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

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**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 4th August 2022 at 6.30pm, which will be held in the Council Chamber, Town Hall, Northam.**

***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: **29th 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 21st 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 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)**[1/0626/2022/FUH](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RDGN3IQK0BO00)** Applicant: Mrs Jane Dunsden

Location: 2 Nelson Mews, Westward Ho!

**Response date: 5th August 2022**

Proposal: Installation of new roof windows in front and rear slopes.

ii)**[1/0710/2022/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=REHFDTQKL1Y00)** Applicant: Mr and Mrs Russ Bracey

Location: 4 Polywell, Appledore

**Response date: 6th August 2022**

Proposal: Proposed loft conversion involving two gable dormer windows to front elevation, removal of chimney, new parking area and raised platform to the rear (AMENDED PLANS). (Variation of condition 2 of Planning Approval 1/0155/2020/FUL - Plans Schedule)

iii) [**1/0677/2022/FUL**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RDZGDQQKKXT00)Applicant: Mr Anthony Higham

Location: Adderley House, 135 Bay View Road, Northam

**Response date: 11th August 2022**

Proposal: Proposed loft extensions and alterations

iv) [**1/0695/2022/FUL**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8MVOQKL0200) **and** [**1/0696/2022/LBC**](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)Applicant: Jane & Dave Whittingham

Location: 12 The Quay, Appledore

**Response date: 11th August 2022**

Proposal: Replacement front door, general external repair/maintenance and replacement of perspex tiles with 1.no conservation rooflight.

v) **[1/0697/2022/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8MWNQKL0700) and** [**1/0698/2022/LBC**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8MWOQKL0800)Applicant: Jane & Dave Whittingham

Location: 13 The Quay, Appledore

**Response date: 11th August 2022**

Proposal: Internal alterations, removal of existing rear extension, general maintenance works, replacement of identified doors and windows, conversion of roof space to create extra living space.

vi) [**1/0514/2022/OUTM**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC18OBQKKE200)Applicant: Mr A Smith

Location: Land At Grid Reference 243189 129178, Golf Links Road, Westward

Ho!,

**Response date: 12th August 2022**

Proposal: Outline application with all matters reserved for up to 14no. dwellings and a ground floor commercial unit (Additional Plans)

vii) [**1/0724/2022/FUH**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RENAMQQKL4E00)Applicant: Andy Ferrow

Location: 6 Morwenna Park Road, Northam

**Response date: 12th August 2022**

Proposal: Proposed first floor side extension above existing garage.

viii) [**1/0730/2022/FUH**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REPAABQK0BA00)Applicant: Mr & Mrs P Cockrane

Location: Woodthorpe, Chope Road, Northam

**Response date: 13th August 2022**

Proposal: Conservatory on south elevation.

ix) [**1/0749/2022/FUH**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF1SPHQKL8H00)Applicant: Mrs A Dexter

Location: 50 Nelson Road, Westward Ho!

**Response date: 15th August 2022**

Proposal: Single storey extension to replace previously approved extension

x) [**1/0870/2022/FUL**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWWKCDQKGCI00) **Re-consultation**

Applicant: Mrs Raila Langhelle (Norwegian Homes Leisure Ltd)

Location: Glen Cottage, Glengarth Close, Northam

**Response date: 18th August 2022**

Proposal: Demolition of existing bungalow and erection of two no. dwellings with two no. double garages (Revised Plans).

**8 Torridge District Council Planning Decisions**

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

i) 1/0555/2022/FUL

Proposal: First floor roof extension, flat roof ground floor rear extension, internal alterations, external works including extended front patio and 2 no. parking spaces

Location: 28 Staddon Road, Appledore

(Northam Town Council recommends the proposal for refusal)

ii) 1/0579/2022/FUH

Proposal: Part-retrospective application for demolition of existing rear conservatory and re-construction of larger conservatory.

Location: 11 Lily Close, Northam

(Northam Town Council recommended this proposal for approval)

iii) 1/0542/2022/FUL

Proposal: Demolition of existing barn, erection of a new dwelling, access and drainage arrangements, change of use of land to residential.

Location: Barn At Grid Reference 244418 12968, Tadworthy Road, Northam

(Northam Town Council recommended the proposal for approval)

iii) 1/0592/2022/FUL

Proposal: Extension & alterations to dwelling including conversion of the existing garage.

