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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 24th 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: **17th 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 10th November 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 consider a position regarding the Housing and Economic Land Availability Assessment (HELAA), with specific reference to the constitution of the Stakeholder Panel.** (Cllr Hames)

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) [1/0785/2022/FUH](#) Applicant: N Barham
Location: 45A Hanson Park, Northam, Bideford, Devon
Response date: 3rd December 2022
Proposal: Replace existing conservatory with a single storey extension

ii) [1/0005/2022/FUL \(re-consultation\)](#) Applicant: R Brend
Location: Sea Fret, 4 Pebbleridge Road, Westward Ho!, Bideford
Response date: 6th December 2022
Proposal: Proposed Extension (Amended Plans)

9 **Torrige District Council Planning Decisions**

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

i) 1/0841/2022/FUL
Proposal: Extension and alterations to dwelling
Location: Nygarbor, Lower Cleave, Northam, Bideford
(Northam Town Council recommended this proposal be approved.)

ii) 1/0572/2022/FUL
Proposal: Addition of 2 storeys to existing bungalow and enhancements to external appearance throughout.
Location: Still Waters, Torrige Road, Appledore, Bideford
(Northam Town Council recommended this proposal be approved.)

iii) 1/0915/2022/FUL
Proposal: Single storey front extension to existing porch
Location: 9 Springfield Crescent, Northam, Bideford, Devon
(Northam Town Council recommended this proposal be approved.)

iv) 1/0919/2022/FUL
Proposal: Proposed balcony above the existing annexe roof, and internal and external alterations
Location: Westbrook, Torrige Road, Appledore, Bideford
(Northam Town Council recommended this proposal be approved.)

Northam Town Council – Minutes of the Planning Meeting held 10th November 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Hames, Miss Manley, Mrs Hodson, Laws and Tisdale.
In attendance: Guy Langton – Deputy Town Clerk

- 2211/557 Apologies**
Apologies were recorded on behalf of Cllr Newman-McKie.
- 2211/558 Chairmans Announcements:**
The Chairman made no announcements.
- 2211/559 To agree the agenda as published**
It was **resolved** to agree the agenda as published.
Proposed: Cllr Tisdale, Seconded Cllr Manley (all in favour).
- 2211/560 Declarations of interest:**
Members were reminded that all interests should be declared prior to the item being discussed.
- 2211/561 To confirm and sign the minutes of the Planning Meeting held 13th October 2022**
It was **resolved** to confirm and sign the minutes of the Planning Meeting held 13th October 2022.
Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour).
- 2211/562 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.
- 2211/563 Planning Appeals 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/22/3304623
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
The council noted the appeal submission.
- 2211/564 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 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.
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Davis, Seconded Cllr Miss Manley (all in favour)

- 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.
 It was **resolved** to recommend the proposal for approval.
 Proposed: Cllr Miss Manley, Seconded Cllr Davis (all in favour)
- 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)
 It was **resolved** to recommend the proposal for approval.
 Proposed: Cllr Mrs Hodson, Seconded Cllr Miss Manley (all in favour)
- 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
 It was **moved** to recommend the proposal for approval.
 Proposed: Cllr Tisdale, Seconded Cllr Davis (2 in favour, 4 against) – the motion was defeated.
 It was **resolved** to recommend the proposal for refusal on the following grounds:
 The detrimental effect of the visual impact on a distinctive local building.
 The lack of suitable washing and kitchen facilities for the proposed temporary office spaces separate to the main building, meaning the intended separation from the main building is not achieved.
 The application indicates the temporary buildings were installed as part of the organisation's response to the requirements put in place in response to the Covid-19 pandemic, and their continued use is for the same reason. The Council understands at least one of these temporary buildings has been in place since before the Covid-19 outbreaks.
 The application is unclear as to the timeframe for the siting of the temporary buildings.
 Proposed: Cllr Mrs Hodson, Seconded Cllr Miss Manley (all in favour)
- v) **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)
 It was **resolved** to recommend the proposal for refusal on the following grounds:
 The proposal does not comply with National Planning Policy Framework para.80(d), it would not be a subdivision of one building but create a second, separate dwelling.
 The proposal is for the development of a property outside the Local Plan 2031 and policy ST07(4) which requires development in the countryside to be limited to that which meets a specific local economic or social need.
 The proposal, if approved, would lead to an increase in traffic flow along a PROW (Northam footpath 7).

The proposal does not include plans for increased local foul water storage or treatment. The addition of a dwelling would lead to increased use of the septic tank facilities.

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

2211/565 **Torridge District Council Planning Decisions**

It was noted that 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.)

2211/566 **Torridge District Council Planning Decisions**

It was noted that Torridge 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.)

2211/567 **Torridge District Council Planning Decisions**

It was noted that Torridge 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.)

There being no further business the meeting closed at 7.12pm

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