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



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

Town Clerk: Mrs Jane Mills MILCM BA(Hons)
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The Council's policy may be viewed on
the Policies page of its [website](http://www.torrige.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 15th June 2023 at 6.30pm, which will be held in the Town Hall Council Chamber for the purpose of considering and resolving upon the business set out in the following agenda.

Members of the public will be admitted at the start of the meeting.

The Agenda for the meeting is set out below.

Date of issue: **8th June 2023**

M. J. Mills

Mrs Jane Mills MILCM
Town Clerk

The following are Members of the Planning Committee:
Cllrs Bach, Mrs Hodson, Lo-vel, Singh, with Cllr P Hames ex-officio as Mayor.
Five vacancies. 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 24th May 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 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) [1/0399/2023/FUL](#) Applicant: W Carter
Location: Cleave Hollow, Durrant Lane, Northam
Response date: 16th June 2023 (response date extended from 11th June 2023)
Proposal: Replacement first floor extension.
- ii) [1/0393/2023/FUL](#) Applicant: D Holmes
Location: St Judes, Golf Links Road, Westward Ho!
Response date: 16th June 2023 (response date extended from 12th June 2023)
Proposal: Erection of single storey rear and side extension and installation of 4no. dormers to first floor
- iii) [1/0402/2023/FUL](#) Applicant: L Sellick
Location: 18 Kenwith Road, Bideford
Response date: 16th June 2023
Proposal: Change of use to a portion of garden to provide stationing for one touring caravan, for holiday let usage.
- iv) [1/0410/2023/FUL](#) Applicant: Odun Grange
Location: Yeoldon House Hotel, Durrant Lane, Northam
Response date: 17th June 2023
Proposal: Change of use from Sui Generis to C3
- v) [1/0391/2023/FUL](#) Applicant: J Kidston
Location: Garth, Diddywell Road, Appledore
Response date: 17th June 2023
Proposal: Erection of detached garage and raised terrace.
- vi) [1/0422/2023/FUL](#) Applicant: C Hall
Location: Golden Bay Holiday Village, Merley Road, Westward Ho!
Response date: 16th June 2023
Proposal: Demolition of 7 (seven) holiday chalets replaced with 7 (seven) holiday chalets, change of use of existing chalet to general storage building and refuse storage unit, creation of 2 x refuse storage units (Variation of condition 2 of Planning Application 1/1103/2021/FUL)
- vii) [1/0248/2023/FUL](#) (re-consultation) Applicant: M Williamson
Location: Land At Grid Reference 244396 129269, Tadworthy Road, Northam
Response date: 16th June 2023
Proposal: Erection of 1 (one) dwelling to include access and drainage arrangements (amended red edge)
- viii) [1/0428/2023/FUL](#) & [1/0427/2023/LBC](#) Applicant: A Baxter
Location: 15 Myrtle Street, Appledore
Response date: 23rd June 2023
Proposal: Reconstruction of chimney stack.
- ix) [1/0460/2023/FUL](#) Applicant: K Beer
Location: Wood End House, Mount Raleigh Avenue
Response date: 29th June 2023
Proposal: Extension replacing existing conservatory glazing and internal alterations.
- x) [1/0345/2023/FUL](#) Applicant: D Taylor
Location: Hut 12, Merley Road, Westward Ho!
Response date: 1st July 2023
Proposal: Erection of replacement beach hut and picket fence.

8 **Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has **granted permission** for the following applications with conditions as filed:

