



NORTHAM TOWN COUNCIL

Town Hall, Windmill Lane, Northam EX39 1BY

Town Clerk: Guy Langton (CiLCA, PSLCC)

Telephone: 01237/474976

admin@northamtowncouncil.gov.uk

www.northamtowncouncil.gov.uk

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To all members of the Council:

You are hereby summoned to attend the **PLANNING AND DEVELOPMENT MEETING** on
THURSDAY 13th March 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: 7th 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 **Appeal Notifications:**
Torrige District Council has notified the Town Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission:
 - i) **Planning Ref: 1/0760/2024/FUL**
Appeal Reference: [APP/W1145/D/25/3361210](#)
Appeal Start Date: 5th March 2025
Interested Party Comments due: to be determined
Proposal: Roof conversion and rear extension
Location: 9 Highfield, Northam, Bideford, Devon
 - ii) **Planning Ref: 1/0205/2022/OUTM**
Appeal Reference: [APP/W1145/W/25/3359853](#)
Appeal Start Date: 3rd March 2025
Interested Party Comments due: 7th April 2025
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, Devon
- 9 **Torrige District Council Planning Applications:**
Torrige District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:
 - i) **[1/0932/2024/FUL](#) (re-consultation)**
Proposal: Roof level extension to form first floor bedroom suite and balcony deck
Location: Duckhaven Stud, Cornborough Road, Westward Ho!, Bideford
Response date: 11th March 2025 (extension requested)
 - ii) **[1/0127/2025/LBC](#)**
Proposal: Internal alterations and associated works, and external signage
Location: 4 & 5 'The Champ' Meeting Street, Appledore, Bideford, Devon
Response date: 14th March 2025
 - iii) **[1/0145/2025/FUL](#)**
Proposal: Erection of detached garage and associated works
Location: The Retreat, Hilltop Road, Bideford, Devon
Response date: 17th March 2025

- iv) **[1/1043/2024/FUL \(re-consultation\)](#)**
 Proposal: Extension and alterations to existing dwelling including new garage and driveway
 (Variation of Condition 2 of Planning Permission 1/0326/2023/FUL) (Amended Plans)
 Location: Fordlands, Heywood Road, Northam, Bideford
 Response date: 12th March 2025 (extension requested)
- v) **[1/0156/2025/FUL](#)**
 Proposal: Partial removal of existing hedge bank and enlarged conservatory
 Location: 8 Mondeville Way, Northam, Bideford, Devon
 Response date: 22nd March 2025
- vi) **[1/0157/2025/FUL & 1/0158/2025/LBC](#)**
 Proposal: Erection of replacement roof
 Location: 16 Bude Street, Appledore, Bideford, Devon
 Response date: 24th March 2025
- vii) **[1/0169/2025/LBC](#)**
 Proposal: Replacement window
 Location: On Track Education, Saunders House, Fore Street, Northam
 Response date: 24th March 2025
- viii) **[1/0895/2024/FUL \(re-consultation\)](#)**
 Proposal: Construction of detached 3 no. bedroom dwelling with associated external &
 landscaping works (self build) (Amended red edge)
 Location: Land At Norwest, Churchill Way, Northam, Bideford
 Response date: 28th March 2025
- ix) **[1/0174/2025/FUL](#)**
 Proposal: Removal of approved loft conversion application number 1/0373/2024/FUL and
 construction of a new first-floor extension over approved single storey side extension
 Location: The Mount, Lakenham Hill, Northam, Bideford
 Response date: 28th March 2025
- x) **[1/0179/2025/FUL](#)**
 Proposal: Extension and Internal Alterations to Existing Clubhouse
 Location: Royal North Devon Golf Club, Westward Ho!, Bideford, Devon
 Response date: 28th 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) **[1/0035/2025/FUL](#)**
 Proposal: Extension to surgery and associated works
 Location: Northam Surgery, Bay View Road, Northam, Bideford
 (Northam Town Council recommend the proposal be granted permission)
- ii) **[1/1001/2024/FUL](#)**
 Proposal: Replacement outbuildings
 Location: 71 Atlantic Way, Westward Ho!, Bideford, Devon
 (Northam Town Council recommend the proposal be granted permission)
- iii) **[1/0891/2023/FUL](#)**
 Proposal: Erection of 5 dwellings, creation of access and associated external works (Amended plans)
 Location: Green Trees, Buckleigh Road, Westward Ho!, Bideford
 (Northam Town Council recommend the proposal be granted permission)
- iv) **[1/0002/2025/FUH](#)**
 Proposal: Removal of existing lean-to front porch and creation of enclosed front porch
 Location: 2 Venton Drive, Westward Ho!, Bideford, Devon
 (Northam Town Council recommend the proposal be granted permission)

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
30th January 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.

