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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 8<sup>th</sup> December 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: 30<sup>th</sup> 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 24<sup>th</sup> 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 the dates and pattern of future meetings of this committee. (herewith)**
- 8 To consider a list of names of those who fell in the Great War, commemorated on the war memorial in Northam. (herewith)**

## 9 **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) [1/0955/2022/OUTM](#) Applicant: A Smith  
Location: Land At Grid Reference 243189 129178, Golf Links Road, Westward Ho!  
**Response date: 15<sup>th</sup> December 2022**  
Proposal: Outline application with some matters reserved (landscaping and layout) for the erection of hotel apartments and ground floor restaurant.
- ii) [1/1085/2022/FUL](#) Applicant: P Booth  
Location: 141 Irsha Street, Appledore  
**Response date: 10<sup>th</sup> December 2022**  
Proposal: Existing wall to be raised and erection of timber shelter
- iii) [1/1094/2022/FUL](#) Applicant: C O'Brien  
Location: 10 Odun Terrace, Appledore  
**Response date: 12<sup>th</sup> December 2022**  
Proposal: Proposed replacement windows.
- iv) [1/1110/2022/FUL](#) Applicant:  
Location: 49 Staddon Road, Appledore  
**Response date: 16<sup>th</sup> December 2022**  
Proposal: Extensions and alterations to include creation of first floor accommodation
- v) [1/1035/2022/OUT](#) Applicant:  
Location: Land At Grid Reference 244619 128145, Heywood Road, Northam  
**Response date: 16<sup>th</sup> December 2022**  
Proposal: Outline application for construction of 1 no. dwelling with all matters reserved except for access
- vi) [1/1112/2022/FUL](#) Applicant:  
Location: 11 Polywell, Appledore  
**Response date: 17<sup>th</sup> December 2022**  
Proposal: Proposed additional first floor and associated external works further to planning approval 1/0511/2022/HPD
- vii) [1/1045/2022/FUL & 1/1126/2022/LBC](#) Applicant:  
Location: 5 Odun Road, Appledore  
**Response date: 22<sup>nd</sup> December 2022**  
Proposal: Demolition of existing conservatory, formation of courtyard patio and erection of summerhouse.

## 10 **Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has **refused permission** for the following applications.

- i) [1/0514/2022/OUTM](#)  
Proposal: Outline application (including scale, appearance and access) for 9 residential units and ground floor commercial unit (Amended plans)  
Location: Land At Grid Reference 243189 129178, Golf Links Road, Westward Ho!  
(Northam recommended this proposal be refused permission)
- ii) [1/0870/2021/FUL](#)  
Proposal: Demolition of existing bungalow and erection of two no. dwellings with two no. double garages (Revised Plans)  
Location: Glen Cottage, Glengarth Close, Northam, Bideford  
(Northam recommended this proposal be refused permission)

**Northam Town Council – Minutes of the Planning Meeting held 24<sup>th</sup> November 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.**

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

**In attendance:** Guy Langton – Deputy Town Clerk  
Cllr Mrs McCarthy (non-committee member)  
Three members of the public

**2211/616 Apologies**

Apologies were recorded on behalf of Cllr Miss Manley.

**2211/617 Chairmans Announcements:**

The Chairman reported that the Council had been asked to provide fifteen street names for the developments planned in the vicinity of Bay View Road. Torridge District Council had approved the use of names of those that fell in the Great War (1914-1918), taken from the Northam War Memorial and at Kingsley Hall, Westward Ho! Should too few be available, the names engraved on the Appledore War Memorial would be used.

**Action point: Deputy Town Clerk to liaise with Torridge officers to finalise a list for review at a future meeting of this committee.**

**2211/618 To agree the agenda as published**

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

Proposed: Cllr Tisdale, Seconded Cllr Newman-McKie (all in favour).

**2211/619 Declarations of interest:**

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

**2211/620 To confirm and sign the minutes of the Planning Meeting held 10<sup>th</sup> November 2022**

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 10<sup>th</sup> November 2022.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Tisdale (majority in favour, one abstention (absent from meeting)).

