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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 30<sup>th</sup> 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: 24<sup>th</sup> March 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 Meetings held 16<sup>th</sup> March 2023 (both attached 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 from Mr I Rowland of Torrridge District Council on the HELAA process and constitution.**

## 8 **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) [1/0202/2023/FUL](#) Applicant: Platt  
Location: Holmleigh, Golf Links Road, Westward Ho!  
**Response date: 31<sup>st</sup> March 2023**  
Proposal: Erection of replacement dwelling with associated works.
- ii) [1/0010/2023/NMAT](#) Applicant: Vistry Housebuilding SW  
Location: Daddon Hill Farm, Daddon Hill, Northam  
**Response date: 6<sup>th</sup> April 2023**  
Proposal: Non material amendment to Planning Application 1/0004/2021/REMM - Alterations to site layout.
- iii) [1/0246/2023/FUL](#) Applicant: Hutter  
Location: Anchorage, 37 Windmill Lane, Northam  
**Response date: 6<sup>th</sup> April 2023**  
Proposal: Erection of single storey extensions, internal and external alterations and landscaping works
- iv) [1/0252/2023/FUL](#) Applicant: Morris  
Location: 11 Polywell, Appledore  
**Response date: 10<sup>th</sup> April 2023**  
Proposal: Off road parking area
- v) [1/0248/2023/FUL](#) Applicant: Williamson  
Location: Land At Grid Reference 244396 129269, Tadworthy Road, Northam  
**Response date: 10<sup>th</sup> April 2023**  
Proposal: Erection of 1no. dwelling to include access and drainage arrangements
- vi) [1/0126/2023/FUL](#) Applicant: Braddicks Leisure  
Location: The Fairway Buoy, Golf Links Road, Westward Ho!  
**Response date: 13<sup>th</sup> April 2023**  
Proposal: Proposed ground floor extension to existing property and first floor balcony extension and part retrospective permission for external ground floor decking

## 10 **Torridge District Council Planning Decisions**

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

- i) [1/1249/2023/FUL](#)  
Proposal: Reserved matters application for Appearance, Landscaping, Layout, Access and Scale pursuant to planning approval 1/0123/2023/OUT (Re-submission of 1/0798/2022/REM)  
Location: Land At Grid Reference 243202 129005, Kingsley Road, Westward Ho!  
(Northam recommended this proposal be refused permission)
- ii) [1/0031/2023/FUL](#)  
Proposal: Replacement garage  
Location: Grandmas, Chircombe Lane, Northam  
(Northam recommended this proposal be granted permission)
- iii) [1/0058/2023/FUL](#)  
Proposal: Erection of 1no. dwelling  
Location: 32 Fordlands Crescent, Bideford  
(Northam recommended this proposal be granted permission)

- iv) **1/1256/2022/FUL**  
Proposal: Two storey extension to rear of property to replace existing glazed conservatory, together with internal alterations.  
Location: 37 Hanson Park, Northam  
(Northam recommended this proposal be granted permission)
- v) **1/0123/2023/OUT**  
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  
Location: Land At Rowena, Kingsley Road, Westward Ho!  
(Northam noted this proposal)
- vi) **1/0065/2023/FUH**  
Proposal: Erection of a separate garden room, extension to patio and replace part of garden fence  
Location: 10 Francis Drive, Westward Ho!  
(Northam recommended this proposal be granted permission)
- vii) **1/1278/2022/FUL**  
Proposal: Demolition of domestic stable block, construction of 1 no. dwelling with associated landscaping and parking  
Location: Stables At Grid Reference 246073 129761, Wooda Road, Northam  
(Northam recommended this proposal be granted permission)

**Northam Town Council – Minutes of the Public Planning Meeting held 16<sup>th</sup> March 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Davis (Chairman), Edwards, Ford, Hames, Mrs Hodson, Mrs McCarthy, Laws, Sargent and Tisdale.

**In attendance:** Guy Langton – Deputy Town Clerk  
Tina Tucker – Admin Officer  
Twenty-eight member of the public.  
Mr Matt Harding (Goodrich Cutler Associates)  
Mr Jeremy Murfitt (everything is somewhere Ltd)

**001 Introduction and Apologies**

Cllr Davis opened the meeting reminding the assembled that it was being conducted in line with the Council's Protocol on Pre-application Meetings. In line with the protocol, the meeting was open to the public as observers. Any questions members of the public had should have been passed to a Councillor prior to the meeting so they put it to the developers. Apologies were recorded on behalf of Cllrs Miss Manley and Newman-McKie.

