**To all members of the Council:**

You are hereby summoned to attend the **PLANNING AND DEVELOPMENT MEETING** on

**THURSDAY 20th February 2025 at 6.30pm**

at The Town Hall, Windmill Lane, Northam for the transaction of the business listed on the agenda overleaf.

**Membership:** Cllr Hames (Chair), Cllr Bach (Deputy Chair), Cllr Brading, Cllr Lo-Vel and Cllr Newman-McKie, plus the Mayor, Cllr Tait, ex-officio.

**Questions by the public:** There will be a period for questions by the public. In accordance with Standing Order 3, members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of any Council business at Full Council, and at Committee meetings in respect of business on the agenda.

Anyone wishing to ask questions is requested to notify the Town Clerk by 12 noon on the day of the meeting.

**Recording, photographs and filming:** In accordance with the Council’s policy on filming and recording of Local Council and Committee meetings (available to read in the Chamber) and arising from the *Local Government and Accountability Act 2014* the press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such, members of the public may be recorded or photographed during the meeting. Anyone wishing to record or photograph the meeting must notify the Town Clerk before the commencement of the meeting.

**Public attendance at Council and committee meetings**

As a public body, Northam Town Council understands the need for transparency and accountability. The Council will therefore seek to conduct meetings using practices and procedures set out within the Public Bodies (Admission to Meetings) Act 1960, which states:

*Subject to subsection (2)\* below, any meeting of a body exercising public functions, being a body to which this Act applies, shall be open to the public.*

Subsection (2) states:

*Where a meeting is open to the public, a body may, by resolution exclude the public from the meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public*

*during proceedings to which the resolution applies.*

Therefore, the Council’s policy is to allow public access to meetings unless the business being

transacted is confidential or there are ‘other special reasons’ to exclude the public.

*Guy Langton*

Guy Langton, Town Clerk& RFO

Date of issue: 14th February 2025

**AGENDA**

**1 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85(1)** *All apologies must be notified to the Town Council offices prior to the meeting.*

**2 Chair’s announcements**

**3 To receive any dispensations and disclosable pecuniary or other interests**

*Members are reminded that all interests must be declared prior to the item being discussed.*

**4 To agree the agenda as published**

**5 To confirm as a correct record and sign the minutes of the Planning and Development Meeting held on 30th January 2025** *(pages 4-6)*

**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 To receive an update on the progress of the Northam Neighbourhood Plan** *(verbal)*

**8 To note the information of Tadworthy Road, Northam PROPOSED Prohibition of HGVs over 7.5t Order 5949** *(pages7-9)*

**9 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)[1/0002/2025/FUH](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SPOCKIQKISZ00)

Proposal: Rear extension, roof extension creating new first floor and external works including new garage (Resubmission of 1/0970/2024/FUL)

Location: 36 Fairlea Crescent, Northam

Response date: 23rd February 2025

ii)[1/0057/2025/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQRBBUQKJ3H00)

Proposal: Erection of double garage and widening of existing access in connection with an existing dwelling

Location: Lower Lodge, Golf Links Road, Westward Ho!

Response date: 24th February 2025

iii)[1/0076/2025/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SQY9CFQKJ6900)

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)((Plans Schedule))

Location: The Pines, 76 Atlantic Way, Westward Ho!

Response date: 28th February 2025

iv)[1/0085/2025/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR5LARQKJ7Q00)

Proposal: Construction and operation of a micro energy storage

Location: Active Torridge, Torridge Pool, Benson Drive, Northam

Response date: 1st March 2025

v)[1/0101/2025/LA](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR97V4QKJ9L00)

Proposal: Erection of Clean Maritime Innovation Centre incorporating office space, workshop space and extension and repairs to quay wall (Variation of Condition 20 of planning approval 1/1179/2023/LA)

Location: Middle Dock , New Quay Street, Appledore

Response date: 2nd March 2025

vi)[1/0099/2025/FUL](https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR9516QKJ9G00)

Proposal: Proposed refurbishment of dwelling, including a single storey rear extension and raising of the ridge height of the roof to incorporate first floor accommodation

Location: 5 Century Drive, Northam

Response date: 7th March 2025

**10 Torridge District Council Planning Decisions**

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

i) 1/1063/2024/FUL

Proposal: Adaptation/replacement of single storey extensions to side/rear of dwelling, enlargement of garage & internal refurbishment works including insertion of roof lights to side elevations

Location: Cedarwood, Lakenham Hill, Northam

(Northam Town Council recommend the proposal be granted permission)

ii) 1/1016/2024/FUL

Proposal: Replacement single storey rear extension

Location: 15 Kimberley Park, Northam

(Northam Town Council recommend the proposal be granted permission)

iii) 1/1235/2023/FUL

Proposal: Variation of condition 2 of planning approval 1/0460/2020/FUL (Plans schedule - Layout and design)

Location: Land To The West Of Hampton Park, Raleigh Hill

(Northam Town Council recommend the proposal be refused permission)

**11 Torridge District Council Planning Decisions**

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

i) 1/0205/2022/OUTM

Proposal: Outline application for No.36 dwellings, public open space and associated infrastructure with all matters reserved except access

Location: Land At Wooda Road , Pitt Lane, Appledore

(Northam Town Council recommend the proposal be refused permission)

**12 Torridge District Council Planning Decisions**

Torridge District Council, the determining Authority, has notified the Council that the following

applications have been **withdrawn**:

i) 1/1028/2024/FUL

Proposal: Installation of Air Source Heat Pump

Location: 129 Atlantic Way, Westward Ho!