**2211/621 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 addressed the committee reporting their concern about the make-up of the Torridge and North Devon District Councils' Joint Local Plan Committee Housing and Economic Land Availability Assessment (HELAA) stakeholder panel, which despite national guidance advising otherwise, had not included local community representatives. North Devon and Torridge District Councils sought only representatives of the property and development industry to sit on the HELAA stakeholder panel, the communities being represented by one elected member of one of the two district councils.

**2211/622 To consider a position regarding the Housing and Economic Land Availability Assessment (HELAA), with specific reference to the constitution of the Stakeholder Panel.**

The committee noted its concern that despite national Government guidance providing for it, local communities through Town or Parsh Councils, Neighbourhood Plan Qualifying Bodies and resident's groups/associations, were not to be represented on the Stakeholder Panel.

The committee was concerned that this lack of local representation would diminish the

beneficial effect that detailed knowledge could have on the land allocation process, leading to poorer, less sustainable and possibly undeliverable land allocation decisions.

It was **resolved** to send a letter to the senior planning policy officer at Torridge District Council to raise its concerns over the make-up of the Stakeholder Panel, copying members of the Joint Local Plan Committee, the Council's Leader and CEO.

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

**Action point: Cllr Hames to draft letter for circulation to committee members by the Deputy Town Clerk.**

2211/623

### **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) **1/0785/2022/FUH** Applicant: N Barham

Location: 45A Hanson Park, Northam, Bideford, Devon

**Response date: 3<sup>rd</sup> December 2022**

Proposal: Replace existing conservatory with a single storey extension,

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

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

ii) **1/0005/2022/FUL (re-consultation)** Applicant: R Brend

Location: Sea Fret, 4 Pebbleridge Road, Westward Ho!, Bideford

**Response date: 6<sup>th</sup> December 2022**

Proposal: Proposed Extension (Amended Plans).

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

The amendments to the proposal had not addressed the Council's concerns, as reported to the District Council earlier in the year, which are represented here for clarity:

*It was contrary to Local Plan policies ST03 (Adapting to Climate Change and Strengthening Resilience) and ST09 (Coast and Estuary Strategy).*

*The proposed extension was out of keeping with the immediate neighbourhood, being overbearing*

*in design and character and would detrimentally affect the street scene.*

*The proposal would be visible from the Northam Burrows, an SSSI within the undeveloped coast.*

Additionally, the Council echoes the concerns of the North Devon Coast AONB Officer. The impact of the light emitted through the large areas of gazing onto the Burrows, a site of special scientific interest. The effect of the light at night would have a detrimental effect on wildlife, the dark skies, and peaceful environment of the Burrows, which is a part of the AONB.

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

2211/624

### **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) **1/0841/2022/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, Torridge 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.)

