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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 11<sup>th</sup> January 2024  
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: **5<sup>th</sup> January 2024**

*M J Mills*

Mrs Jane Mills MILCM, Town Clerk

The following are Members of the Planning Committee: Cllrs Bach (Chairman), Brading, Bruins, Mrs Hodson, Leather, Lo-vel, Singh, with Cllr P Hames ex-officio as Mayor. Two 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 21<sup>st</sup> December 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) [1/1154/2023/FUL](#) Applicant: Mr & Mrs Ryan  
 Proposal: Use of property as a single dwelling with alterations and extensions  
 Location: Orchard Hill Hotel, Orchard Hill  
**Response date: 6<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**
  - ii) [1/1230/2023/LBC](#) and [1/1229/2023/FUL](#) Applicant: North Devon Maritime Museum  
 Proposal: Demolition of existing Interpretation Centre and erection of Heritage Boat House building  
 Location: North Devon Maritime Museum, Odun House, Odun Road  
**Response date: 6<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**
  - iii) [1/1235/2023/FUL](#) Applicant: Mr Adams - LJ Developments  
 Proposal: Variation of condition 2 of planning approval 1/0460/2020/FUL (Plans schedule)  
 Condition Number(s): 2  
 Conditions(s) Removal:  
 Revise design and layout  
 For avoidance of doubt, drawing refs. 16 128 03a, 16 128 04a, 16 128 05a, 16 128 06 would be replaced with  
 23.135.LJDevelopments.012SK, 23.135.LJDevelopments.03SK, 23.135.LJDevelopments.04SK, 23.135.LJDevelopments.05SK, 23.135.LJDevelopments.06SK and 23.135.LJDevelopments.07SK.  
 Site plans 16 128 02d and 16 128 08c would be replaced by 23.135.LJDevelopments.01SK.  
 Location: Land At Grid Reference 244149 127690, Raleigh Hill  
**Response date: 7<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**
  - iv) [1/1244/2023/FUL](#) Applicant: Mr and Mrs Steer  
 Proposal: Removal of existing chimney, construction of new chimney. Replacing concrete tiles with natural slates and insertion of rooflights  
 Location: 42 Bude Street, Appledore  
**Response date: 11<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**
  - v) [1/1252/2023/FUL](#) Applicant: Majic Property (Two) Ltd  
 Proposal: Demolition of existing dwelling and erection of 3 dwellings (Variation of condition 2 of planning approval 1/0172/2022/FUL)  
 Location: Site Of 51, Atlantic Way, Westward Ho!,  
**Response date: 13<sup>th</sup> January 2024**
  - vi) [1/1254/2023/FUL](#) Applicant: Braddicks Leisure Ltd  
 Proposal: Variation of condition 1 of planning approval 1/0126/2023/FUL (Plans schedule)  
 Location: The Fairway Buoy, Golf Links Road,  
**Response date: 13<sup>th</sup> January 2024**
  - vii) [1/1256/2023/FUL](#) Applicant: Mr and Mrs Holloway  
 Proposal: Erection of a single storey extension  
 Location: 24 J. H. Taylor Drive, Northam  
**Response date: 14<sup>th</sup> January 2024**

- viii) 1/1083/2023/FUL **re-consultation** Applicant: Mr Burchill  
Proposal: Construction of self-contained holiday let and creation of pedestrian access gateway  
Location: Cluden Lodge, Cluden Road, Northam  
**Response date: 16<sup>th</sup> January 2024**
- xi) 1/1164/2023/FUL Applicant: Mr Bath  
Proposal: Create off road parking in existing front garden  
Location: 26 Atlantic Way, Westward Ho!,  
**Response date: 26<sup>th</sup> January 2024**