**Page 205**

**Minutes of the Planning and Development Committee**

**30th January 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

Present: Cllrs Brading, Hames (Chair), Lo-Vel and Newman-McKie

In attendance: Tina Tucker – Community Engagement Admin Officer

**2501/562 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**

There were none

**2501/563 Chair’s announcements**

The Chair reported that he had attended a meeting of the Joint Local Plan Review Committee as a member. The committee discussed the changes to the NPPF and progress in reviewing the Local Plan.

**2501/564 To receive any dispensations and disclosable pecuniary or other interests**

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

**2501/565 To agree the agenda as published**

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

Proposed Cllr Newman-McKie, Seconded Cllr Bach (all in favour)

**2501/566 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 8th January 2025**

It was **resolved** that to approve the minutes of that Planning & Development committee meeting as a true and correct record.

Proposed Cllr Newman-McKie, Seconded Cllr Lo-Vel (Majority in favour with one abstention which was not present at that meeting).

**2501/567 Public Participation**

None present at the meeting

**2501/568 To receive an update on the progress of the Northam Neighbourhood Plan**

Letters have been sent to owners of the proposed Local Green Spaces, notifying them of the inclusion of the sites in the draft Neighbourhood Plan... The Diocese of Exeter, which owns Rectory Gardens and the Marshford allotments, has objected to inclusion of the former, stating that it is not a public open space. We await the response about the allotment site.

As a result of further comments from the Health Check Examiner some more changes have been made to policies, including those on affordable housing, design, coalescence, local green spaces, parking and heritage assets.

The maps have been revised and sent to the designer. The revised text will soon be ready to go to the designer and the aim is to send the draft Plan to Torridge District Council in March.

**2501/569 To receive and note the December 2024 National Planning Policy Framework, as circulated to TDC Plans Committee members**

The chair sent a report from Torridge District Council, there is also on their website a response to the national planning framework consultation.

This was noted.

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**2501/570 To consider making a comment on the Xlinks 1 Limited’s application for a development consent order (deadline 13th March 2025)**

It was **proposed** that councillors can respond individually to the public consultation and defer to a future meeting.

Proposed Cllr Hames, Seconded Cllr Bach (all in favour)

**2501/571 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) **1/0002/2025/FUH**

Proposal: Removal of existing lean-to front porch and creation of enclosed front porch

Location: 2 Venton Drive, Westward Ho!

Response date: 31st January 2025

It was **resolved** to recommend that the proposal be granted permission.

Proposed: Cllr Bach, Seconded: Cllr Newman-McKie (all in favour)

ii) **1/1060/2024/FUL**

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

Location: Culloden House, Fosketh Hill, Westward Ho!

Response date: 10th February 2025

It was **resolved** to recommend that the proposal be granted permission.

Proposed: Cllr Bach, Seconded: Cllr Lovel (all in favour)

ii) **1/0035/2025/FUL**

Proposal: Extension to surgery and associated works

Location: Northam Surgery, Bay View Road, Northam, Bideford

Response date: 15th February 2025

It was **resolved** to recommend that the proposal be granted permission.

However, to express concerns about the narrowness of the access presenting a hazard for drivers and pedestrians and whether there will be enough parking provision.

Proposed: Cllr Bach, Seconded: Cllr Newman-McKie (all in favour)

**2501/572** **To Note: Torridge District Council Planning Decisions**

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

i) 1/0993/2024/FUL

Proposal: Erection of side extension

Location: 37 Burrough Road, Northam

(Northam Town Council recommend the proposal be granted permission)

ii) 1/0975/2024/FUH

Proposal: Ground floor single storey rear and side extension

Location: 32 Amyas Way, Northam

(Northam Town Council recommend the proposal be granted permission)

iii) 1/0990/2024/FUL

Proposal: Erection of hydrotherapy pool building and associated works

Location: Northam Lodge, Rosehill, Heywood Road

(Northam Town Council recommend the proposal be granted permission)

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**Page 207**

iv) 1/1022/2024/FUL

Proposal: Conversion of 4 no. flats to 1 no. dwelling

Location: Appledore House, Meeting Street, Appledore

(Northam Town Council recommend that this was noted)

**2025/573 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) 1/0915/2024/FUL

Proposal: Change of use of ancillary domestic accommodation to 1no. open market dwelling

Location: The Tree Tops Annexe, 43A Richmond Park, Northam

(Northam Town Council recommend the proposal be refused permission)

ii) 1/0970/2024/FUL

Proposal: Erection of rear extension, roof extension, garage and external works

Location: 36 Fairlea Crescent, Northam

(Northam Town Council recommended that the proposal be granted permission.)

iii) 1/0976/2024/FUL

Proposal: Retrospective creation of vehicular access, including installation of

gates, wall, fence, and hedgebank; the partial removal of the unauthorised boundar

wall and fencing; closing of the existing vehicular access; and associated works,

including landscaping (Affecting a public right of way)

Location: River View, Bidna Lane, Northam

(Northam Town Council recommend the proposal be refused permission.)

There being no further business the meeting closed at 7:10pm.

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

**Item 8**

Devon County Council (Tadworthy Road, Northam) (Prohibition of HGVs over 7.5t) Order 5949

The advert for this proposal will be in the North Devon Journal on 20th February - a copy of the advert with statement of reasons, plans and draft order are attached. If you object or have any other comments in relation to the proposal, please use the form that will be on [All proposed traffic schemes - Roads and transport (devon.gov.uk)](https://www.devon.gov.uk/roadsandtransport/parking/traffic-regulation-orders/advertised-tros/) from 20th February until 13th March

**A map of a neighborhood

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