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NORTHAM TOWN COUNCIL
TOWN HALL
WINDMILL LANE
NORTHAM
DEVON
EX39 1BY

Town Clerk: Mrs Jane Mills MILCM
Telephone: 01237 474976

E-mail townclerk@northamtowncouncil.gov.uk

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 2nd February 2023 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: 27th January 2023

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, Tisdale and 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 5th January 2023**
(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 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/22/3308151](#)
 Appeal Start Date: 19th January 2023
Interested Party comments by: 23rd February 2023
 Proposal: Outline application for 2 no. dwellings with some matters reserved - Resubmission of Planning Application 1/0103/2021/OUT
 Location: Land At Alpha Place, Appledore, Devon
 TDC Planning reference [1/0096/2022/OUT](#)
- 8 **To receive a letter from Mr Ian Rowland, Senior Planning Policy Officer at Torridge District Council in response to the concerns raised regarding the composition of the HELAA Panel (*herewith*).**
- 9 **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) [1/0012/2023/FUL](#) Applicant: Mr Heard & Ms Hallett
 Location: 5 Fairway, Appledore, Bideford, Devon
Response date: 4th February 2023
 Proposal: Erection of extension and alterations to create first floor and detached garage
- ii) [1/0025/2023/FUL](#) Applicant: Mrs Wooley
 Location: Driftwood, Myrtle Street, Appledore, Bideford
Response date: 5th February 2023
 Proposal: Replacement of all windows and doors, and retrospective permission for Juliet balcony.
- iii) [1/0024/2023/FUL](#) Applicant: Mr & Mrs Fearnley
 Location: Glenside , First Raleigh, Bideford, Devon
Response date: 9th February 2023
 Proposal: Erection of 1no. dwelling and associated external works.
- iv) [1/1194/2022/FUL](#) & [1/1195/2022/LBC](#) Applicant: Mr Hughes
 Location: Bude House, Odun Road, Appledore, Bideford
Response date: 10th February 2023
 Proposal: Conversion of garage and extension to create dependent annexe, creation of parking area and erection of solar photovoltaic panels
- v) [1/1164/2022/FUL](#) Applicant: Northam Care Trust
 Location: Northam Lodge, Heywood Road, Northam, Bideford
Response date: 13th February 2023
 Proposal: Erection of training hub room
- vi) [1/0039/2023/FUL](#) Applicant: Mr & Mrs Walton
 Location: Still Waters, Torridge Road, Appledore, Bideford
Response date: 16th February 2023
 Proposal: Demolition of existing dwelling and erection of replacement dwelling.

- vii) [1/0065/2023/FUH](#) Applicant: Mr Atkins
 Location: 10 Francis Drive, Westward Ho!, Bideford, Devon
Response date: 16th February 2023
 Proposal: Erection of a separate garden room, extension to patio and replace part of garden fence.
- viii) [1/0058/2023/FUL](#) Applicant: Mr Dark
 Location: 32 Fordlands Crescent, Bideford
Response date: 18th February 2023
 Proposal: Erection of 1no. dwelling.
- ix) [1/0001/2023/FUL](#) Applicant: Maxika Homes
 Location: Land At Culloden House, Fosketh Hill, Westward Ho!
Response date: 19th February 2023
 Proposal: Erection of 2no. detached dwellings with associated parking and landscaping and the provision of 4no. car parking spaces to serve Culloden House.
- x) [1/0071/2023/FUL](#) Applicant: Mr Sullivan
 Location: Fordlands, Heywood Road, Northam
Response date: 19th February 2023
 Proposal: Extension and alterations to existing dwelling including new garage and driveway.

10 Torridge District Council Planning Decisions

Torridge District Council, the determining Authority, has **granted permission** for the following applications.

- i) [1/1155/2022/FUL](#)
 Proposal: Proposed extension and alterations (Affecting a Public Right of Way) - Variation of condition 2 in relation to application 1/0808/2020/FUL - Design of extension.
 Location: Yeoldon House Cottage, Durrant Lane, Northam, Bideford
 (Northam recommended this proposal be granted permission)
- ii) [1/1152/2022/FUL](#)
 Proposal: Demolition of existing storage building and replace with the erection of 2-bed single storey dwelling and retention of existing workshop (unaltered) - Variation of condition 2 of Planning Approval 1/0126/2021/FUL - Design of dwelling
 Location: Land And Buildings Diddywell Road, Appledore, Devon,
 (Northam recommended this proposal be granted permission)
- iii) [1/1110/2022/FUL](#)
 Proposal: Extensions and alterations to include creation of first floor accommodation
 Location: 49 Staddon Road, Appledore, Bideford, Devon
 (Northam recommended this proposal be granted permission)
- iv) [1/1045/2022/FUL & 1/1126/2022/LBC](#)
 Proposal: Demolition of existing conservatory, formation of courtyard patio and erection of summerhouse
 Location: 5 Odun Road, Appledore, Bideford, EX39 1PT
 (Northam recommended this proposal be granted permission)

- v) **1/0785/2022/FUH**
Proposal: Replace existing conservatory with a single storey extension
Location: 45A Hanson Park, Northam, Bideford, Devon
(Northam recommended this proposal be granted permission)

- vi) **1/1035/2022/OUT**
Proposal: Outline application for construction of 1 no. dwelling with all matters reserved except for access
Location: Land At Grid Reference 244619 128145, Heywood Road, Northam, Devon
(Northam recommended this proposal be refused permission)

11 **Torrige District Council Planning Decisions**

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

- i) **1/0905/2022/LBC**
Proposal: Installation of 3no. rooflights to the front elevation
Location: 5 Odun Road, Appledore
(Northam recommended this proposal be granted permission)

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.....