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

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**NORTHAM TOWN COUNCIL**

**TOWN HALL**

**WINDMILL LANE**

**NORTHAM**

**DEVON**

**EX39 1BY**

Town Clerk: Mrs Jane Mills MILCM BA(Hons)

Telephone: 01237 474976

E-mail townclerk@northamtowncouncil.gov.uk

**The Council’s policy may be viewed on**

**the Policies page of its** [**website**](https://www.northamtowncouncil.gov.uk/Policies_31647.aspx)**.**

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 22nd February 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: **16th February 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 1st February 2024** *(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) [1/0044/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7IGW7QK0D000)Applicant: Mr Warwick

Proposal: External alterations including new roof and re-slating of existing duo-pitched roof, roof lights and windows, window alterations, front door and internal alterations

Location: 2 Pitt Court, Appledore

(Deferred from previous meeting)

**Response date: 16th February 2024 (extension granted to the 23rd February)**

ii) [1/0068/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S80JRQQKLNP00)Applicant: Mrs Balkwill

Proposal: Raising roof and insertion of dormers, demolition of garage and erection of extension (annex) and alterations

Location: 33 Windmill Lane, Northam

**Response date: 22nd February 2024 (extension granted to the 23rd February)**

iii) [1/0062/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7TLUSQKLMF00)Applicant: Mr Guest

Proposal: Installation of swimming pool to rear garden, modifications to existing garage/workshop to create pool changing and shower room, alterations to existing front porch, creation of patio areas and associated external works

Location: Highlea , First Raleigh,

**Response date: 24th February 2024**

iv) [1/0090/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S886KTQK0D000)Applicant: Mr Smith

Proposal: Replacement flat roof

Location: 10 Tors View, Westward Ho

**Response date: 1st March 2024**

v) [1/0111/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8KX3EQKLUF00)Applicant: Mr and Mrs Street

Proposal: Two storey side extension and single storey rear extension

Location: 88 J. H. Taylor Drive, Northam

**Response date: 4th March 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) 1/1083/2023/FUL

Proposal: Construction of self contained holiday let

Location: Cluden Lodge, Cluden Road, Northam

(Northam Town Council recommended the proposal be refused permission)

ii) 1/1055/2023/FUL

Proposal: Alterations to access, single storey rear extension and increase in roof height to form additional accommodation with dormers

Location: 5 Northdene, Bideford

(Northam Town Council recommended the proposal be refused permission)

iii) 1/1256/2023/FUL

Proposal: Erection of a single storey extension

Location: 24 J. H. Taylor Drive, Northam

(Northam Town Council recommended the proposal be granted permission)

iv) 1/1153/2023/FUL

Proposal: Change of use of ancillary annex to dwelling (Affecting a Public Right of Way)

Location: Flagstaff House, Lower Cleave, Northam

(Northam Town Council recommended the proposal be refused permission)

v) 1/1244/2023/FUL

Proposal: Removal of existing chimney, construction of new chimney. Replacing concrete tiles with natural slates and insertion of rooflights

Location: 42 Bude Street, Appledore

(Northam Town Council recommended the proposal be granted permission)

**9 To Note: Torridge District Council Planning Decisions**

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

i) 1/1065/2023/FUL

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, Northam

(Northam Town Council recommended the proposal be refused permission)

**10) To Receive, Section 106 report from Torridge District Council regarding developer contributions in the Parish of Northam** *(herewith)*

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**Northam Town Council – Minutes of the Planning Meeting held 1st February 2024 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Bach (Chair), Brading, Bruins, Hames, Hodson, Leather, Lo-Vel and Singh from minute .

**In attendance:** Mrs J Mills – Town Clerk

**2402/724 Apologies**

All present.

**2402/725 Chair’s Announcements:**

The Chair advised that items 7, vi and vii may be deferred due to insufficient time for members of the public to consider them.

He also advised he had been looking at the documents received from TDC on enforcement, which made interesting reading. He has also called in the application for 51 Atlantic Way

**2402/726 To agree the agenda as published**

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

Proposed Cllr Hodson, Seconded Cllr Bruins, (All in favour)

**2402/727 Declarations of interest:**

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

**2402/728 To confirm and sign the minutes of the Planning Meeting held 11thJanuary 2024**

It was **resolved to** confirm and sign the minutes of the Planning Meeting held 11th January 2024

Proposed Cllr Leather, Seconded Cllr Brading (All in favour)

**2402/729 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.*

**2402/730 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) [1/0002/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6N1HKQK0D000)Applicant: Mr & Mrs Rogers & Hellyer