- i) 1/0299/2023/FUH
Proposal: Erection of single storey rear extension and extension of existing dropped kerb.
Location: 28 Richmond Park, Northam
(Northam recommended approval)
- ii) 1/0126/2023/FUL
Proposal: Proposed ground floor extension to existing property and first floor balcony extension and part retrospective permission for external ground floor decking
Location: The Fairway Buoy, Golf Links Road, Westward Ho!
(Northam recommended approval)
- iii) 1/0294/2023/FUH
Proposal: Demolition of existing conservatory and erection of single storey extension
Location: 9 Chichester Way, Westward Ho!
(Northam recommended approval)
- iv) 1/1290/2022/LBC
Proposal: Roof replacement and external and internal alterations
Location: Cross House, Fore Street, Northam
(Northam recommended approval)
- v) 1/0300/2023/FUL
Proposal: Extension to dwelling as previously approved 1/0221/2020/FUL
Location: 21 Kenwith Road, Bideford
(Northam recommended approval)
- vi) 1/0166/2023/FUL
Proposal: Erection of 8no. holiday lodges, replacement manager's dwelling and associated works
Location: Pig On The Hill, Westward Ho!
(Northam recommended approval)
- vii) 1/1195/2022/LBC & 1/1194/2022/FUL
Proposal: Conversion of garage and extension to create dependent annexe, creation of parking area and erection of solar photovoltaic panels
Location: Bude House, Odun Road, Appledore
(Northam recommended approval)
- viii) 1/0326/2023/FUL
Proposal: Extension and alterations to existing dwelling including new garage and driveway (re-submission of application 1/0071/2023/FUL) - (Amended red edge, northern boundary)
Location: Fordlands, Heywood Road, Northam
(Northam recommended approval)

9 **Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has **refused permission** for the following applications with conditions as filed:

- i) None have been advised.

10 **Torrige District Council Planning Decisions**

Torrige District Council, the determining Authority, has notified the Council that the following applications have been **withdrawn**:

- i) None have been advised.

Northam Town Council – Minutes of the Planning Meeting held 24th May 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Bach (Chair), Hames, Mrs Hodson, Lo-vel and Singh, (five vacancies).

In attendance: G Langton – Deputy Town Clerk.
Four members of the public.
S Chappell – Torridge District Council Conservation Officer.

2305/0027 To elect a Chairman for the Planning Committee.

It was proposed by Cllr Mrs Hodson and seconded by Cllr Lo-vel, that Cllr Bach be elected as Chair, all were in favour and it was so resolved.

2305/0028 To elect a Vice Chairman for the Planning Committee.

It was proposed by Cllr Mrs Hodson and seconded by Cllr Lo-vel, that Cllr Hames be elected as Vice Chair, all were in favour and it was so resolved.

2305/0029 Apologies

No apologies were received.

2305/0030 Chairmans Announcements:

The Chair thanked members for their confidence in him. Noting the number of vacancies on the committee, he asked that the Deputy Town Clerk write to all members of the council, reminding them of the available seats and asking them to consider membership. This membership would be agreed at Full Council on the 31st May 2023.

Action point: Deputy Town Clerk to contact members.

The committee was asked if it still supported in the in principle involvement in the future maintenance of the public open and amenity spaces at the proposed development for 400 dwellings off Cornborough Road (1/0252/2022/OUTM). The members present agreed that this remained the case, though the matter should be put before Full Council for ratification.

Proposed by Cllr Mrs Hodson; seconded by Cllr Hames.

Action point: Deputy Town Clerk to advise the Officer at Torridge District Council.

2305/0031 To agree the agenda as published

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

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

2305/0032 Declarations of interest:

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

2305/0033 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 27th April 2023.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Hames (majority in favour, remainder abstained – not present at the meeting).

- 2305/0034 To note introductory training to the Town Council's role in the Planning System provided by DALC (the Devon Association of Local Councils) Responding to Planning Applications.**
Members noted the training, three confirmed they wished to attend, one already having booked his place.
Action point: Deputy Town Clerk to book places on the 14th June 2023 training for Cllrs Bach, Lo-vel and Singh.
- 2305/0035 Public Participation**
Two members of the public addressed the committee, outlining their objections to the proposals to extend the property at 99 Atlantic Way (1/0341/2023/FUL). These objections arose from the effect of the proposal on their amenity, loss of privacy and the noise nuisance of the upper-floor terrace.
- 2305/0036 To consider the proposed street name for a newly completed development off Sandymere Road.**
It has been proposed by the developer and Torridge District Council that the development be named *Burrowgate*.
It was resolved to propose an 's' be inserted into the name, so *Burrowsgate*, referencing the nearby Northam Burrows Country Park.
Proposed: Cllr Mrs Hodson, seconded Cllr Hames (all in favour).
- 2305/0037 To receive an email confirming the publication of five-year land supply statement for North Devon and Torridge District Councils.**
The members noted the email, which is reproduced here.