**002 Declarations of interest:**

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

**003 To receive a presentation from *everything is somewhere* regarding the plans for development at Richmond Dock and the surrounding land, Appledore.**

Mr Matt Harding (of Goodrich Cutler Associates) and Mr Jeremy Murfitt (of everything is somewhere Ltd) introduced themselves and proceeded to present the attached to the assembled members of the council and public.

They opened by saying that the land owners were seeking a location to store boats and ships in their collection once those vessels had been restored.

It was confirmed that currently, the proposal being drawn up was for the roof and a small building which would service the

Briefly, the developers stated:

- That the body and fabric of the dry dock would not be affected.
- The planned wooden beam-supported roof design would stand on concrete legs that were outside the dock.
- The walls surrounding the dock would remain undisturbed.
- The dock gates would be refurbished, and remain in use, in the current arrangement. Weather-doors were planned to be installed above the gates to protect the vessel(s) inside the structure from the elements.
- The planned roof would be higher than the existing walls, though given the angle of view, people passing on foot would not be able to see the roof structure from the adjacent roads.
- Historic England had noted concerns regarding the roof, especially the expanse of 'living green roof'. The designers were reconsidering this.
- The remainder of the yard would be retained as working space. The small building planned would be in the yard. The yard would be tidied up.

Members of the Council asked the following questions and made the noted statements:

Cllr Tisdale asked why the planned roof height was low, concerned that this would restrict future use.

Response: The centre of the roof would be 2m higher than the perimeter. The roof height was restricted.

Cllr Tisdale asked what 'living green roof' would be made of.

Response: It was planned to be sedum, for aesthetic and water-attenuation reasons.

Historic England had indicated their preference was for the roof to be in-keeping with the original industrial use of the dock.

Cllr Laws considered the proposal to renovate Richmond Dock a boon for the people of and visitors to Appledore. He asked if the owners planned to open the dock to allow members of the public to visit.

Response: It was anticipated that some open days would occur each year and that schools could be given access on agreed dates. The site would ordinarily be closed to the public.

Cllr Ford considered that the proposals looked good on face value. He noted the contentious history of the site but that the proposals to renovate it deserved closer consideration.

Cllr Hames considered the inclusion of solar PV and water capture as part of the roof design would be positive changes. He asked if the yard space would be developed for workshops. He reiterated that public access would be a positive move.

Response: the images circulated showed the yard area having a 'civic' look but this would be changed.

The developer had been in dialogue with the RNLI, Maritime Museum and a Gig Club about their use of the yard areas, though these discussions were at an early stage.

Cllr Hames asked how the action of the dock, with water ingress and egress, would affect the tidal flow, water levels and local flooding and that the wider building activity would affect local people. He note that this should be dealt with through the planning process.

Cllr Edwards asked if the developer would share the presentation that was given?

Response: it would be shared in due course.

Cllr Edwards asked if the dock would be a dry or wet dock?

Response: It would be a dry dock, though it was believed a stream ran through the bottom of the dock.

Cllr Edwards asked what vessels were planned to be stored in the dock?

Response: The landowner had a small number of boats currently, which would be renovated and refurbished before being brought to the dock for storage.

*There was a short adjournment at this juncture for a comfort break and to allow members of the public to pass questions to the elected members to put to the developers.*

Cllr Ford noted that the developers would have to undertake full surveys before any works were carried out but that left alone the site would continue to deteriorate. He noted that part of the site may be Environment Agency-owned land.

Cllr Tisdale asked if any other development was planned for the site?

Response: Not at this stage the planners had been instructed to design the roof and one additional building.

Cllr Hames asked where the parking would be and how many spaces would be provided?

Response: The whole yard area could be used for parking. The number of spaces had not been calculated.

Cllr Hames asked what the small building that formed part of the proposal was for?

Response: It would be the office(s), welfare space, toilet facilities etc. for the dock area.

Cllr Laws requested that more of the perimeter wall be glass, so members of the public could see what was happening in the dock.

Response: the walls of the dock cover were designed with large expanses of glass.

The meeting closed at 7:10pm

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

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**Northam Town Council – Minutes of the Planning Meeting held 16<sup>th</sup> March 2023 at 7.15pm in the Council Chamber, Windmill Lane, Northam.**

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

**In attendance:** Guy Langton – Deputy Town Clerk  
Tina Tucker – Admin Officer  
One member of the public.

**2303/999 Apologies**

Apologies were recorded on behalf of Cllr Newman-McKie.

