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

Town Clerk: Mrs Jane Mills MILCM

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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 March 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: 22nd 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 16th February 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 receive an update following the request from *everything is somewhere* to meet with the Council. (verbal)**
- 8 To consider the name of a new street in Northam (herewith)**
TDC Street Naming Reference: N2022/94
NGR: SS 45166 29003
TDC Planning Reference: 1/0064/2020/REM
Development Type: 5 New Builds
Premises Type: 5 Bungalows
Expected Completion: December 2023

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) **1/0131/2023/FUL** Applicant: Mr Bushby
Location: 36 Fairlea Crescent, Northam, Bideford, Devon
Response date: 5th March 2023
Proposal: Erection of front garden wall and gate
- ii) **1/0124/2023/FUL** Applicant: SDT Consultancy Ltd
Location: Development Plot, Land At Grid Reference 244769 129162, Lakenham Hill, Northam
Response date: 9th March 2023
Proposal: Proposed dwelling
(Variation of condition 2 of Planning Approval 1/0649/2020/FUL)
(Variation of condition 1 of Planning Approval 1/0538/2022/FUL)
- iii) **1/1164/2022/FUL (re-consultation)** Applicant: The Northam Care Trust
Location: Northam Lodge, Heywood Road, Northam, Bideford
Response date: 9th March 2023
Proposal: Erection of training hub room (Amended Location Plan)
- iv) **1/0153/2023/FUL** Applicant: Mr McEldon
Location: Koversada, Diddywell Road, Appledore, Bideford
Response date: 16th March 2023
Proposal: Erection of detached dwelling and detached garage
(Variation of condition 2 of Planning Application 1/0271/2022/FUL)

10 **Torrige District Council Planning Decisions**

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

- i) **1/1261/2022/FUL**
Proposal: Conversion of existing outbuilding to dwelling (Removal of condition 3 of permission 1/1192/2007/FUL)
Location: Buck House, Chircombe Lane, Northam, Bideford
(Northam recommended this proposal be refused permission)
- ii) **1/1114/2022/FUL**
Proposal: Proposed single storey extension & erection of double garage
Location: 11 Cornborough Road, Westward Ho!, Bideford, Devon
(Northam recommended this proposal be granted permission)
- iii) **1/1225/2022/FUL**
Proposal: Demolition of single storey extension and erection of two storey side extension and alterations
Location: Merlewood, Southwood Drive, Bideford, Devon
(Northam recommended this proposal be refused permission)
- iv) **1/1226/2022/FUL**
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
Location: Land At Grid Reference 245265 130328, Burrows Lane, Appledore, Devon
(Northam recommended this proposal be granted permission)

- v) **1/1298/2022/FUL**
Proposal: Demolition of existing bungalow & construction of an apartment building containing two apartments (Variation of conditions 2 & 4 of planning permission 1/0094/2019/FUL)
Location: Land At Grid Reference 243198 129126, Nelson Road, Westward Ho!, Devon
(Northam recommended this proposal be granted permission)

11 **Torridge District Council Planning Decisions**

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

- i) **1/0955/2022/OUTM**
Proposal: Outline application with some matters reserved (landscaping and layout) for the erection of hotel apartments and ground floor restaurant
Location: Land At Grid Reference 243189 129178, Golf Links Road, Westward Ho!,
(Northam recommended this proposal be refused permission)
- ii) **1/1251/2022/FUL**
Proposal: Demolition of existing Surf Bay Holiday Park reception building. Proposed mixed use new two storey reception building & holiday unit.
Location: Surf Bay Leisure, Surf Bay Holiday Park, Golf Links Road, Westward Ho!
(Northam recommended this proposal be granted permission)

Northam Town Council – Minutes of the Planning Meeting held 16th February 2023 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Mrs Hodson, Laws, Newman-McKie and Tisdale.
In attendance: Guy Langton – Deputy Town Clerk

2302/874 Apologies

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

2302/875 Chairmans Announcements:

The Chairman made no announcements.

2302/876 To agree the agenda as published

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

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

2302/877 Declarations of interest:

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

2302/878 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 2nd February 2023.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Laws (majority in favour, two abstentions – absent from the meeting).

2302/879 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.

2302/880 To consider the request from *everything is somewhere* to meet with the Council.

It was **resolved** to agree to offer a timed (45 minute) meeting to ***everything is somewhere*** to hear their plans for Richmond Dock in Appledore. This meeting would be prior to a scheduled meeting of the Planning Committee and in line with Council protocol, this meeting would be open to the public (as observers).

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

Action: Deputy Town Clerk to contact *everything is somewhere*.

2302/881 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) **1/0031/2023/FUL** Applicant: Mr & Mrs Heaman

Location: Grandmas, Chircombe Lane, Northam

Proposal: Replacement garage

It was **resolved** to recommend the proposal be approved.

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

- ii) **1/0290/2022/LBC** Applicant: Mrs Nockles
 Location: Cross House, Fore Street, Northam
 Proposal: Roof replacement and external and internal alterations.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Newman-McKie, Seconded: Cllr Hames (majority in favour).
- iii) **1/0123/2023/OUT** Applicant: Mr Ashton
 Location: Land At Rowena, Kingsley Road, Westward Ho!
 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.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Laws, Seconded: Cllr Tisdale (majority in favour).
- iv) **1/0120/2023/FUL** Applicant: Mr Payne & Ms Clark
 Location: 4 Kenwith Road, Bideford
 Proposal: Proposed extensions and alterations.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Newman-McKie, Seconded: Cllr Tisdale (majority in favour).
- v) **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 recommend the proposal be refused, on the grounds that:
 The planned installation of a flat roof, combined with the increased height of the party wall, would have a detrimental affect on the amenity of the neighbouring properties, the proposal being overlooking and overshadowing. This is contrary to Local Plan 2031 policies DM01 (Amenity Considerations) and DM25 (Residential Extensions and Ancillary Development). Further, the plans for the garage would have a detrimental visual impact on the house, an unlisted heritage asset , contrary to policy DM07 (Historic Environment). The scale of the proposed garage is, contrary to policy DM04 (Design Principles). The associated driveway would diminish the amenity value of the lawn.
 Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour).
Action: Deputy Town Clerk to request the TDC Ward members to review the proposal with a view to calling it in.