From: On Behalf Of Local Plan

Sent: Friday, April 28, 2023

Subject: Publication of five-year land supply statement for North Devon and Torridge

Dear Town/ Parish Clerk,

North Devon Council and Torridge District Council have completed a programme of work to understand the future housing land supply for northern Devon. Following the completion of this work, the Councils have published a report that shows that they believe that there is enough housing land identified to meet the area's housing targets for the coming years.

Councils are required by national planning policy to show that they are able to demonstrate that there are enough sites identified for housing to deliver the amount of housing needed to meet housing requirements for the next five years - a so-called five-year housing land supply.

Being able to show a five-year housing land supply is important because if the Councils are unable to do so, they are required to look more favourably on proposals for housing in locations that might not be considered appropriate – for example on fields next to towns and villages. In recent years, this has resulted in the grant of planning permission for housing on sites across northern Devon that were not envisaged for development through the area's plan for the future.

We recognise the lack of a five-year housing land supply and the resulting impacts of 'unplanned' development has been an increasing source of frustration and concern for many of our local communities. Re-establishing a five-year housing land supply allows the Councils to revert to a position of supporting proposals that contribute towards the long-term vision for northern Devon and that accord with the area's local plan, whilst being able to better resist proposals that fail to do so.

The report is the culmination of over six months of intensive work by officers at the Councils to establish in detail the amount of land that has the potential to deliver housing over the coming years and to establish how many homes this may deliver. This work has been carried out as part of the wider Housing and Economic Land Availability Assessment (HELAA) and has required extensive engagement with a range of stakeholders, including the developers of individual housing sites.

You can view the recently published Five Year Housing Land Supply Statement on the Councils' websites via www.northdevon.gov.uk/fiveyearsapply or www.torridge.gov.uk/fiveyearsapply. The statement sets out full details of the assessment of the five-year housing land supply.

Should you have any questions or comments regarding the published report, please feel free to contact the Councils using the details below:

North Devon Council: peopleandplace@northdevon.gov.uk / 01271 388317

Torridge District Council: peopleandplace@torridge.gov.uk / 01237 428700

Kind regards,

(Head of Place, Property and Regeneration, North Devon Council)
(Planning Manager, Torridge District Council)

2305/0038 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) **1/0341/2023/FUL** Applicant: S Johns
Location: 99 Atlantic Way, Westward Ho!
Response date: 25th May 2023 (maximum extension to respond granted)
Proposal: Erection of single storey extension with balcony above and alterations
Cllr Mrs Hodson declared that she had already submitted a call-in for this proposal to the Planning Department at Torridge District Council and thus would not be voting on the matter.

It was resolved to recommend the proposal be refused permission on the grounds that:
The proposal is contrary to a number of material considerations taken into account when determining applications:

It is contrary to Local Plan 2031 policies DM01: Amenity Considerations; DM04: Design Principles and DM25: Residential Extensions and ancillary Development.

The proposal would harm the amenity of the neighbouring occupiers. The proposal is for a large extension with roof terrace above. The floor area of the extension is approximately two-thirds of the floor area of the existing property, so the terrace is of similar proportions, effectively creating an upper-storey outdoor 'room'. People using this outdoor room would be able to overlook the gardens of all neighbouring properties, and through the windows into the properties themselves, significantly affecting their privacy. There is some concern that given the use of the property as a holiday-let, such a large terrace would lend itself to use for extended periods, generating noise that would freely filter down to the neighbouring gardens.

DM04 states that the amenity of "future and neighbouring occupiers" is to be safeguarded. Being contrary to DM01, the amenity of neighbours is not being safeguarded. The amenity of future occupiers is not safeguarded as the proposed extension would fill the width of the property, from west to east boundary. This means that the rear garden will no longer be accessible from the front of the property.

