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ALL PLANNING APPLICATIONS CAN BE VIEWED
ONLINE AT WWW.TORRIDGE.GOV.UK



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 16th 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: 10th February 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 2nd 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 To consider the request from *everything is somewhere* for meet with the Council.
(herewith)

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) [1/0031/2023/FUL](#) Applicant: Mr & Mrs Heaman
Location: Grandmas, Chircombe Lane, Northam
Response date: 27th February 2023
Proposal: Replacement Garage.
- ii) [1/1290/2022/LBC](#) Applicant: Mrs Nockles
Location: Cross House, Fore Street, Northam
Response date: 27th February 2023
Proposal: Roof replacement and external and internal alterations.
- iii) [1/0123/2023/OUT](#) Applicant: Mr Ashton
Location: Land At Rowena, Kingsley Road, Westward Ho!
Response date: 5th March 2023
Proposal: Outline application with all matters reserved for 1 no. dwelling (Variation of condition 4 of Planning Application 1/1142/2021/OUT) - Amendment to wording.
- iv) [1/0120/2023/FUL](#) Applicant: Mr Payne & Ms Clark
Location: 4 Kenwith Road, Bideford
Response date: 5th March 2023
Proposal: Proposed extensions and alterations.
- v) [1/0071/2023/FUL](#) (deferred from previous meeting) 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.

9 **Torrige District Council Planning Decisions**

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

- i) [1/0764/2022/FUL](#)
Proposal: Retrospective application for the widening of an existing access and installation of electric roller door
Location: 19 North Street, Northam
(Northam recommended this proposal be refused permission)
- ii) [1/1221/2022/FUL](#)
Proposal: Alterations including east side extension (Re-submission of 1/0228/2022/FUL)
Location: 19 Dudley Way, Westward Ho!
(Northam noted this proposal)

- iii) **1/1236/2022/FUL**
Proposal: Proposed wc/shower/wash building
Location: Skern Lodge, Appledore
(Northam recommended this proposal be granted permission)

- iv) **1/1245/2022/FUL**
Proposal: Proposed first floor extension, a new porch, and a rear canopy along with reconstruction of the existing garage
Location: 4 Scott Avenue, Appledore
(Northam recommended this proposal be granted permission)

- v) **1/1128/2022/FUL**
Proposal: First floor extension & alterations to existing bungalow
Location: 24 Highfield, Northam
(Northam recommended this proposal be granted permission)

Northam Town Council – Minutes of the Planning Meeting held 2nd February 2023 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Mrs Hodson, Laws, Newman-McKie and Sargent.
In attendance: Guy Langton – Deputy Town Clerk
Cllr Mrs McCarty (non-committee member).

2302/848 Apologies

Apologies were recorded on behalf of Cllrs Miss Manley and Hames.

2302/849 Chairmans Announcements:

The Chairman made no announcements.

2302/850 To agree the agenda as published

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

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

2302/851 Declarations of interest:

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

2302/852 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 19th January 2023.

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

2302/853 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.

2302/854 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.

It was **noted** that Torridge District Council, the Planning Authority, had received the below listed planning appeals.

- i) Appeal Reference: **APP/W1145/W/22/3308151**
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**

2302/855 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.

The committee received the comprehensive letter, noting its contents and welcoming the confirmation that local people would be consulted as part of the process, albeit in the latter stages.

2302/856 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
Proposal: Erection of extension and alterations to create first floor and detached garage
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Newman-McKie, Seconded: Cllr Laws (majority in favour).
- ii) **1/0025/2023/FUL** Applicant: Mrs Wooley
Location: Driftwood, Myrtle Street, Appledore, Bideford
Proposal: Replacement of all windows and doors, and retrospective permission for Juliet balcony.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Sargent, Seconded: Cllr Davis (all in favour).
- iii) **1/0024/2023/FUL** Applicant: Mr & Mrs Fearnley
Location: Glenside, First Raleigh, Bideford, Devon
Proposal: Erection of 1no. dwelling and associated external works.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Davis (all in favour).
- iv) **1/1194/2022/FUL & 1/1195/2022/LBC** Applicant: Mr Hughes
Location: Bude House, Odun Road, Appledore, Bideford
Proposal: Conversion of garage and extension to create dependent annexe, creation of parking area and erection of solar photovoltaic panels
It was **resolved** to recommend the proposal be approved, noting that the design of this dependent annexe sought to enhance the street scene.
Proposed: Cllr Newman-McKie, Seconded: Cllr Sargent (all in favour).
- v) **1/1164/2022/FUL** Applicant: Northam Care Trust
Location: Northam Lodge, Heywood Road, Northam, Bideford
Proposal: Erection of training hub room
It was **resolved** to recommend the proposal be approved, though it was noted that there was no fire exit identified on the plans. The committee considered that the unit would benefit from one.
Proposed: Cllr Laws, Seconded: Cllr Sargent (all in favour).
- vi) **1/0039/2023/FUL** Applicant: Mr & Mrs Walton
Location: Still Waters, Torridge Road, Appledore, Bideford
Proposal: Demolition of existing dwelling and erection of replacement dwelling.
It was **resolved** to recommend the proposal be refused on the grounds that the proposed development and associated parking would have a detrimental impact on the public highway and on-road parking in the immediate vicinity.
Proposed: Cllr Newman-McKie, Seconded: Cllr Laws (all in favour).
Action: Deputy Town Clerk to contact the Torridge District Council ward members advising them of the committee's request this proposal be called in.