2302/882 Torridge District Council Planning Decisions

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

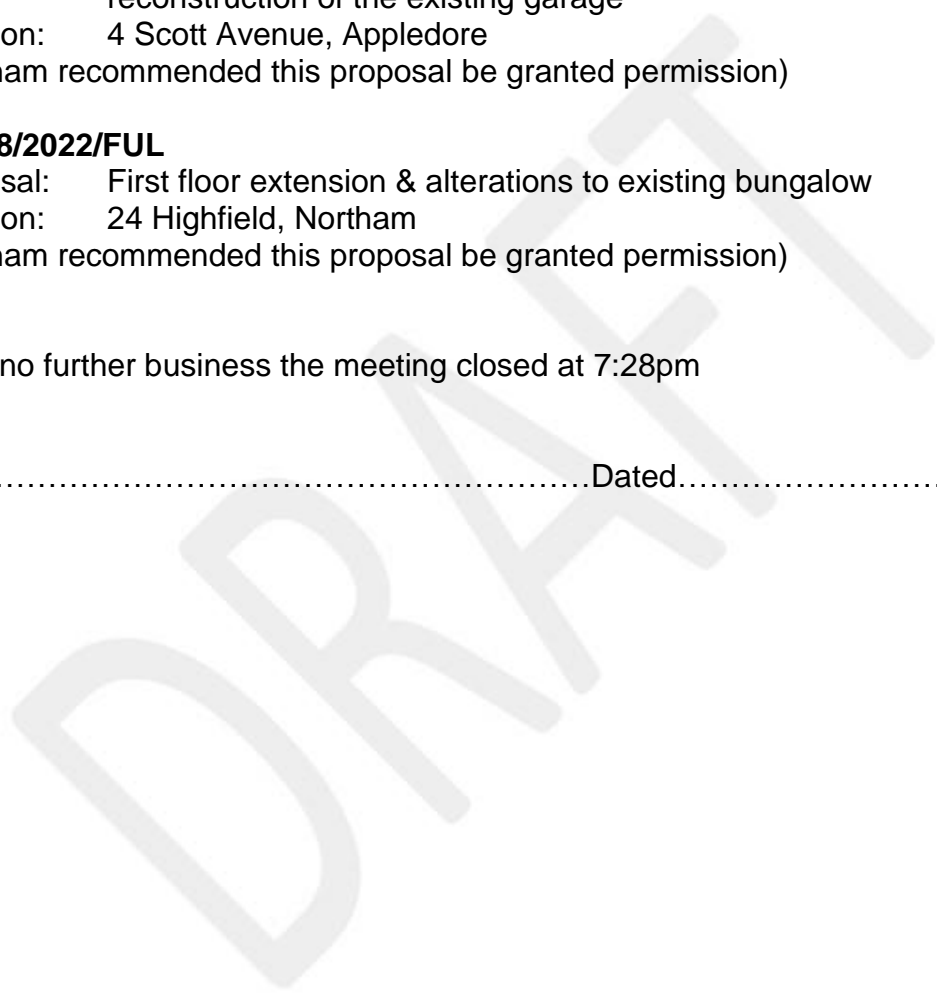
Proposal: Proposed first floor extension, a new porch, and a rear canopy along with reconstruction of the existing garage
Location: 4 Scott Avenue, Appledore
(Northam recommended this proposal be granted permission)

v) **1/1128/2022/FUL**

Proposal: First floor extension & alterations to existing bungalow
Location: 24 Highfield, Northam
(Northam recommended this proposal be granted permission)

There being no further business the meeting closed at 7:28pm

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





TREWIN DESIGN ARCHITECTS

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HARD LANDSCAPING KEY

- MARSHALLS OR SIMILAR PENNANT GREY ORIGINAL TEGULA AGED CONCRETE SETT PAVING 160 GAUGE
- MARSHALLS OR SIMILAR TRADITIONAL ORIGINAL TEGULA AGED COBBLES CONCRETE SETT PAVING 160 GAUGE
- MARSHALLS OR SIMILAR PENNANT GREY ORIGINAL TEGULA AGED COBBLES CONCRETE SETT PAVING 100 x 100mm TO ACCESS ROAD EDGING
- TARMACADUM SURFACE
- GREY CONCRETE PAVING SLABS TO ALL DWELLING PATHS AND REAR PATIOS

Drawing Title	
SITE LAYOUT	
Job title	
Proposed housing development LAND ADJOINING CHURCHILL WAY Northam, Bideford	
Client	
Orchard Hay Ltd	
Stage	Detailed planning
Scale @ A3	As Indicated
Date	mar 10
Drawn by	JW
Checked by	
Revision	F
Drawing number	7784-01-001

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The developer has suggested the names below for the new street, in order of preference:

- 1) Lindridge Close
- 2) Anslow Drive
- 3) Ivyfield

The land owner has provided detail of their expectations of the name, which will be read out to members at the committee meeting.