The extension, as proposed, is of a form and scale that would be out of keeping with its surroundings. Despite being mostly to the rear of the property, the extension to the side at the height proposed would be visible from the road and be out of keeping to the adjoined neighbouring property. Whilst sufficient amenity and parking space may have been maintained, the removal of an outside access to the rear garden will detrimentally affect the amenity of any future occupants of the property. Finally, as outlined above, there would also be a significant adverse impact in the amenity of the neighbouring properties.
Proposed: Cllr Hames, seconded Cllr Lo-vel (majority in favour)

- ii) **1/0351/2023/FUL** Applicant: Ape Industries Co Ltd
Location: The Small Bar, 32 Nelson Road, Westward Ho!
Response date: 27th May 2023
Proposal: Change of Use from bar (Sui Generis) to Surf Shop (Class E)
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Hames, seconded: Cllr Singh (all in favour).
- iii) **1/0384/2023/FUL** Applicant: A Bowden
Location: Mahana, Hilltop Road, Bideford.
Response date: 28th May 2023
Proposal: Extension and alterations to existing dwelling.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, seconded: Cllr Singh (all in favour).
- iv) **1/0345/2023/FUL** Applicant: D Taylor
Location: Hut 12, Merley Road, Westward Ho!
Response date: 3rd June 2023
Proposal: Erection of replacement beach hut and picket fence.
It was **resolved** to recommend the proposal be refused on the grounds that:
The proposal as submitted was for a summerhouse rather than a beach hut, thus was out of keeping with the other huts long the promenade. A summerhouse was not consider robust enough for the location.

The large panes of glass, albeit planned to be safety glass, would not comply with the concepts of designing out crime, allowing the contents to be visible.
Similarly the large panes of glass could suffer the effects of the weather and break as large pebbles are often thrown against the huts along the promenade, indeed this hut is proposed because the one there previously was damaged by a storm.
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (majority in favour).
- v) **1/0417/2023/LBC** Applicant: J Gosbee
Location: 32 Market Street, Appledore
Response date: 9th June 2023
Proposal: Regularisation of repair and refurbishments works to property.
The committee heard from S Chappell, the conservation Officer at Torridge district Council, who presented the background and detail to this proposal.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).

- vi) **1/0423/2023/FUH** Applicant: K Cole
Location: 28 Amyas Way, Northam
Response date: 9th June 2023
Proposal: Conversion of existing garage to living accommodation
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).

2305/0039 Torrridge District Council Planning Decisions

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

- i) 1/0189/2023/FUH
Proposal: Erection of extension, alterations to entrance and replacement of flat roof with pitched roof.
Location: Bryn Glas, Cluden Road, Northam
(Northam recommended approval)
- ii) 1/0192/2023/FUH
Proposal: Erection of single storey rear extension and raised decking
Location: 19 Western Avenue, Appledore, Bideford
(Northam recommended approval)
- iii) 1/0193/2023/FUH
Proposal: Demolition of conservatory and erection of two storey extension and balcony.
Location: Lakenham Rest, Lakenham Hill, Northam
(Northam recommended approval)
- iv) 1/0202/2023/FUL
Proposal: Erection of replacement dwelling with associated works.
Location: Holmleigh, Golf Links Road, Westward Ho!
(Northam recommended approval)
- v) 1/0252/2023/FUL
Proposal: Off road parking area
Location: 11 Polywell, Appledore
(Northam recommended approval)
- vi) 1/0258/2023/LBC & 1/0257/2023/FUL
Proposal: Internal alterations and refurbishment with single storey rear extension
Location: 17 The Quay, Appledore
(Northam recommended approval)
- vii) 1/0246/2023/FUL
Proposal: Erection of single storey extensions, internal and external alterations and landscaping works including solar panels
Location: Anchorage, 37 Windmill Lane, Northam
(Northam recommended approval)

2305/0040 Torrridge District Council Planning Decisions

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

- i) 1/0001/2023/FUL
Proposal: Erection of 2no. detached dwellings with associated parking and landscaping and the provision of 4no. car parking spaces to serve Culloden House (revised plans)
Location: Land At Culloden House, Fosketh Hill, Westward Ho!
(Northam recommended refusal)

- ii) 1/1094/2022/FUL
Proposal: Proposed replacement windows
Location: 10 Odun Terrace, Appledore
(Northam recommended approval)

2305/0041 Torrridge District Council Planning Decisions

It was noted that Torrridge District Council, the determining Authority, had informed the Council that the following applications have been **withdrawn**.

- i) 1/0018/2021/NMAT
Proposal: Non-material amendment to planning approval 1/0076/2020/REMM - amendment to approved plans and amendment of wording to Condition 6
Location: Daddon Hill Farm, Daddon Hill, Northam
(Northam did not make any recommendation)

There being no further business the meeting closed at 7:55pm

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