**2303/1000 Chairmans Announcements:**

The Chairman made no announcements.

**2303/1001 To agree the agenda as published**

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

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

**2303/1002 Declarations of interest:**

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

**2303/1003 To confirm and sign previous planning committee meeting minutes.**

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 2<sup>nd</sup> March 2023.

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

**2303/1004 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.*

The member of the public did not wish to address the committee.

**2303/1005 To consider the information received at the meeting held on 16<sup>th</sup> March 2023 regarding plans for the development of Richmond Dock.**

The committee discussed the proposal that had been put before them in the meeting earlier that evening, feeling that the current proposal could divide opinion in the light of the pre-application advice the developer had received from Historic England.

It was noted that there would be a further public meeting as the plans developed.

**2303/1006 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) **1/0101/2023/FUH**

Applicant: James

Location: 35 Amyas Way, Northam

**Response date: 17<sup>th</sup> March 2023**

Proposal: Erection of first floor extension over existing garage

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

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

- ii) **1/0652/2022/FUL** Applicant: Morris  
 Location: Land At Pitt Hill, Appledore  
**Response date: 10<sup>th</sup> March 2023 (extension requested)**  
 Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping (Amended plans and additional information)  
 Cllr Hames reported that he had called the proposal in to the Torridge District Council Plans Committee.  
 It was **resolved** to recommend the proposal be approved but that the following comments be reported to the planning officer.  
 The width of the planned shared use cycle way and pavement to the northern end of the development was not clear. The path ends in a gate, it was not clear if the gate would be of a design that enabled cyclists or those with mobility issues to make full use of the path. Nor was it clear the path would be delivered as a route connecting to Pitt Hill as it entered land outside the ownership of the developer on its route to the Pitt Hill.  
 No low-level lighting was indicated, especially along the shared-use path, raising safety concerns for users.  
 The housing mix had been amended. There was no clearly detailed evidence provided to substantiate this change. The affordable housing had been concentrated at one end of the development, rather than scattering it throughout.  
 Finally, the council did not consider that the amendments addressed the concerns it raised in its previous comment.  
 Proposed: Cllr Davis, Seconded: Cllr Hames (all in favour).
- iii) **1/0166/2023/FUL** Applicant: Samuel  
 Location: Pig On The Hill, Westward Ho!  
**Response date: 16<sup>th</sup> March 2023**  
 Proposal: Erection of 8 holiday lodges, replacement manager's dwelling and associated works  
 It was **resolved** to recommend the proposal be approved.  
 Proposed: Cllr Tisdale, Seconded: Cllr Miss Manley (majority in favour).
- Cllr Tisdale left the meeting at this juncture.*
- iv) **1/0189/2023/FUH** Applicant: Jones  
 Location: Bryn Glas, Cluden Road, Northam  
**Response date: 24<sup>th</sup> March 2023**  
 Proposal: Erection of extension, alterations to entrance and replacement of flat roof with pitched roof.  
 It was **resolved** to recommend the proposal be approved.  
 Proposed: Cllr Miss Manley, Seconded: Cllr Davis (all in favour).
- v) **1/0192/2023/FUL** Applicant: Pettini  
 Location: 19 Western Avenue, Appledore  
**Response date: 24<sup>th</sup> March 2023**  
 Proposal: Erection of single storey rear extension and raised decking  
 It was **resolved** to recommend the proposal be approved.  
 Proposed: Cllr Tisdale, Seconded: Cllr Mrs Hodson (majority in favour).



- vi) **1/0193/2023/FUH** Applicant: May  
 Location: Lakenham Rest, Lakenham Hill, Northam  
**Response date: 25<sup>th</sup> March 2023**  
 Proposal: Demolition of conservatory and erection of two storey extension and balcony.  
 It was **resolved** to recommend the proposal be approved.  
 Proposed: Cllr Laws, Seconded: Cllr Sargent (majority in favour).

**2303/1007 Torridge District Council Planning Decisions**

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

- i) **1/0012/2023/FUL**  
 Proposal: Erection of extension and alterations to create first floor and detached garage  
 Location: 5 Fairway, Appledore  
 (Northam recommended this proposal be granted permission)

There being no further business the meeting closed at 8:02pm

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

