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ONLINE AT WWW.TORRIDGE.GOV.UK



NORTHAM TOWN COUNCIL
TOWN HALL
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**The Council's policy may be viewed on
the Policies page of its [website](#).**

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 6th July 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: **30th June 2023**

M. J. Mills

Mrs Jane Mills MILCM
Town Clerk

The following are Members of the Planning Committee:
Cllrs Bach (Chairman), Bruins, Mrs Hodson, Leather, Lo-vel, Singh, with Cllr P Hames ex-officio as Mayor.

Three 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 15th June 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) [1/0489/2023/FUL](#) Applicant: Nockles
Location: Cross House, Fore Street, Northam
Response date: 7th July 2023 (extended from 2nd July 2023)
Proposal: Roof replacement and external and internal alterations.
- ii) [1/0341/2023/FUL](#) **(re-consultation)** Applicant: Johns
Location: 99 Atlantic Way, Westward Ho!
Response date: 7th July 2023 (extended from 22nd June 2023)
Proposal: Erection of single storey extension with balcony above and alterations.
- iii) [1/0262/2023/OUT](#) **(re-consultation)** Applicant: Rowson
Location: Orchard Hill House, Orchard Hill
Response date: 7th July 2023 (extended from 23rd June 2023)
Proposal: Outline application with some matters reserved (access, layout and scale) for the erection of 1 dwelling.
- iv) [1/0501/2023/FUL](#) Applicant: Pizani
Location: 17 Beach Road, Westward Ho!
Response date: 7th July 2023 (extended from 6th July 2023)
Proposal: Extension and alterations to existing dwelling
- v) [1/0526/2023/FUL](#) Applicant: Lockwood
Location: 1 Staddon Road, Appledore
Response date: 7th July 2023
Proposal: Renovation to existing property, conversion of garage to utility space, lower ground floor extension with terrace above & erection of detached games room.
- vi) [1/0530/2023/FUL](#) Applicant: Woolley
Location: Petrock, Torridge Road, Appledore
Response date: 7th July 2023
Proposal: Single story extension on existing property and additional floor within new roof space. Associated alterations to parking, storage and garden area.
- vii) [1/0564/2023/FUL](#) Applicant: Royal North Devon Golf Club
Location: Royal North Devon Golf Club, Westward Ho!
Response date: 13th July 2023
Proposal: Installation of 4 photo-voltaic solar canopies.
- viii) [1/0439/2023/FUL](#) Applicant: Humphries
Location: 16 Coral Avenue, Westward Ho!
Response date: 15th July 2023
Proposal: Erection of porch and extension to garage.
- ix) [1/0519/2023/FUL](#) Applicant: Ellam
Location: The Sail Loft, Meeting Street, Appledore
Response date: 23rd July 2023
Proposal: Use of ancillary annexe as an independent residential dwelling.
- x) [1/0569/2023/REM](#) Applicant: Hilton
Location: Land At Grid Reference 244619 128145, Heywood Road, Northam
Response date: 23rd July 2023
Proposal: Reserved matters application for Appearance, Landscaping, Layout and Scale pursuant to application 1/1035/2022/OUT.
- xi) [1/0608/2023/FUL](#) Applicant: Smith & Reis
Location: Tree Tops, Durrant Lane, Northam
Response date: 23rd July 2023
Proposal: Alterations and extensions to dwelling including hard and soft landscaping (Affecting a Public Right of Way)

8 **Torridge District Council Planning Decisions**

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

- i) 1/0384/2023/FUL
Proposal: Extension and alterations to existing dwelling
Location: 28 Richmond Park, Northam
(Northam recommended approval)
- ii) 1/0423/2023/FUH
Proposal: Conversion of existing garage to living accommodation
Location: 28 Amyas Way, Northam
(Northam recommended approval)
- iii) 1/0261/2023/FUL
Proposal: Retrospective planning permission for the use of The Wing (the annexe) as a holiday let
Location: Cross House, Fore Street, Northam
(Northam recommended approval)
- iv) 1/0399/2023/FUL
Proposal: Replacement first floor extension
Location: Cleave Hollow, Durrant Lane, Northam
(Northam recommended approval)
- v) 1/0417/2023/LBC
Proposal: Regularisation of repair and refurbishments works to property
Location: 32 Market Street, Appledore
(Northam recommended approval)
- vi) 1/0252/2022/OUTM
Proposal: Outline application for the erection of up to 400 dwellings, amenity open space, footpath links, associated landscaping and infrastructure works with all matters reserved except access (Affecting a Public Right of Way)
Location: Land Off Cornborough Road, Westward Ho!
(Northam recommended approval)
- vii) 1/0351/2023/FUL
Proposal: Change of Use from bar (Sui Generis) to Surf Shop (Class E).
Location: The Small Bar, 32 Nelson Road, Westward Ho!
(Northam recommended approval)
- ix) 1/0345/2023/FUL
Proposal: Erection of replacement beach hut and picket fence.
Location: Hut 12, Merley Road, Westward Ho!
(Northam recommended approval)

9 **Torridge District Council Planning Decisions**

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

- i) None have been advised.

10 **Torridge District Council Planning Decisions**

Torridge 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 15th June 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Hames (in the chair), Bruins, Mrs Hodson, Leather, Lo-vel and Singh, (five vacancies).

In attendance: G Langton – Deputy Town Clerk.
Two members of the public.

2306/0057 Apologies

Cllr Bach submitted his apologies, which were noted.

2306/0058 Chairmans Announcements:

The Vice Chair was in the chair for the meeting, given the Chair's absence

2306/0059 To agree the agenda as published

It was **resolved** to agree the agenda as published, though item 2306/063(x), the consideration of the amended plans for 1/0345/2023/FUL, would be taken first.
Proposed: Cllr Hames, Seconded Cllr Leather (all in favour).

2306/0060 Declarations of interest:

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

2306/0061 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 24th May 2023.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Lo-Vel (majority in favour, one abstained – not present at the meeting).

2306/0062 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, declaring herself the owner of the land on which permission for a beach hut was sought at Merley Road. She brought the committee's attention to the style of beach hut that were adjacent to hers, being similar to the one proposed. She also noted that the brand and model of building proposed was identical to one that had stood close by to her site for many years. Finally, she noted that the amended plans included shutters.

Cllr Singh entered at this juncture.

2306/0063 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:

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.

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

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

- 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.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Leather, Seconded: Cllr Singh (all in favour).
- 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
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Leather, Seconded: Cllr Hames (three in favour, three abstentions. The resolution was passed).
- 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.
It was **resolved** to recommend the proposal be approved. The committee commented that the proposal was to place the touring caravan close to an existing tree and noted that this tree should not be trimmed or felled without recourse to the planning authority, should it interfere with the use of the caravan as a holiday let.
Proposed: Cllr Leather, Seconded: Cllr Lo-Vel (all in favour).
- 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
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Leather (all in favour).
- 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.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Leather (all in favour).
- 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)
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Bruins (all in favour).

- 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)
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Leather Mrs Hodson, Seconded: Cllr Bruins (majority in favour, one abstention).
- 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.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Mrs Hodson, Seconded: Cllr Leather (all in favour).
- 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.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).

2306/064 Torridge District Council Planning Decisions

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

- 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)

2306/065 Torrridge District Council Planning Decisions

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

- i) None were advised.

2306/066 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) None were advised.

There being no further business the meeting closed at 7:15pm

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