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

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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 17<sup>th</sup> August 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: 11<sup>th</sup> August 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 27<sup>th</sup> July 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) [1/0647/2023/OUT](#) Applicant: Hampton & Murphy  
 Proposal: Outline application for 3no. dwellings with all matters reserved except access  
 Location: Lakenham Residential Care Home, Lakenham Hill, Northam  
**Response date: 18<sup>th</sup> August 2023 (extended from 14<sup>th</sup> August 2023)**
- ii) [1/0682/2023/FUL](#) Applicant: Mcilveen  
 Proposal: Erection of a garden room  
 Location: 10 Ridgeway Court, Westward Ho!  
**Response date: 18<sup>th</sup> August 2023 (extended from 17<sup>th</sup> August 2023)**
- iii) [1/0728/2023/FUL](#) Applicant: Tompkins  
 Proposal: Demolition of attached double garage & carport. Construction of single storey extension and erection of detached workshop/store & double carport  
 Location: Heywood Lodge, Heywood Road, Northam  
**Response date: 18<sup>th</sup> August 2023**
- iv) [1/0602/2023/FUL](#) and [1/0603/2023/LBC](#) Applicant: Harries  
 Proposal: Part retrospective application for internal steel frame reinforcement, single storey extension and installation of PV panels  
 Location: The Cottage, Quayside House, Irsha Street, Appledore  
**Response date: 20<sup>th</sup> August 2023**
- v) [1/0738/2023/FUL](#) Applicant: Graczyk  
 Proposal: Conversion of garage to form additional bedroom  
 Location: 121 Atlantic Way, Westward Ho!,  
**Response date: 23<sup>th</sup> August 2023**
- vi) [1/0691/2023/FUL](#) Applicant: Squire  
 Proposal: Conversion of redundant storage barn to ancillary annexe  
 Location: Fordlands Farm, Lenwood Road, Northam  
**Response date: 21<sup>st</sup> August 2023**
- vii) [1/0585/2023/FUL](#) Applicant: Waters  
 Proposal: Demolition of existing garage and erection of dwelling  
 Location: Torridge Garage, Torridge Road, Appledore  
**Response date: 24<sup>th</sup> August 2023**
- viii) [1/0667/2023/FUL](#) Applicant: Harrison  
 Proposal: Extension to a field building  
 Location: Land Adjacent To Burrows Lane, Appledore  
**Response date: 25<sup>th</sup> August 2023**
- ix) [1/0542/2023/FUL](#) Applicant: Miller  
 Proposal: Erection of a conservatory  
 Location: 7 Dolphin Court, Lundy View, Northam  
**Response date: 25<sup>th</sup> August 2023**
- x) [1/0772/2023/FUL](#) Applicant: Pennington  
 Proposal: Single story extension to single garage  
 Location: 5 Woodland Park, Northam  
**Response date: 1<sup>st</sup> September 2023**
- xi) [1/0792/2023/FUL](#) Applicant: Brackstone  
 Proposal: Retrospective application for regularisation of front wall arrangement and off street parking  
 Location: Westbrook, Torridge Road, Appledore  
**Response date: 4<sup>th</sup> September 2023**

## 8 **Torrige District Council Planning Decisions**

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

- i) 1/0422/2023/FUL  
Proposal: Demolition of 7no. holiday chalets replaced with 7no. 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)  
Location: Golden Bay Holiday Village, Merley Road, Westward Ho!,  
(Northam recommended that this proposal be granted permission)
- ii) 1/0439/2023/FUL  
Proposal: Erection of porch and extension to garage  
Location: 16 Coral Avenue, Westward Ho!  
(Northam recommended that this proposal be granted permission)
- iii) 1/0564/2023/FUL  
Proposal: Installation of 4 photo-voltaic solar canopies  
Location: Royal North Devon Golf Club, Westward Ho  
(Northam recommended that this proposal be granted permission)
- v) 1/0248/2023/FUL  
Proposal: Erection of 1no. dwelling to include access and drainage arrangements (amended red edge)  
Location: Land At Grid Reference 244396 129269, Tadworthy Road, Northam  
(Northam recommended that this proposal be granted permission)

## 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.

## 11 **Torrige District Council Planning Appeals**

Torrige 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.