- vii) **1/0065/2023/FUH** Applicant: Mr Atkins
 Location: 10 Francis Drive, Westward Ho!, Bideford, Devon
 Proposal: Erection of a separate garden room, extension to patio and replace part of garden fence.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Laws, Seconded: Cllr Sargent (all in favour).
- viii) **1/0058/2023/FUL** Applicant: Mr Dark
 Location: 32 Fordlands Crescent, Bideford
 Proposal: Erection of 1no. dwelling.
 It was **resolved** to recommend the proposal be approved, though it was noted that strict conditions would need to be applied, should permission be granted, regarding the parking of vehicles related to the construction of the dwelling to mitigate any issues with highway traffic flow.
 Proposed: Cllr Laws, Seconded: Cllr Sargent (all in favour).
- ix) **1/0001/2023/FUL** Applicant: Maxika Homes
 Location: Land At Culloden House, Fosketh Hill, Westward Ho!
 Proposal: Erection of 2no. detached dwellings with associated parking and landscaping and the provision of 4no. car parking spaces to serve Culloden House.
 It was **resolved** to recommend the proposal be refused on the grounds that the proposed development would have a detrimental effect on the street scene, and represent overdevelopment of Atlantic Road, which is fronted on the southern side mostly by gardens and parking access to the properties above. The proposal would also have a visual impact on the street scene, which is currently of large, Victorian buildings.
 Proposed: Cllr Laws, Seconded: Cllr Sargent (majority in favour).
- x) **1/0071/2023/FUL** Applicant: Mr Sullivan
 Location: Fordlands, Heywood Road, Northam
 Proposal: Extension and alterations to existing dwelling including new garage and driveway.
 It was **resolved** to defer consideration of the proposal to the next meeting of the committee, on the 16th February 2023, when further reports and responses may have been lodged with the planning authority.
 Proposed: Cllr Davis, Seconded: Cllr Newman-McKie (all in favour).

2302/857 Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had **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)

2302/858 Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had **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)

There being no further business the meeting closed at 8.10pm

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

Detail of the email received from *everythingissomewhere*

Richmond Dock, Appledore

Dear Sir/Madam

I am writing with regard to the above property which is owned by my clients Mr and Mrs Wheatcroft. Over the past 18 months we have been considering development proposals for the Richmond Dock with the aspiration being to restore the dock itself and to use it for the storage and ongoing maintenance of various boats with one in particular being of significant historical interest. These proposals include the construction of a roof over the dock which has been designed with its key location in the heart of the village in mind.

We would like to arrange to meet with the Parish Council to talk you through the proposed scheme and we have plans and visuals of the proposal which we can show you. We will be very interested to hear your initial thoughts. In addition we have submitted and received Pre Application Advice on the proposed scheme.

In the interim we will be commenting on the Neighbourhood Plan Consultation.

Regards

Jeremy

Jeremy Murfitt FRICS FIQ



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Northam Town Council

Protocol on pre-application meetings for major developments

Guidance for Councillors and Developers

Preamble

The Town Council recognises that pre-application discussions play an important role in major planning applications and welcomes the desire of many developers to consult both the council and the public more widely. However, the council is also aware of the importance of public perception in planning and the critical need to avoid any appearance that the council is conducting secretive negotiations or colluding with developers.

Pre-determination

In all meetings with developers, members are reminded of the critical importance of not pre-determining their position on any future application, as this could require them to take no part in the discussion. It is noted however that expressing a pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible.

Individual members' discussions

Individual members may be approached by developers for informal discussions of possible future applications. Whilst it is left to the individual judgement of members whether to take part in such discussions, based on the nature and likely level of controversy of the application, they are advised:

- i. To carefully consider the public perception of such meetings.
- ii. To avoid any appearance of collusion in applications likely to cause controversy.
- iii. To avoid accepting hospitality in connection with such meetings.
- iv. To advise the Chairman, and where possible the council, of such meetings

Members must not purport to be representing the council at such meetings, unless expressly authorised to do so by the council.

Pre-application briefings

The council is, in general, willing to hold meetings with developers prior to public consultation on the following conditions:

- i. Full public consultation is either already scheduled or firmly planned.
- ii. The meeting is open to the public to attend as observers only and has been reasonably advertised.
- iii. The meeting will be minuted

- iv. It will be the decision of the planning committee whether to go ahead with a meeting.

The policy of the council is not to hold private meetings with developers unless there is a necessary and compelling reason that could be justified to the public (for example a strong commercial sensitivity, where a developer wishes to receive an initial steer before deciding whether to progress).

Pre-application public consultations

The council strongly encourages developers to carry out full public consultation before submitting plans for major developments, on the following basis:

- i. An accessible and convenient venue.
- ii. Sufficient publicity to likely interested parties, in good time.
- iii. Appropriate timings to allow as wide a range of people as possible to attend.
- iv. A genuinely open mind and willingness to adapt plans in response to feedback.

In general members are advised not to attend separate private briefings as part of public consultation, but instead to attend with the public.