## **8 To Note: Torridge District Council Planning Decisions**

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

- i) **1/1056/2023/FUL**  
Proposal: Removal of the existing roof and the construction of a flat parapet roof and an extension, incorporating a larger garage, a garden room and a balcony  
Location: 88 Bay View Road, Northam  
(Northam recommended that this proposal be granted permission)
- ii) **1/1076/2023/FUL**  
Proposal: Replacement of conservatory with orangery style extension, extension of cottage, installation of a link between existing house and cottage, replacement doors and internal alterations  
Location: Garth, Diddywell Road, Appledore  
(Northam recommended that this proposal be granted permission)
- iii) **1/0962/2023/FUL**  
Proposal: Replacement dwelling  
Location: 19 Dudley Way, Westward Ho!  
(Northam recommended that this proposal be refused permission)
- iv) **1/1116/2023/FUL**  
Proposal: Erection of detached garage with storage over  
Location: Glen House, Orchard Hill, Bideford  
(Northam recommended that this proposal be granted permission)

## **8 To Note: Torridge District Council Planning Decisions**

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

- i) **1/1027/2023/FUL**  
Proposal: Proposed flats and associated parking (Variation of condition 2 of planning permission 1/0831/2017/FUL) (Variation of Condition 2 of planning approval 1/0618/2019/FUL)  
Location: The Pines, 76 Atlantic Way, Westward Ho!  
(Northam recommended that this proposal be granted permission)

**Northam Town Council – Minutes of the Planning Meeting held 21<sup>st</sup> December 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Hames (Chair), Brading, Bruins, Hodson and Leather.

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

**2312/609 Apologies**

Apologies were received from Cllrs Bach, Lo-Vel and Singh.

**2312/610 Chair's Announcements:**

The Chair had no announcements

**2312/611 To agree the agenda as published.**

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

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

**2312/612 Declarations of interest:**

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

**2312/613 To confirm and sign the minutes of the planning meeting held 30<sup>th</sup> November 2023.**

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 30<sup>th</sup> November 2023. The minutes were signed at the meeting

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

**2312/614 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 in support of her application, proposal reference 1/0838/2023/FUL, outlining the reasons for the amendment to the plan redline.

**2312/615 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) 1/0838/2023/FUL (re-consultation) Applicant: Miss Jobson-Scott**

**Proposal:** Part retrospective application for all weather turnout and drop curb from existing access (Amended Red Edge)

**Location:** Land At Grid Reference 244858 129911, Northam

**Response date:** **18<sup>th</sup> December 2023 (extension granted to the 22<sup>nd</sup> Dec 2023)**

It was **resolved** to recommend the proposal for approval.

Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour)

**ii) 1/1156/2023/FUH Applicant: Mr Houser**

**Proposal:** Erection of porch to front elevation & conversion of garage to provide additional habitable accommodation

**Location:** 8 Ridgeway Drive, Westward Ho!

**Response date:** **18<sup>th</sup> December 2023 (extension granted to the 22<sup>nd</sup> December 2023)**

It was **resolved** to recommend the proposal for approval.

Proposed: Cllr Brading, Seconded: Cllr Leather (all in favour)