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

In attendance: Guy Langton (Town Clerk & RFO)

- 2502/616 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**
 Cllr Bach tendered his apologies, the reasons for which were approved by the committee.
- 2502/617 Chair's announcements**
 The Chair reported that the District Council continued to discuss local government devolution, which was an evolving process. No firm proposals were prepared at this stage.
- 2502/618 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.
- 2502/619 To agree the agenda as published**
 It was **resolved** to agree the agenda as published.
 Proposed Cllr Lo-Vel, Seconded Cllr Newman-McKie (all in favour)
- 2502/620 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 30th 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).
- 2502/621 Public Participation**
 None present at the meeting
- 2502/622 To receive an update on the progress of the Northam Neighbourhood Plan**
 The Plan was with the designer. It was expected that the Plan would be ready to be taken to the next stage in March 2025, to malign with the introduction of the revised National Planning Policy Framework.
- 2502/623 To note the information of Tadworthy Road, Northam PROPOSED Prohibition of HGVs over 7.5t Order 5949**
 The Committee noted that pursuant to Devon County Council (Tadworthy Road, Northam) (Prohibition of HGVs over 7.5t) Order 5949, there would be a southbound weight restriction placed upon this road at the junction with Boulevard Way and Atlantic Way. A consultation would run from 20th February until 13th March at Devon County Council. Members would respond individually if they wished to.
- 2502/624 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) **1/0068/2025/FUH**
 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

It was **resolved** that no comments would be submitted.

Proposed: Cllr Newman-McKie; Seconded: Cllr Hames (majority in favour, 1 abstention)

ii) **1/0057/2025/FUL**

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

It was **resolved** to recommend that the proposal be refused permission. The Council's objections to the proposal were that:

The planned exit of the driveway was into a public car park, operated by Torridge District Council. The safety of pedestrians walking through the carpark would be adversely affected, especially as the carpark acts as a pedestrian route from the seafront and shopping area to Westward Ho! Park.

The planned exit of the driveway was onto a public car park, which is land held by the District Council, rather than a public highway or private road. It was not clear if permission for this had been sought, or an easement considered as part of this proposal.

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

iii) **1/0076/2025/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)((Plans Schedule))

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

Response date: 28th February 2025

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

Proposed: Cllr Newman-McKie, Seconded: Cllr Lo-Vel (majority in favour, one abstention)

iv) **1/0085/2025/FUL**

Proposal: Construction and operation of a micro energy storage

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

Response date: 1st March 2025

It was **resolved** to submit the following comment:

The Council noted that the submitted response of the Environmental Protect team at Torridge District Council was that the noise assessment did not take account of the properties within 20m of the proposed battery box in the submitted noise assessment. Further, that team considered that to accurately assess the noise impact, a BS4142 noise assessment was required, which had not been submitted. Northam Town Council considers that without this assessment it is unable to effectively consider the proposal. The Council also noted the comment submitted by a neighbouring property, that indicated the noise levels in the summer, in warmer weather, could be sufficient to disturb those occupying adjacent properties.

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

v) **1/0101/2025/LA**

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

The variation was noted by the Council. No further comment was made.

vi) **1/0099/2025/FUL**

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

It was **resolved** to submit the following comment:

Northam Town Council considers the proposal, as submitted, to be a missed opportunity to have solar PV installed on the south facing aspect of the roof and therefore does not align with Local Plan policy ST16 (Delivering Renewable Energy and Heat), ST05 (Sustainable Construction of Buildings), ST01 (Principles of Sustainable Development), nor ST02 (Mitigating Climate Change).

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

2502/625

To Note: Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had **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)

2502/626

To Note: Torridge District Council Planning Decisions

It was noted that 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)

2502/627 To Note: Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, has notified the Council that the following applications had been **withdrawn**:

- i) 1/1028/2024/FUL
Proposal: Installation of Air Source Heat Pump
Location: 129 Atlantic Way, Westward Ho!

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

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

DRAFT