack of detailed information.
- d. Finally, the Council notes the concerns raised by Devon County Council Highways in their response. Access to this site is limited by the proximity of a bus stop and large pedestrian paved and green areas. Access in this area would not be, as the response indicated, 'safe and suitable'. The proposal should be refused given the lack of detailed information.

Proposed: Cllr Tisdale, Seconded: Cllr Mrs Hodson. All in favour.

Cllr Laws re-entered the chamber at this juncture.

- ii) [1/0579/2022/FUH](#) Applicant: L Johns  
Location: 11 Lily Close, Northam  
**Response date: 8<sup>th</sup> July 2022**  
Proposal: Part-retrospective application for demolition of existing rear conservatory and re-construction of larger conservatory.  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Mrs Hodson, Seconded Cllr Miss Manley. (all in favour).
- iii) [1/0575/2022/FUL](#) Applicant: S Johns  
Location: 44 Swanswood Gardens, Westward Ho!  
**Response date: 9<sup>th</sup> July 2022**  
Proposal: Replacement dwelling.  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Mrs Hodson, Seconded Cllr Tisdale. (all in favour).
- iv) [1/0592/2022/FUL](#) Applicant: Mr & Mrs Walker  
Location: 34 Atlantic Way, Westward Ho!  
**Response date: 9<sup>th</sup> July 2022**  
Proposal: Extension & alterations to dwelling including conversion of the existing garage.  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Davis, Seconded Cllr Tisdale. (all in favour).
- v) [1/0602/2022/LBC](#) Applicant: J Tomkins  
Location: 4 Meeting Street, Appledore  
**Response date: 9<sup>th</sup> July 2022**  
Proposal: New window opening at second floor level  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Mrs Hodson, Seconded Cllr Miss Manley. (all in favour).

- vi) [1/0538/2022/FUL](#) Applicant: SDT Consultancy Ltd  
Location: Land Adjacent Hillside, Sandymere Road, Northam  
**Response date: 9<sup>th</sup> July 2022**  
Proposal: Proposed dwelling (Variation of condition 2 of Planning Approval 1/0649/2020/FUL)  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Laws, Seconded Cllr Tisdale. (all in favour).
- vi) [1/0598/2022/FUL](#) Applicant: J Grimley  
Location: 12 Chantry Avenue, Bideford  
**Response date: 10<sup>th</sup> July 2022**  
Proposal: Change of use of land to residential garden and single storey rear extension to house.  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Tisdale, Seconded Cllr Davis. (all in favour).
- viii) [1/0606/2022/FUL](#) Applicant: J King  
Location: Richmond Farm, Broad Lane, Appledore  
**Response date: 10<sup>th</sup> July 2022**  
Proposal: Replacement single storey rear extension (Re-submission of 1/0994/2021/FUL)  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Mrs Hodson, Seconded Cllr Tisdale. (all in favour).
- ix) [1/0619/2022/FUL](#) Applicant: Mr & Mrs Ryles  
Location: Poppy House, Cornborough Road, Westward Ho!, Bideford  
**Response date: 10<sup>th</sup> July 2022**  
Proposal: Construction of first floor balcony to rear of property.  
It was **resolved** to recommend this proposal for approval.  
Proposed: Cllr Tisdale, Seconded Cllr Miss Manley. (all in favour).
- x) [1/0472/2022/FUL](#) re-consultation Applicant: M White  
Location: Fernlea, 5 Lea Terrace, Appledore  
**Response date: 8<sup>th</sup> July 2022**  
Proposal: Replacement Garage (Amended plans and application form).  
It was **resolved** to recommend this proposal for refusal on the following grounds:  
The proposal represents over-development of the site with the currently proposed roof height and consequent effects on neighbours amenity, resulting in overshadowing of the adjacent gardens. The Council suggests a roof with lower pitch and thus ridge height could be employed instead.  
Proposed: Cllr Miss Manley, Seconded: Cllr Mrs Hodson. (all in favour).
- xi) [1/0652/2022/FUL](#) Applicant: W Morris  
Location: Land At Pitt Hill, Appledore  
**Response date: 22<sup>nd</sup> July 2022**  
Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping.  
Consideration of this proposal was deferred to the 21<sup>st</sup> July 2022 meeting of this committee.

**2207/201 Torridge District Council Planning Decisions**

Torridge District Council, the determining Authority, had **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)

**2207/202 Torridge District Council Planning Application Withdrawals**

Torridge District Council, the determining Authority, had informed the Town Council that the following application had been **withdrawn**:

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

There being no further business the meeting finished at 7.20pm.

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