- iii) **1/1065/2023/FUL** Applicant: Mr & Mrs Williamson  
Proposal: Erection of 1no. dwelling to include access and drainage arrangements (Variation of condition 2 of planning approval 1/0248/2023/FUL)  
Location: Land At Grid Reference 244396 129269, Tadworthy Road  
**Response date: 22<sup>nd</sup> December 2023**  
It was **resolved** to recommend the proposal for refusal on the grounds that it represented a significant change and would mean that the property, if built, would have a detrimental effect on the amenity of local residents, being out of character with the other buildings making up the street scene.  
Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour)
- iv) **1/1153/2023/FUL** Applicant: Mr Ashton  
Proposal: Change of use of ancillary annex to dwelling (Affecting a Public Right of Way)  
Location: Flagstaff House, Lower Cleave, Northam  
**Response date: 22<sup>nd</sup> December 2023**  
It was **resolved** to recommend the proposal for refusal on the grounds that by changing the status from an annexe to the neighbouring building to a separate dwelling, it is an overdevelopment of what is already a cramped site compounded by the possibility that both buildings could be permanently occupied.  
Proposed: Cllr Brading, Seconded: Cllr Leather (all in favour)
- v) **1/1161/2023/FUL** Applicant: Ms Hadcroft  
Proposal: Part retrospective application for regularisation of rear decking and fenestration alterations and proposed front porch  
Location: 43 Nelson Road, Westward Ho!  
**Response date: 23<sup>rd</sup> December 2023**  
It was **resolved** to recommend the proposal for refusal. The Council did not have objections relating to the proposed the front porch. Concerns were noted with the raised rear decking, which would have a detrimental effect on the neighbour's privacy. The increase in built area on the site that the decking represented would also lead to over-development of the site.  
Proposed: Cllr Brading, Seconded: Cllr Hodson (majority in favour)
- vi) **1/1127/2023/FUL** Applicant: Mr Matthews  
Proposal: Balcony extensions to South & North elevations including the erection of a car port  
Location: 48 Goodwood Park Road Northam  
**Response date: 30<sup>th</sup> December 2023**  
It was **resolved** to recommend the proposal for approval.  
Proposed: Cllr Leather, Seconded: Cllr Hodson (all in favour)
- vii) **1/1179/2023/LA** Applicant: Torridge District Council  
Proposal: Erection of Clean Maritime Innovation Centre incorporating office space, workshop space and extension and repairs to quay wall  
Location: Middle Dock, New Quay Street, Appledore  
**Response date: 30<sup>th</sup> December 2023**  
It was **resolved** to recommend the proposal for approval.  
Proposed: Cllr Bruins, Seconded: Cllr Brading (majority in favour)

- viii) **1/1206/2023/FUL** Applicant: Mr & Miss Thurlow & Hewson  
Proposal: Raising of roof to create second floor, and alterations to dwelling and associated works  
Location: 26 Riverside Court, Bideford  
**Response date: 1<sup>st</sup> January 2024**  
It was **resolved** to note the proposal and not submit further comment at this time.  
Proposed: Cllr Hodson, Seconded: Cllr Bruins (majority in favour)

## **2312/616 Torridge District Council Planning Decisions**

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

- i) **1/0991/2023/FUL**  
Proposal: Change of use from amusement arcade (Sui Generis) to office use (E) and alterations to fenestration (Affecting a Public Right of Way)  
Location: The Pier House, Merley Road, Westward Ho!  
(Northam recommended that this proposal be granted permission)
- ii) **1/0880/2023/FUL**  
Proposal: Proposed two storey extension to the west of dwelling including internal alterations and external modifications  
Location: Little Orchard, First Raleigh, Bideford  
(Northam recommended that this proposal be granted permission)
- iii) **1/0938/2023/FUL**  
Proposal: Extension and conversion of existing Coach House  
Location: Fordlands, Heywood Road, Northam  
(Northam recommended that this proposal be granted permission)
- iv) **1/0981/2023/FUL**  
Proposal: Renovation and conversion of first floor roof space to include box dormers, internal alterations and the addition of a small porch to the side of dwelling  
Location: 13 Century Drive, Northam  
(Northam recommended that this proposal be granted permission)
- v) **1/0985/2023/FUL**  
Proposal: Proposed refurbishment of dwelling, including an extension to the rear & raising the ridge height of the roof. Associated landscaping & creation of off-street parking to the front of the dwelling (Variation of condition 2 of permission 1/0872/2021/FUL)  
Location: 3 Lily Close, Northam, Bideford, Devon  
(Northam recommended that this proposal be granted permission)
- vi) **1/0828/2023/FUL**  
Proposal: Outline application for 1no. dwelling with all matters reserved  
Location: Marsa Scala, Limers Lane, Northam  
(Northam recommended that this proposal be granted permission)

**2312/617      Torridge District Council Planning Decisions**

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

i)      **1/0971/2023/OUT**

Proposal:      New first floor to existing dwelling and side extension

Location:      Garden Of 33 Windmill Lane, Northam

(Northam recommended that this proposal be refused permission)

There being no further business the meeting closed at 7:25pm

Signed.....

DRAFT