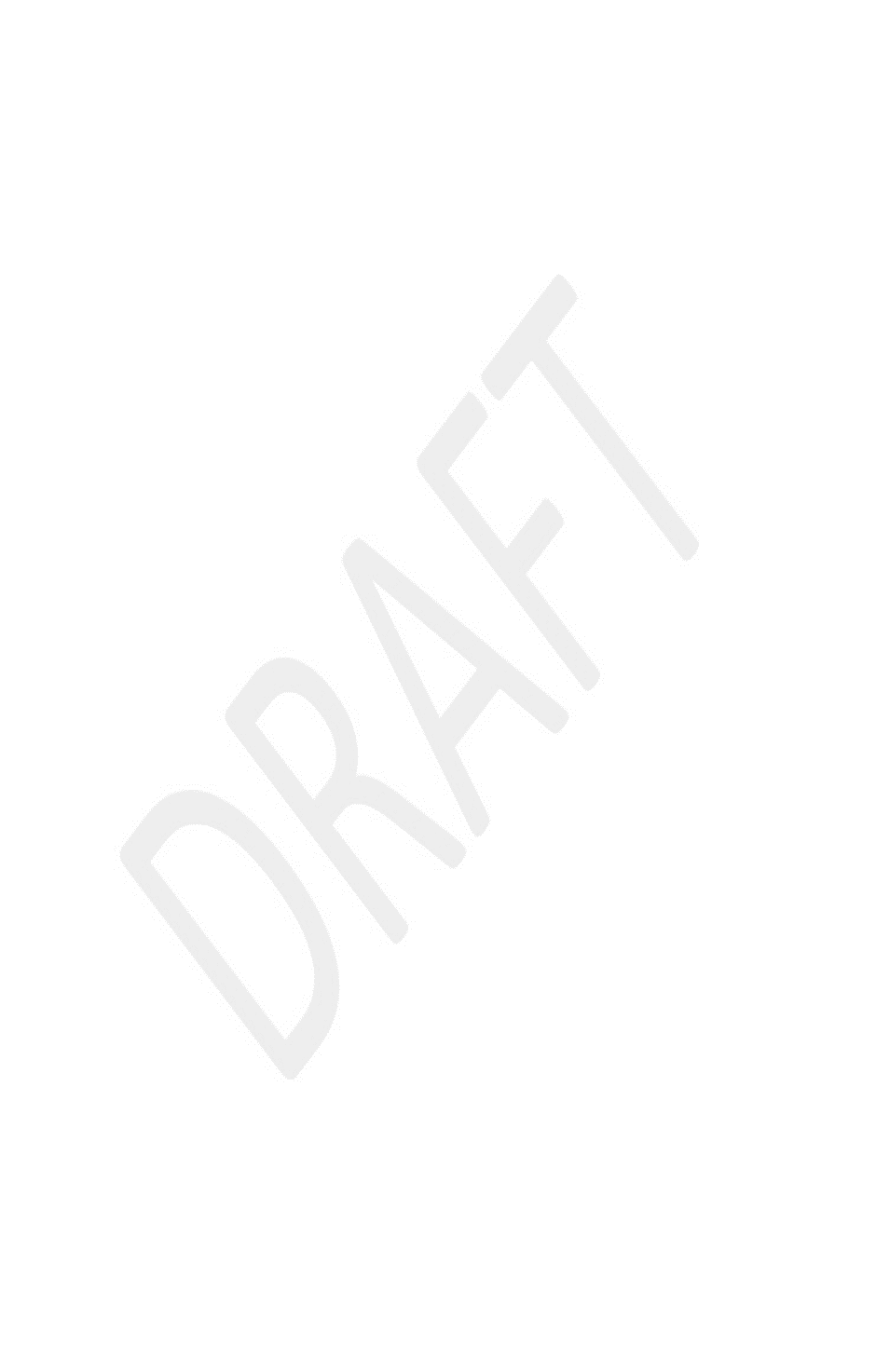
Proposal: Erection of a first floor extension

Location: 52 Taylor Crescent, Westward Ho!

**Response date: 29th January 2024 (extension granted to the 5th February 2024)**

It was **resolved** to recommend approval, subject to consideration being given to all neighbouring properties during the construction work to ensure access to other properties is reasonably maintained.

Proposed Cllr Hodson, Seconded Cllr Brading, (All in favour)

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ii) [1/0016/2024/FUH](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6XNQDQKLDZ00)Applicant: Mr James Corry

Proposal: Retrospective erection of games room

Location: 4 Boulevard Way, Westward Ho!