- i) Appeal Reference: APP/W1145/W/23/3321302  
Appeal Start Date: 9th August 2023  
Interested Party comments by: 13th September 2023  
Proposal: Outline application for 2no. dwellings with all matters reserved except access  
Location: Syringa, Northam  
Appeal Initial Notification [1/0960/2022/OUT](#)

**Northam Town Council – Minutes of the Planning Meeting held 27<sup>th</sup> July 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Bach (Chairman), Mrs Hodson, Leather, Lo-Vel and Singh (three vacancies).

**In attendance:** One member of the public  
G Langton – Deputy Town Clerk.

**2307/207 Apologies**  
Cllr Bruins submitted his apologies, which were noted.

**2307/208 Chairman's Announcements:**  
The Chair invited Cllr Hodson to address the committee. Cllr Hodson reported that having discussed the significant changes to proposal 1/0341/2023/FUL (at 99 Atlantic Way, Westward Ho!) with the planning officer at Torridge District Council, there were no planning reasons to call the matter in to be considered by the Plans Committee at Torridge District Council.

**2307/209 To agree the agenda as published.**  
It was **resolved** to agree the agenda as published.  
Proposed: Cllr Leather, Seconded Cllr Hames (all in favour).

**2307/210 Declarations of interest:**  
Members were reminded that all interests should be declared prior to the item being discussed.

*Cllr Singh entered the meeting at this juncture (6:35pm)*

**2307/211 To confirm and sign previous planning committee meeting minutes.**  
It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 6<sup>th</sup> July 2023.  
Proposed: Cllr Leather, Seconded: Cllr Hames (all in favour).

**2307/212 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.

**2307/213 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:

Torridge District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:

- i) **1/0308/2023/FUL** Applicant: Surf Bay Leisure  
**Proposal:** Demolition of existing Surf Bay Holiday Park reception building. Proposed mixed use new two storey reception building & holiday unit. (resubmission of 1/0308/2023/FUL)  
**Location:** Surf Bay Leisure, Surf Bay Holiday Park, Golf Links Road, Westward Ho!  
**Response date:** **28<sup>th</sup> July 2023** (extended from 3<sup>rd</sup> July 2023)  
 It was **resolved** to recommend the proposal be granted permission, subject to South West Water being satisfied with the plans for surface water drainage.  
 Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (majority in favour).

- ii) **1/0600/2023/FUL** Applicant: Brend  
Proposal: Erection of an orangery.  
Location: 6 Pines Close, Westward Ho!  
**Response date: 29<sup>th</sup> July 2023**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).
- iii) **1/0608/2023/FUL** Applicant: Smith & Reis  
Proposal: Removal and creation of new roof extension to create a third floor and the addition of a balcony to dwelling and ground floor home office including hard and soft landscaping (Affecting a Public Right of Way) - Amened Red Edge and Description  
Location: Tree Tops, Durrant Lane, Northam  
**Response date: 29<sup>th</sup> July 2023**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (majority in favour).
- iv) **1/0635/2023/FULM** Applicant: NG Properties SW Ltd  
Proposal: Residential development of 138 dwellings consisting of 120 houses, 14 bungalows and 4 flats along with an allotment site, public open space and associated infrastructure (Variation of condition 2 of 1/0490/2020/FULM) (Amended site layout and house types)  
Location: Land Between Tadworthy Road And Golf Links Road, Westward Ho!  
**Response date: 3<sup>rd</sup> August 2023**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).
- v) **1/0637/2023/FUL** Applicant: Ashton  
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) (Variation of condition 1 of planning approval 1/1249/2022/REM)  
Location: Land At Rowena, Kingsley Road, Westward Ho!  
**Response date: 3<sup>rd</sup> August 2023**  
Cllr Hames proposed recommending the plans be refused permission on the grounds that the development would have detrimental effect on the street scene and the setting of an unlisted heritage asset, there was no seconder and the motion fell.  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Leather, Seconded: Cllr Singh (majority in favour).
- vi) **1/0616/2023/FUL** Applicant: Brant  
Proposal: Single storey extension  
Location: 543 Kingsley Park, Westward Ho!  
**Response date: 6<sup>th</sup> August 2023**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).
- vii) **1/0586/2023/OUT** Applicant: Davies  
Proposal: Outline application with all matters reserved for 1no. dwelling  
Location: Breakers View, Park Avenue, Westward Ho!  
**Response date: 7<sup>th</sup> August 2023**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).

