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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 10th November 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: **4th November 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 13th October 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** Torrridge 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/22/3304623](#)
Appeal Start Date: 13th October 2022
Interested Party comments by: 17th November 2022
Proposal: The erection of two barns for continued equestrian use and associated works
Location: Land at Follyfoot Manor, Northam
Appeal Initial Notification [1/1068/2021/FUL](#)

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) [1/0919/2022/FUL](#) Applicant: Mrs Wendie Brackstone
Location: Westbrook, Torridge Road, Appledore
Response date: 11th November 2022 (extended)
Proposal: Proposed balcony above the existing annexe roof, and internal and external alterations
- ii) [1/0978/2022/FUL](#) Applicant: Mr & Mrs Mark Sewell
Location: Jordans, First Raleigh, Bideford
Response date: 11th November 2022 (extended)
Proposal: Proposed alterations to frontage, including replacement garden room with first floor balcony and associated landscaping.
- iii) [1/0958/2022/LA](#) Applicant: Torridge District Council
Location: 4 Hubbastone Road, Appledore
Response date: 11th November 2022 (extended)
Proposal: Change of use from office (Class E) to hostel accommodation (Sui Generis)
- iv) [1/0842/2022/FUL](#) Applicant: The Northam Care Trust
Location: Northam Lodge, Rosehill, Heywood Road
Response date: 19th November 2022
Proposal: Retrospective application for the installation of three Portacabins for use as office space
- iv) [1/0667/2022/FUL](#) – Re-consultation Applicant: Mr A Rowe
Location: Boathyde, Churchill Way, Northam, Bideford
Response date: 11th November 2022
Proposal: Separation and alteration of existing dwelling into 2no. dwellings (Affecting a Public Right of Way) (Additional information and amended plans)

9 Torridge District Council Planning Decisions

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

- i) 1/0729/2022/FUL
Proposal: Proposed dormer and garage extension
Location: 21 Lundy View, Northam
(Northam Town Council recommended this proposal be approved.)
- ii) 1/0710/2022/FUL
Proposal: Proposed loft conversion involving two gable dormer windows to front elevation, removal of chimney, new parking area and raised platform to the rear. (Variation of condition 2 of Planning Approval 1/0155/2020/FUL - Plans Schedule)
Location: 4 Polywell, Appledore
(Northam Town Council recommended this proposal be approved.)

- iii) 1/0886/2022/FUL
Proposal: Erection of 1no. holiday accommodation unit
Location: Grenville, Merley Road, Westward Ho!
(Northam Town Council submitted comments to be noted.)

10 **Torrige District Council Planning Decisions**

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

- i) 1/0860/2022/OUT
Proposal: Outline application for demolition of existing outbuilding and erection of 1 no. live work dwelling with all matters reserved
Location: River View, Bidna Lane, Northam
(Northam Town Council recommended this proposal be refused.)

11 **Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has advised that the following applications have **been withdrawn** with conditions as filed:

- i) 1/0798/2022/REM
Proposal: Approval of reserved matters pursuant to application 1/1142/2021/OUT
Location: Land At Grid Reference 243202 129005, Kingsley Road, Westward Ho!,
Devon
(Northam Town Council recommended this proposal be refused.)

Northam Town Council – Minutes of the Planning Meeting held 13th October 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

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

In attendance: Guy Langton – Deputy Town Clerk

2210/463 Apologies

Apologies were recorded on behalf of Cllr Mrs Hodson.

2210/464 Chairmans Announcements:

Cllr Hames reported that he had attended the Torridge District Council Plans Committee on the 6th October and presented the Council's views on the developments at Glengarth Close (1/0870/2021/FUL), which was refused permission the Plans Committee, and for 400 dwellings at Cornborough Road (1/0252/2022/OUTM), which was approved.

2210/465 To agree the agenda as published

It was **resolved** to agree the agenda as published.
Proposed: Cllr Tisdale, Seconded Cllr Laws (all in favour).

2210/466 Declarations of interest:

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

2210/467 To confirm and sign the minutes of the Planning Meeting held 29th September 2022

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 29th September 2022.

Proposed: Cllr Tisdale, Seconded: Cllr Newman-McKie (majority in favour, two abstentions – absent from meeting).

2210/468 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.

No members of the public were present.

2210/469 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) **1/0901/2022/FUL** Applicant: Mr & Mrs Bowden
Location: Grandmas, Chircombe Lane, Northam
Response date: 21st October 2022
Proposal: Part retrospective, conservatory and balcony over lower ground garage/store.
It was **resolved** that the proposal be recommended for approval.
Proposed: Cllr Miss Manley, Seconded Cllr Newman-McKie (majority in favour)
- ii) **1/0880/2021/FULM (re-consultation)** Applicant: Chichester Homes Developments Ltd
Location: Land To The West Of Buckleigh Road, Westward Ho!
Response date: 20th October 2022
Proposal: Erection of 117 dwellings and associated works including site access (Amended description, plans, flood risk assessment and archaeological evaluation).
It was **resolved** to recommend refusal on the same grounds as it had on its first consideration of the proposal, as follows:

- i. The percentage of affordable housing is unknown;
- ii. The properties are lacking in contextual character and exhibit uniformity in materials and finishes;
- iii. There is a lack of community space.
- iv. Concerns were expressed over traffic impact on Buckleigh Road;
- v. The transport statement was considered weak regarding alternative transport;
- vi. There are no bungalows included in the proposal and
- vii. Concerns were expressed about the three storey properties.

In addition, the Council notes concerns regarding:

- viii. There is no demonstration of the capacity of the local and immediate foul water processing infrastructure to incorporate the increased flow from the developments.
- ix. The proposal as presented would create 4 new entrances onto Buckleigh Road, a busy local route, adversely affecting highway safety.
- x. The proposed pedestrian access to Westward Ho! is not clearly defined.

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

- iii) **1/0710/2022/FUL** (re-consultation) Applicant: Mr & Mrs Bracey

Location: 4 Polywell, Appledore, Bideford

Response date: 18th October 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** that the proposal be recommended for approval.

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

- iv) **1/0960/2022/OUT** Applicant: Mr Dark

Location: Syringa, Northam, EX39 3PS

Response date: 28th October 2022

Proposal: Outline application for 2no. dwellings with all matters reserved except access.

It was **resolved** that the proposal be recommended for refusal on the following grounds: The location is unsustainable being in open countryside, so all journeys would necessarily be made by private vehicles. There is no likelihood that any future occupants would make significant journeys by foot, on bicycle or by public transport to access employment, education, recreation or commercial centres. This is contrary to Local Plan policy ST10: Transport Strategy, which seeks to reduce the need to travel by car.

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

- v) **1/0915/2022/FUH** Applicant: (not available)

Location: 9 Springfield Crescent, Northam

Response date: 29th October 2022

Proposal: Single storey front extension to existing porch.

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

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

2210/470 Torridge District Council Planning Decisions

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

- i) **1/0201/2022/FUL**
Proposal: Part retrospective application for amendment to windows/doors and roof
Location: Garage At Backfield, Appledore
(Northam Town Council made comments only)

There being no further business the meeting closed at 7.00pm

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