**Response date: 1st February 2024 (extension granted to the 5th February 2024)**

It was **resolved** to recommend approval.

Proposed Cllr Hodson, Seconded Cllr Bruins, (All in favour)

iii) [1/1153/2023/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4KS3WQKKRJ00) **(Re-consultation)** Applicant: Mr M Ashton

Proposal: Change of use of ancillary annex to dwelling (Affecting a Public Right of Way)

Location: Flagstaff House, Lower Cleave, Northam, Bideford

**Response date: 8th February 2024**

It was **resolved** to recommend refusal on the same grounds as previously.

**(**Northam Town Council 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 Hodson, Seconded Cllr Brading, (Majority in favour, one abstention and one vote against)

iv) [1/0025/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S71WTKQKLFO00)Applicant: Maxika Homes

Proposal: Change of use of lower ground floor flat from holiday let to C3 residential use

Location: Culloden House, Fosketh Hill, Westward Ho!

**Response date: 10th February 2024**

It was **resolved** to recommend refusal, on the grounds that it was considered a poorly designed layout of the accommodation, with limited natural light in the principal rooms.

Also, no identified amenity space.

Proposed Cllr Leather, Seconded Cllr Bruins, (Majority in favour one abstention and one vote against)

v) [1/0042/2024/OUT](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7GJQVQK0D000)Applicant: Mr Barritt

Proposal: Outline application with all matters reserved for 1no. dwelling

Location: Breakers View, Park Avenue, Westward Ho!

**Response date: 12th February 2024**

It was **resolved** to recommend approval.

Proposed Cllr Leather, Seconded Cllr Hodson, (Majority in favour two votes against)

vi) [1/0044/2024/FUL](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)Applicant: Mr Warwick

Proposal: External alterations including new roof and re-slating of existing duo-pitched roof, roof lights and windows, window alterations, front door and internal alterations

Location: 2 Pitt Court, Appledore

**Response date: 16th February 2024**

It was **resolved** to defer this item to enable comments from the public

Proposed Cllr Hames, Seconded Cllr Hodson, (Majority in favour, one abstention)

vii) [1/0033/2024/OUT](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7CW2LQK0D000)Applicant: Mr Burgess

Proposal: Outline application for 2no. dwellings with all matters reserved (Resubmission of [1/1095/2018/OUT](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage))

Location: Witten Lodge, Heywood Road, Northam

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**Response date: 16th February 2024**

It wasproposed by Cllr Hames to defer this item, there was no seconder, the motion failed.

It was **resolved** to recommend approval.

Proposed Cllr Leather, Seconded Cllr Brading, (Majority in favour, two abstentions, one vote

Against

**2402/731 Members agreed to note the Torridge District Council Planning Decisions** Torridge District Council, the determining Authority, has **granted permission** for the following applications with conditions as filed:

i) **1/1028/2023/FUL**

Proposal: Proposed internal alterations and first floor extension

Location: Mischief Cottage, Golf Links Road, Westward Ho!

(Northam recommended that this proposal be granted permission)

ii) **1/1156/2023/FUH**

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

Location: 8 Ridgeway Drive, Westward Ho!

(Northam recommended that this proposal be granted permission)

iii) **1/1206/2023/FUL**

Proposal: Raising of roof to create second floor, and alterations to dwelling and associated works

Location: 26 Riverside Court, Bideford

(Northam Town Council noted this proposal and resolved to not submit any further comments)

iv) **1/1239/2023/DEM**

Proposal: Removal of all remaining buildings & partial structures and boundary wall to New Quay Street

Location: Torridge District Council, Middle Dock, New Quay Street, Appledore

(Not presented by the Planning Authority for consultation with Northam Town Council)

v) **1/1161/2023/FUL**

Proposal: Part retrospective application for regularisation of rear decking and fenestration alterations and proposed front porch

Location: 43 Nelson Road, Westward Ho!

(Northam Town Council resolved to recommend the proposal be refused permission)

vi) **1/1254/2023/FUL**

Proposal: Variation of condition 1 of planning approval 1/0126/2023/FUL (Plans schedule)

Location: The Fairway Buoy, Golf Links Road, Westward Ho!

(Northam recommended that this proposal be granted permission)

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Torridge 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/D/24/3336373

Appeal Start Date: 23rd October 2023

Interested Party comments by: Not yet available

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) - Amended Red Edge and Description

Location: Tree Tops, Durrant Lane, Northam, Bideford

Appeal Initial Notification 1/0608/2023/FUL

There being no further business the meeting closed at 7.40pm

Signed………………………………………………..Dated……………………………………………….