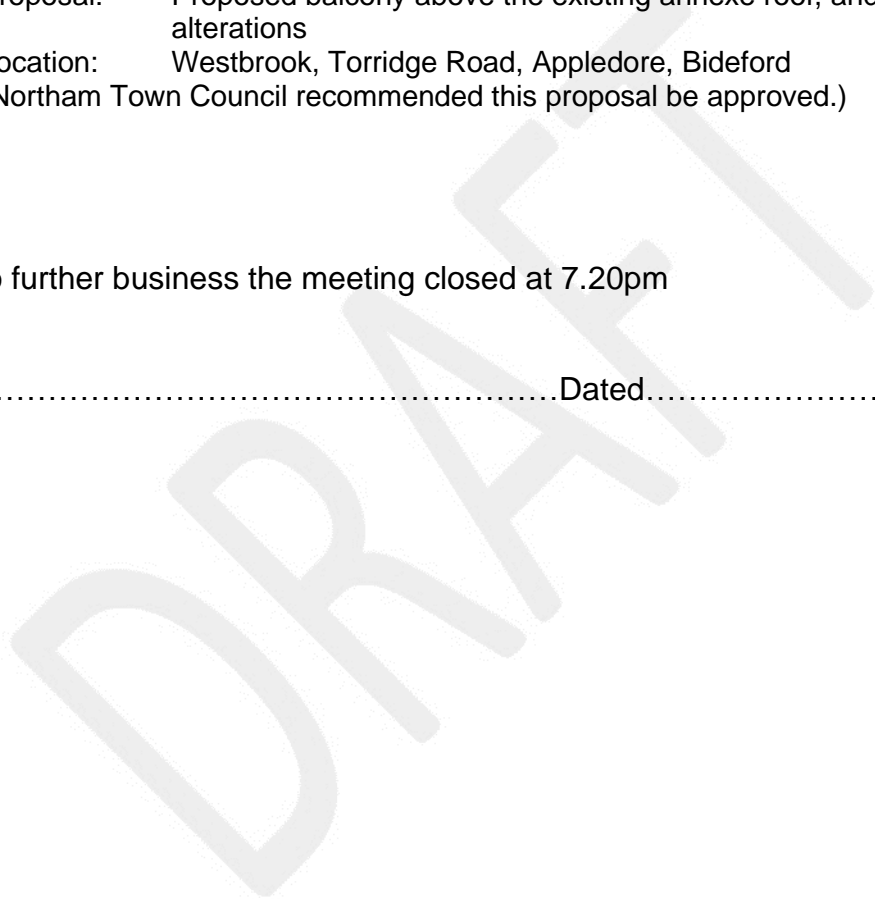
iv) 1/0919/2022/FUL

Proposal: Proposed balcony above the existing annexe roof, and internal and external alterations

Location: Westbrook, Torridge Road, Appledore, Bideford  
(Northam Town Council recommended this proposal be approved.)

There being no further business the meeting closed at 7.20pm

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



## Meeting pattern – December 2022 to April 2023

The next meeting of the Planning Committee is scheduled for the 22<sup>nd</sup> December. Members will have noted that the proposals for consideration at this evening's meeting are beyond that date.

**Option 1:** The next scheduled meeting has been arranged for the 12<sup>th</sup> January 2023, with meetings following each fortnight, on:

- 26<sup>th</sup> January 2023
- 9<sup>th</sup> and 23<sup>rd</sup> February 2023
- 9<sup>th</sup> and 23<sup>rd</sup> March 2023
- 6<sup>th</sup> and 20<sup>th</sup> April 2023

**Option 2:** This schedule can be retained or if members agree, the it can be amended as follows:

- Cancel the scheduled meeting on the 22<sup>nd</sup> December 2022
- Commence the meetings in the new year on 5<sup>th</sup> January 2022 and continue from that date with a fortnightly pattern, so on the:
- 19<sup>th</sup> January 2023
- 2<sup>nd</sup> and 16<sup>th</sup> February 2023
- 2<sup>nd</sup>, 16<sup>th</sup> and 30<sup>th</sup> March 2023
- 13<sup>th</sup> and 27<sup>th</sup> April 2023

## **Names for roads of the developments off Bay View Road**

At the meeting of this committee held on the 24<sup>th</sup> November, it was agreed that a list of the names of those that fell during the Great War, as commemorated on Northam War Memorial, would be drawn together and provided to the developer via Torridge District Council.

TDC have indicated that the Great War is long enough ago (over 100 years), so the names are available. A name cannot be used if it is that of a contemporary notable public figure, or if there is already a road with that name in the parish, or locally.

The names that the Town Council Officer has identified to TDC are below, with those suggested in **bold**. Clarification has been sought from the TDC Officer as to the suitability of the names identified. The four sides of the memorial are presented on the final page of this agenda.

Allin	<b>Downing</b>	<b>Kempe</b>	<b>Rendle</b>
Barber	Eardley-Wilmot	<b>King</b>	Reynolds
Bennet	<b>Essery</b>	<b>Lamprey</b>	Rice
Branch	<b>Featherstone</b>	Lilley	<b>Sanguin</b>
<b>Braunton</b>	Freeman	<b>Littlejohns</b>	Shute
Brayley	Fulford	Lovatt Thomas	Shutt
Campbell	Glover	Maggs	Snell
Carrington	Goss	Moon	<b>Southey</b>
Cawsey	Hamlyn	Moore	Sparling
Cole	Harding	Morgan	<b>Stella Temple</b>
Conaghey	Hearn	Mounce	Sussex
Cook	Hoare	Nicholls	Thorne
<b>Cooksley</b>	Hooper	Nicolay	<b>Tithecott</b>
Currie	Jeffrey	Nixon	Tucker
Curtis	Jewell	Palmer	Vanrenen
Dalling	Kelly	Prouse	Vivian
			Whitton