- viii) **1/0619/2023/FUL** Applicant: Maxika Homes  
 Proposal: Erection of two detached dwellings with associated parking and landscaping and the provision of 4 no. car parking spaces to serve Culloden House (resubmission of 1/0001/2023/FUL)  
 Location: Land At Culloden House, Fosketh Hill, Westward Ho!  
**Response date: 7<sup>th</sup> August 2023**  
 It was **resolved** to recommend the proposal be granted permission.  
 Proposed: Cllr leather, Seconded: Cllr Mrs Hodson (all in favour).
- xi) **1/0644/2023/FUL** Applicant: South  
 Proposal: Alterations including east side extension (Re-submission of 1/0228/2022/FUL) (Variation of condition 2 of Planning Approval 1/1221/2022/FUL) - Plans Schedule  
 Location: 19 Dudley Way, Westward Ho!  
**Response date: 10<sup>th</sup> August 2023**  
 It was **resolved** to recommend the proposal be granted permission.  
 Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).
- x) **1/0662/2023/FUL** Applicant: Todd  
 Proposal: Alterations to front and rear, including new roof and adjoining balcony  
 Location: 27 Windmill Lane, Northam  
**Response date: 11<sup>th</sup> August 2023**  
 Cllr Hames proposed recommending the plans be refused permission on the grounds that the scale of the proposed building was on a scale that was out of keeping and would have a detrimental effect on the street scene, there was no seconder and the motion fell.  
 It was **resolved** to recommend the proposal be granted permission.  
 Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (majority in favour).
- xi) **1/0668/2023/FUL** Applicant: Packard  
 Proposal: Single-storey porch extension, single-storey rear extension, installation of 2 no. dormers, alterations to existing parking and associated landscaping  
 Location: 21 Clevelands Park, Northam  
**Response date: 11<sup>th</sup> August 2023**  
 It was **resolved** to recommend the proposal be granted permission.  
 Proposed: Cllr Hames, Seconded: Cllr Leather (all in favour).

#### 2307/214 Torridge District Council Planning Decisions

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

- i) 1/0652/2022/FULM  
 Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping (Amended plans and additional information)  
 Location: Land At Pitt Hill, Appledore  
 (Northam recommended that this proposal be granted permission)
- ii) 1/0880/2021/FULM  
 Proposal: Erection of 117 dwellings and associated works including site access  
 Location: Land To The West Of Buckleigh Road, Westward Ho!  
 (Northam recommended that this proposal be refused permission)

- iii) 1/0427/2023/LBC & 1/0428/2023/FUL  
Proposal: Reconstruction of chimney stack  
Location: 15 Myrtle Street, Appledore  
(Northam recommended that this proposal be granted permission)
- iv) 1/0460/2023/FUL  
Proposal: Extension replacing existing conservatory glazing and internal alterations  
Location: Wood End House, Mount Raleigh Avenue, Bideford  
(Northam recommended that this proposal be granted permission)
- v) 1/0402/2023/FUL  
Proposal: Change of use to a portion of garden to provide stationing for one touring caravan, for holiday let usage  
Location: 18 Kenwith Road, Bideford  
(Northam recommended that this proposal be granted permission)
- vi) 1/0410/2023/FUL  
Proposal: Change of use from Sui Generis to C3  
Location: Yeoldon House Hotel, Durrant Lane, Northam  
(Northam recommended that this proposal be granted permission)
- vii) 1/0391/2023/FUL  
Proposal: Erection of detached garage and raised terrace.  
Location: Yeoldon House Hotel, Durrant Lane, Northam  
(Northam recommended that this proposal be granted permission)
- viii) 1/0501/2023/FUL  
Proposal: Extension and alterations to existing dwelling.  
Location: 17 Beach Road, Westward Ho!  
(Northam recommended that this proposal be granted permission)
- ix) 1/0489/2023/FUL  
Proposal: Roof replacement and external and internal alterations.  
Location: Cross House, Fore Street, Northam  
(Northam recommended that this proposal be granted permission)
- x) 1/0262/2023/OUT  
Proposal: Outline application with some matters reserved (access, layout and scale) for the erection of 1 no. dwelling  
Location: Orchard Hill House, Orchard Hill, Bideford  
(Northam recommended that this proposal be granted permission)
- xi) 1/0393/2023/FUL  
Proposal: Erection of single storey rear and side extension and installation of 4no. dormers to first floor.  
Location: St Judes, Golf Links Road, Westward Ho!  
(Northam recommended that this proposal be granted permission)

**2307/215 Torridge District Council Planning Decisions**

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

- i) None were advised.

**2307/216      Torridge District Council Planning Decisions**

It was noted that Torridge 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 7:45pm

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

DRAFT