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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 18th August 2022 at 6.30pm, which will be held in the Council Chamber, Town Hall, Northam.**

The Agenda for the meeting is set out below.

Date of issue: **12th August 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 4th August 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 note planned section 106 from 1/0252/2022/OUTM - 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 at Land Off Cornborough Road, Westward Ho!** *(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)**[1/0773/2022/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFDAQXQKLBQ00)** Applicant: Mrs Brazington

Location: 6A Highfield, Northam

**Response date: 25th August 2022**

Proposal: Demolish existing rear lean-to extension, erect new rear extension, raise section of roof and rear dormer to loft conversion.

ii)[**1/0667/2022/FUL**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDXPV7QK0BO00)Applicant: Mr A Rowe

Location: Boathyde, Churchill Way, Northam

**Response date: 27th August 2022**

Proposal: Separation and alteration of existing dwelling into 2no. dwellings (Affecting a Public Right of Way)

iii)[**1/0798/2022/REM**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFRQ1AQKLFS00)Applicant: Mr Ross Ashton

Location: Land At Grid Reference 243202 129005, Kingsley Road, Westward Ho!

**Response date: 2nd September 2022.**

Proposal: Approval of reserved matters pursuant to application 1/1142/2021/OUT

**9 Torridge District Council Planning Decisions**

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

i) 1/0343/2022/FUL

Proposal: Demolition of single dwelling and replacement with new energy efficient single dwelling with associated landscape works (Amended plans and additional supporting information)

Location: 43 Staddon Road, Appledore

(Northam Town Council recommends the proposal for approval)

ii) 1/0598/2022/FUL

Proposal: Change of use of land to residential garden and single storey rear extension to house

Location: 12 Chantry Avenue, Bideford

(Northam Town Council recommends the proposal for approval)

iii) 1/0619/2022/FUL

Proposal: Construction of first floor balcony to rear of property.

Location: Poppy House, Cornborough Road, Westward Ho!

(Northam Town Council recommends the proposal for approval)

iv) 1/0602/2022/LBC

Proposal: New window opening at second floor level

Location: 4 Meeting Street, Appledore

(Northam Town Council recommends the proposal for approval)

v) 1/0639/2022/FUL

Proposal: Installation of exterior stair lift to existing staircase

Location: 51 Atlantic Way, Westward Ho!,

(Northam Town Council recommends the proposal for approval)

vi) 1/0172/2022/FUL

Proposal: Demolition of existing dwelling and erection of 3 dwellings

Location: 12 Atlantic Way, Westward Ho!

(Northam Town Council recommends the proposal for approval)

**10 Torridge District Council Planning Decisions**

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

i) 1/0565/2022/CPE

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

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

(Northam Town Council was not aware of the details and accepted the veracity of the submitted statements from other parties).

**11 Torridge District Council Planning Decisions**

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

**7**

Dear Town Clerk & Ward Members/Councillors.

I refer to the above application. This application has been called in to Plans Committee, which is expected to be the 9th September 2022.

Please see the draft Heads of Terms below (these have been discussed with Councillor Hodgson and Councillor Laws). I would be grateful for your comments on this and in particular if the Town Council would be in a position to manage any of the on-site Green Infrastructure, eg the Local equipped play areas, Allotments etc

Affordable Housing:

30% on-site affordable housing – 75% to be provided at social rent and 25% at intermediate level.

Highway Contributions:

Public Transport contribution required to give a real choice of transport modes as there are no suitable bus services within walking distance of the site currently - £300,000

Infrastructure requirements -

a) On site road to link with adjacent sites and built to a width of 6.5 m wide on the main corridor and provide footway and cycleway connections to neighbouring sites.

b) Pedestrian improvement to be entirely delivered by the developer at the junction of Cornborough Road with Buckleigh Road/Bay View Road and improved surfacing of Northam footpath 26 between Cornborough Road and Seafield House.

NHS Contributions:

NHS Contribution – towards health service provision at Bideford Medical Centre, Northam Surgery and Wooda Surgery - £209,306

NHS Royal Devon University Health care - contribution towards acute and planned healthcare - £372,225

Education Contributions:

Primary Education Contribution - £579,853 (£1,542.16 per dwellings).

Special Educational Needs (SENS) - £244,634 (630.62 per dwelling).

Early Years Provision - £94,000 (£250 per dwelling)

Green Infrastructure –

This will be mainly provided on site including 2 Local Equipped Play areas, allotments, Football pitches and SUDS features.

A Green Infrastructure off site payment for Pars, Sports & Recreation to be go towards Cricket Club or Avon Lane- £75,000

Build Facilities –

Northam swimming pool - £237,849.18

Artificial Grass pitch (3G pitch) of £55,268.06

I am happy to discuss any of the above with you.

Kind regards,

Tracey Blackmore

**Minutes** **Page 066**

**Northam Town Council – Minutes of the Planning Meeting held 4th August 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Davis (Chairman), Mrs Hodson, Hames, Laws and Tisdale.

**In attendance:** Jane Mills –Town Clerk.

Six members of the public.

**2208/315 Apologies**

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

**2208/316 Chairmans Announcements:**

There were none

**2208/317 To agree the agenda as published**

It was **resolved** to agree the agenda as published

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

**2208/318 Declarations of interest:**

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

**2208/319 To confirm and sign the minutes of the Planning Meeting held 21st July 2022**

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 21st July 2022

**2208/320 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.*

Two members of the public spoke on agenda item[**1/0870/2022/FUL**](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWWKCDQKGCI00)Re-consultation expressing their objections

**2208/321 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:

1. [**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.

It was **resolved** to recommend approval

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

1. **[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)

It was **resolved** to recommend approval

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

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[**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

It was **resolved** to recommend approval

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

1. [**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 erspex tiles with 1.no conservation rooflight.

It was **resolved** to recommend approval subject to the agreement of the conservation officer

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

1. **[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.

It was **resolved** to recommend approval subject to the agreement of the conservation officer.

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

1. [**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)

It was **resolved** to recommend refusal on the same grounds as previously and in addition because of the covenant which precludes business development

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

1. **[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.

It was **resolved** to recommend approval

Proposed: Cllr Tisdale, Seconded Cllr Davis (majority in favour one abstention)

1. [**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.

It was **resolved** to recommend approval

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

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1. [**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

It was **resolved** to recommend approval

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

1. [**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).

It was **resolved** to recommend refusal on the same grounds as previously

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

**2208/322 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)

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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)

Members agreed to note the decisions

**2208/323 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)

Members agreed to note the decisions.

There being no further business the meeting closed at 7.30pm

Signed………………………………………………………Dated……………………………………………