Location: 34 Atlantic Way, Westward Ho!

(Northam Town Council recommended the proposal for approval)

iv) 1/0575/2022/FUL

Proposal: Replacement dwelling

Location: 44 Swanswood Gardens, Westward Ho!

(Northam Town Council recommended the proposal for approval)

v) 1/0538/2022/FUL

Proposal: Proposed dwelling (Variation of condition 2 of Planning Approval 1/0649/2020/FUL)

Location: Land Adjacent Hillside, Sandymere Road, Northam

(Northam Town Council recommended the proposal for approval)

vi) 1/0536/2022/FUL

Proposal: Proposed extension to dwelling

Location: 29 Staddon Road, Appledore

(Northam Town Council recommended the proposal for approval)

**9 Torridge District Council Planning Decisions**

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

i) 1/0516/2022/FUL

Proposal: Proposed two storey rear extension, addition of dormer and other alterations

Location: 42 New Street, Appledore

(Northam Town Council recommends the proposal for refusal)

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**Northam Town Council – Minutes of the Planning Meeting held 21st July 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Davis (Chairman), Hames, Mrs Hodson, Miss Manley, Newman-McKie, Laws and Tisdale.

**In attendance:** Guy Langton – Deputy Town Clerk.

 Three members of the public.

**2207/265 Apologies**

Apologies were recorded on behalf of Cllr Sargent.

**2207/266 Chairman’s Announcements**

The Chairman had no announcements.

**2207/267 To agree the agenda as published**

It was **resolved** to agree the agenda as published, with one amendment – the consideration of planning proposal 1/0601/2022/FUL for a new 2nd floor window opening at a property on Meeting Street, Appledore would not take place, it being carried over from the previous meeting in error.

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

**2207/268 Declarations of interest:**

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

**2207/269 To confirm and sign the minutes of the Planning Meeting held 7th July 2022**

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

Proposed: Cllr Tisdale, Seconded Cllr Miss Manley (majority in favour, not present at meeting).

**2207/270 Public Participation**

One member of the public addressed the committee, commenting on planning proposal 1/0652/2022/FUL, for a residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping.

She commented positively on the proposed 30% affordable housing, much needed by the local community but noted concerns over the access to the site, the layout of the vehicle, cycle and pedestrian routes not being sufficiently integrated with neighbouring developments. Local Plan policy NOR07 required a comprehensive development, not individual ones.

She raised a concern from local residents that there had a been a request to close Pitt Hill submitted in advance of the planning proposal being determined and there was a concern that the closure application was premature and could be seen as simply for the convenience of the developers.

She closed, pleading that the eagerness for affordable housing did not outweigh any concerns the committee members may have.

**2207/271 Planning Appeals**

The committee noted that Torridge 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: 7th July 2022

 Interested Party Comments due: 11th August 2022

 Proposal: Erection of No.3 dwellings and associated works

(Affecting a public right of way)

 Location: Land At Torridge Road, Appledore.

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**2207/272 Torridge District Council Planning Applications:**

Torridge District Council, the determining Authority, had asked for comments from the Town Council on the following Parish planning applications, which were recorded as follows:

i) 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.

It was **resolved** to recommend the proposal for approval but would like the following comments noted by the planning authority:

Whilst the Council welcomes the planned provision of 30% affordable homes, Local Plan policy NOR07 expects Pitt Hill, Appledore to be ‘developed in a comprehensive manner to ensure the necessary highway improvements to Pitt Hill are secured as housing delivery is achieved’ (Local Plan 2031, paragraph 10.383). The development had not been sufficiently integrated with the neighbouring developments, meaning the pedestrian and cycle routes were not clear, or integrated and there were more vehicle connections that the policy envisaged onto Pitt Hill. The layout and highway integration is also contrary to Local Plan policies DM05 (Highways).

This road connection would entail the removal of a significant portion of the hedgerow, contradictory to policy NOR07 of the Local Plan 2031, which required the protection of landscape and biodiversity. The inclusion of a short pavement and limited cycle connectivity with other proposals is contrary to policy NOR07 of the Local Plan 2031, which required proper provision for pedestrians and cyclists. This limits safe and effective access to public transport, which is contrary to policy ST10 (Transport Strategy).

