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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 29th September 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: **24th 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 1st September 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 Torrridge District Council Planning Applications:**
Torrridge District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:

- i) [1/0514/2022/OUTM](#) **re-consultation** Applicant: A Smith
 Location: Land At Grid Reference 243189 129178, Golf Links Road, Westward Ho!
Response date: 22nd September 2022 (extension to deadline to 30th approved)
 Proposal: Outline application (including scale, appearance and access) for 9 residential units and ground floor commercial unit (Amended plans)
- ii) [1/0860/2022/OUT](#) Applicant: B Rowson
 Location: Outline application for demolition of existing outbuilding and erection of 1 no. live work dwelling with all matters reserved
Response date: 30th September 2022
 Proposal: River View, Bidna Lane, Northam
- iii) [1/0662/2022/FUH](#) Applicant: C Woodhouse
 Location: Conversion of garage into office including replacement of garage door
Response date: 1st October 2022
 Proposal: 25 Channer Place, Westward Ho!
- iv) [1/0886/2022/FUL](#) Applicant: L Ramping
 Location: Erection of 1 (one) holiday accommodation unit
Response date: 7th October 2022
 Proposal: Grenville, Merley Road, Westward Ho!
- v) [1/0841/2022/FUL](#) Applicant: B Copleston
 Location: Extension and alterations to dwelling
Response date: 10th October 2022
 Proposal: Nygarbor, Lower Cleave, Northam

8 Torridge District Council Planning Decisions

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

- i) 1/0749/2022/FUH
 Proposal: Single storey extension to replace previously approved extension
 Location: 50 Nelson Road, Westward Ho!
 (Northam Town Council recommends the proposal for approval)
- ii) 1/0626/2022/FUH
 Proposal: Installation of new roof windows in front and rear slopes
 Location: 2 Nelson Mews, Westward Ho!
 (Northam Town Council recommends the proposal for approval)
- iii) 1/0697/2022/FUL & 1/0698/2022/LBC
 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
 Location: 13 The Quay, Appledore
 (Northam Town Council recommends the proposal for approval)
- iv) 1/0695/2022/FUL & 1/0696/2022/LBC
 Proposal: Replacement front door, general external repair/maintenance and replacement of perspex tiles with 1.no conservation rooflight
 Location: 12 The Quay, Appledore
 (Northam Town Council recommends the proposal for approval)
- v) 1/0773/2022/FUL
 Proposal: Demolish existing rear lean-to extension, erect new rear extension, raise section of roof and rear dormer to loft conversion
 Location: 6A Highfield, Northam
 (Northam Town Council recommends the proposal for approval)

Northam Town Council – Minutes of the Planning Meeting held 1st September 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Mrs Hodson, Hames, Laws and Sargent.
In attendance: Guy Langton – Deputy Town Clerk
Tina Tucker – Administration Officer
One member of the public

2209/405 Apologies

Apologies were recorded on behalf of Cllrs Miss Manley, Newman-McKie and Tisdale.

2209/406 Chairmans Announcements:

There were none.

2209/407 To agree the agenda as published

It was **resolved** to agree the agenda as published, noting a typographical error at 2209/411 (iii), which should have read 1/0764/2022/FUL.

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

2209/408 Declarations of interest:

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

2209/409 To confirm and sign the minutes of the Planning Meeting held 18th August 2022

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 18th August 2022.

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

2209/410 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.

The member of the public addressed the committee on his submitted planning proposal, to be considered at item 2209/411. He outlined the reasons behind the proposal and shared graphical images of the finished structure. He noted the access would be via his property, through the house. He had initially proposed to the planning authority that his garage be removed and rebuilt in such a way that access could be given through the garden.

2209/411 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) **1/0758/2022/FUL**

Applicant: Mr & Mrs Newton

Location: 27, Burrough Road, Northam

Response date: 9th September 2022

Proposal: Erection of additional living accommodation in the rear garden of applicant's home. It was **resolved** to suspend standing orders to enable the committee to seek clarification from the applicant.

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

It was **resolved** to return to standing orders to continue consideration.

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

It was **resolved** to make comments only, as follows:

The Council is not opposed to the proposed structure but is concerned that there is no separate access, through the garden, presented as part of the proposal. For safety reasons, the Council considers that the garage should be removed and rebuilt, affording access to the ancillary accommodation via the garden. It is understood that this proposal formed part of the pre-application made by the applicant.

Proposed: Cllr Laws, Seconded Cllr Mrs Hodson (majority in favour)

ii) **1/0729/2022/FUL** Applicant Mr & Mrs Bowden

Location: 21, Lundy View, Northam.

Response date: 10th September 2022

Proposal: Proposed new roof terrace and garage extension.

It was **resolved** to recommend the proposal be approved.

Proposed: Cllr Hames, Seconded Cllr Davis (majority in favour)

The Town Hall's fire alarm sounded and the meeting was interrupted at this juncture, being between 7pm and 7.15pm.

iii) **1/0674/2022/FUL** Applicant: Mr Ross Ashton

Location: 19 North Street, Northam.

Response date: 11th September 2022.

Proposal: Retrospective application for the widening of an existing access and installation of electric roller door

It was **resolved** to recommend the proposal be refused on the following grounds:

The removal of part of the wall and lintel and the replacement of wooden swing doors with a coloured metal roller-shutter door has a negative impact on the street scene in the conservation area. The intended use as vehicle access has an adverse impact on road safety.

Proposed: Cllr Hames, Seconded Cllr Sargent (majority in favour)

2209/412 Torrridge District Council Planning Decisions

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

i) **1/0601/2022/FUL**

Proposal: New window opening at second floor level

Location: 4. Meeting Street, Appledore

(Northam Town Council recommends the proposal for approval)

ii) **1/0724/2022/FUH**

Proposal: Proposed first floor side extension above existing garage

Location: 6 Morwenna Park Road, Northam

(Northam Town Council recommends the proposal for approval)

iii) **1/0612/2022/FUL**

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)

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

(Northam Town Council recommends the proposal for approval)

iv) **1/0730/2022/FUH**

Proposal: Conservatory on south elevation

Location: Woodthorpe, Chope Road, Northam

(Northam Town Council recommends the proposal for approval)

v) 1/0670/2022/REM

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

Location: Land Adjacent The Gate House, Northam
(Northam Town Council recommends the proposal for approval)

vi) 1/0677/2022/FUL

Proposal: Proposed loft extensions and alternations

Location: Adderley House, 135 Bay View Road, Northam.
(Northam Town Council recommends the proposal for approval)

There being no further business the meeting closed at 7.20pm

Signed.....Dated.....

