

Northam Town Council – Minutes of the Planning Meeting held 19th January 2023 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Hames, Mrs Hodson, Laws, Miss Manley and Sargent.

In attendance: Guy Langton – Deputy Town Clerk; Three members of the public.

2301/804 Apologies

Apologies were recorded on behalf of Cllr Newman-McKie.

2301/805 Chairmans Announcements:

Cllr Hames asked if the council had received a response to its letter to Mr Ian Rowland at Torridge District Council regarding the composition of the HELAA panel. The Deputy Town Clerk confirmed a response had not yet been received.

Action: Deputy Town Clerk to request a response from Mr Rowland.

2301/806 To agree the agenda as published

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

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

2301/807 Declarations of interest:

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

Cllr Mrs Hodson declared she had a social relationship with the applicant for 1/1261/2022/FUL, but no pecuniary interest.

Cllr Miss Manley declared she had a social relationship with the applicants for 1/1225/2022/FUL and 1/1261/2022/FUL, but no pecuniary interests.

Cllr Laws declared his property was a neighbour of the property that was subject to proposal 1/1298/2022/FUL.

2301/808 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 5th January 2023, with an addition to the minuted response for 1/1152/2022FUL, to read that *Cllr Hames proposed refusal was on the grounds that: it was outside the development boundary, in the undeveloped coast and open countryside, so contrary to Local Plan 2031 policy DM27).*

Proposed: Cllr Laws, Seconded: Cllr Manley (majority in favour, one abstention – absent from the meeting).

2301/809 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.

One member of the public addressed the committee. He was the proposer of application 1/1278/2022/FUL, his address outlined his reasons for seeking the permission.

2301/810 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:

It was resolved to consider proposal 1/1278/2022/FUL before the other proposals.

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

- i) **1/1278/2022/FUL** Applicant: J Freeman
Location: Stables At Grid Reference 246073 129761, Wooda Road, Northam
Response date: 2nd February 2023
Proposal: Demolition of domestic stable block, construction of 1 (one) dwelling with associated landscaping and parking.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Manley, Seconded: Cllr Laws (all in favour).
- ii) **1/1245/2022/FUL** Applicant: L Calkin
Location: 4 Scott Avenue, Appledore
Response date: 15th January – extension granted to 20th January 2023
Proposal: Proposed first floor extension, a new porch, and a rear canopy along with reconstruction of the existing garage.
It was **resolved** to recommend the proposal be approved, subject to any issues with overlooking being resolved.
Proposed: Cllr Laws, Seconded: Cllr Hames (majority in favour).
- iii) **1/1261/2022/FUL** Applicant: A Buck
Location: Buck House, Chircombe Lane, Northam
Response date: 15th January – extension granted to 20th January 2023
Proposal: Conversion of existing outbuilding to dwelling (Removal of condition 3 of permission 1/1192/2007/FUL).
Note: Condition 3 required the permanent closure of the then existing access on to Chircombe Lane for reasons of highway safety issues resulting from traffic generation.
It was **resolved** to recommend the proposal be refused, there being no compelling reason given that the third condition applied to the permitted application 1/1192/2007/FUL be withdrawn.
Proposed: Cllr Hames, Seconded: Cllr Sargent (majority in favour).
- iv) **1/1114/2022/FUL** Applicant: Roberts
Location: 11 Cornborough Road, Westward Ho!
Response date: 27th January 2023
Proposal: Proposed single storey extension & erection of double garage.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Miss Manley (all in favour).
- v) **1/1226/2022/FUL** Applicant: H Wise
Location: Land At Grid Reference 245265 130328, Burrows Lane, Appledore
Response date: 27th January 2023
Proposal: Change of use from agricultural field to dog exercise field and equestrian grazing (Variation of condition 3 of planning permission 1/0957/2021/FUL) - **extension to opening hours.**
Note: Condition 3 required the premises to restrict opening to between 09:00 and 19:00 daily in the interest of the amenity of local residents.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Laws (majority in favour).

- vi) **1/1225/2022/FUL** Applicant: Simmons
 Location: Merlewood , Southwood Drive, Bideford
Response date: 27th January 2023
 Proposal: Demolition of single storey extension and erection of two storey side extension and alterations.
 It was **resolved** to recommend the application be refused, on the grounds that the proposal as presented would result in a property that was overbearing, out of keeping with neighbouring properties and have a detrimental impact on the street scene.
 Proposed: Cllr Miss Manley, Seconded: Cllr Davis (majority in favour).
- vii) **1/1251/2022/FUL** Applicant: Taylor
 Location: Surf Bay Leisure, Surf Bay Holiday Park, Golf Links Road
Response date: 28th January 2023
 Proposal: Demolition of existing Surf Bay Holiday Park reception building. Proposed mixed use new two storey reception building & holiday unit.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Miss Manley, Seconded: Cllr Sargent (majority in favour).
- viii) **1/1298/2022/FUL** Applicant: O Hamid
 Location: Land At Grid Reference 243198 129126, Nelson Road, Westward Ho!
Response date: 2nd February 2023
 Proposal: Demolition of existing bungalow & construction of an apartment building containing two dwellings (Variation of conditions 2 & 4 of planning permission 1/0094/2019/FUL).
 Note: Condition 2 required the development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
 Condition 4 required the vehicular access, parking and manoeuvring facilities indicated on the approved plan to be provided surfaced and drained and be permanently set aside as parking. This was to ensure that adequate parking facilities were always to be available.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Mrs Hodson, Seconded: Cllr Miss Manley (majority in favour).
- ix) **1/1256/2022/FUL** Applicant: L Sherborne
 Location: 37 Hanson Park, Northam
Response date: 3rd February 2023
 Proposal: Two storey extension to rear of property to replace existing glazed conservatory, together with internal alterations.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Mrs Hodson, Seconded: Cllr Miss Manley (all in favour).

2301/811 Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had **granted permission** for the following applications.

- i) **1/1411/2021/FUL**
 Proposal: Retrospective application for the installation of stables, storage barn, turn out area, access track and associated works.
 Location: Stables At Grid Reference 245561 130237, Long Lane, Appledore
 (Northam recommended this proposal be granted permission)

ii) **1/0758/2022/FUL**

Proposal: Erection of additional living accommodation in the rear garden of applicant's home.

Location: 27 Burrough Road, Northam
(Northam made comments only regarding the proposal)

iii) **1/1085/2022/FUL**

Proposal: Existing wall to be raised and erection of timber shelter.

Location: 141 Irsha Street, Appledore
(Northam recommended this proposal be granted permission)

iii) **1/1048/2022/FUL**

Proposal: Extension of existing garage to provide additional living accommodation to the existing property

Location: 1 College Close, Westward Ho!
(Northam recommended this proposal be granted permission)

There being no further business the meeting closed at 7.32pm

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