The Council also notes that an application for the closure of Pitt Hill has been submitted in advance of any approval of this development plan, causing local residents concern.

In conclusion, the Council urges the planning authority to require the developers of the whole of the site covered by NOR07 to prepare an integrated transport strategy, thus providing the expected ‘comprehensive’ development prior to any approvals being granted.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Newman-McKie (majority in favour, 1 against and 1 abstention)

ii) 1/0516/2022/FUL Applicant: Mr Albert Cranmer

Location: 42 New Street, Appledore

Response date: 23rd July 2022

Proposal: Proposed two storey rear extension, addition of dormer and other alterations.

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

The proposal would have a detrimental affect on the conservation area and on neighbour’s amenities. The proposed extension to the roof line would not be in keeping with the area and would detrimentally affect the visual amenity of the conservation area, the Council echoes the comments of the Conservation Officer.

The Council is also proposal would also result in the new property overlooking and overshadowing the neighbouring properties.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Newman-McKie (all in favour)

iii) 1/0670/2022/REM Applicant: Mr and Mrs Mills

Location: Land Adjacent The Gate House, Northam

Response date: 28th July 2022

Proposal: Reserved matters application for appearance, landscaping, layout and scale for 1 no. dwellings pursuant to application 1/0483/2021/OUT.

It was **resolved** to recommend the proposal for approval.

Proposed: Cllr Miss Manley, Seconded: Cllr Mrs Hodson (majority in favour, one abstention)

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iv) 1/0565/2022/CPE Applicant: Mrs Shirleyann Graham

Location: Stables At Grid Reference 245561 130237, Long Lane, Appledore

Response date: 30th July 2022

Proposal: Certificate of existing lawful use for continued use of the site for equestrian purposes.

It was **resolved** to comment stating the Council was not aware of the detail and accepted the veracity of the submitted statements from other parties.

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

v) 1/0639/2022/FUL Applicant: Mr P Harris

Location: 12 Atlantic Way, Westward Ho!,

Response date: 30th July 2022

Proposal: Installation of exterior stair lift to existing staircase.

It was **resolved** to recommend the proposal for approval.

Proposed: Cllr Laws, Seconded: Cllr Miss Manley (majority in favour, one abstention)

vi) 1/0612/2022/FUL Applicant: Mr Paul Ellam

Location: The Sail Loft, Appledore House, Meeting Street, Appledore

Response date: 30th 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)

It was **resolved** to recommend the proposal for approval.

Proposed: Cllr Miss Manley, Seconded: Cllr Newman-McKie (all in favour)

vii) 1/0572/2022/FUL Applicant: Mr & Mrs Stewart & Katharine Walton Location: Still Waters, Torridge Road, Appledore

Response date: 30th July 2022

Proposal: Addition of 2 storeys to existing bungalow and enhancements to external appearance throughout.

It was **resolved** to recommend the proposal for approval.

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

ix) 1/0252/2022/OUTM Applicant: NG Homes SW Ltd

Location: Land Off Cornborough Road, Westward Ho!

Response date: 27th 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 for the following reasons:

It is contrary to Policy DM04 and DM05 (Highways issues), the impact on Cornborough Road and junction with Buckleigh Road. These are compounded by there being concerns that there is only one way in and out of the proposed 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, as commented by the Officer of the AONB in its response,

“it is considered that the site cannot reasonably accommodate up to 400 dwellings. The proposals map in the Local Plan allocates 740 for the whole NOR2 site and yet this site represents a relatively smaller percentage of this site and yet is seeking 54% of dwellings in this allocation. The result of this high density would significantly impact on the visual and landscape impact of this development”.

The edges of the development do not have soft edges. The development would be visible from the roads to the south from some distance. Again, as the AONB response states “unless this site is given careful treatment in terms of its density, layout, open space and landscaping, the impact on the wider area, especially the AONB, will be significant”.

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The parking provision is inadequate as not all properties will have driveways or garages.

The Council notes the concerns of Devon and Cornwall Police regarding the communal areas ability to generate crime, the ambiguity of public and private areas resulting from a lack of clear definition.

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

**2207/273 Torridge District Council Planning Decisions**

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

There being no further business the meeting finished at 7.38pm.

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