



NORTHAM TOWN COUNCIL

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To all members of the Committee:

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

THURSDAY 5th February 2026 at 6.30pm

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

Membership:

Appledore Ward: Cllr Hames

Northam/Orchard Hill ward: Cllr Horrocks, Cllr Lo-Vel, Cllr Newman-McKie

Westward Ho! ward: Cllr Bach, Cllr Hodson. (two vacancies)

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.

Members of the public are asked to respect the fact that this is a meeting to conduct council business and interruptions during council business are not permitted. If, in the opinion of the Chairman, the business of the meeting is disrupted in any way, the Chairman may ask the person/s causing the disruption to be quiet and if they refuse then ask them to leave. **Mobile phones must be switched off or silenced during the meeting.**

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: 30th January 2026

Members are requested to turn off or silence their mobile phones for the duration of the meeting.

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 15th January 2026 (p4-6)**
- 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 and consider the planned response to the draft Northam Neighbourhood Plan Fact Check report (enclosed)**
- 8 **To note: Consultation on Draft National Planning Policy Framework (NPPF) (p7 and enclosed)**
- 9 **To Note: Torridge District Council Planning Appeals**
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.

Proposal: Outline application with all matters reserved except for access for up to 39 dwellings pursuant to application [1/0251/2025/OUTM](#)
Appeal Reference: [6003024](#)
Appeal Start Date: 9th January 2026
Interested Party comments by: 13th February 2026.
Public Hearing: Confirmed, date and location to be advised.

Proposal: Creation of parking space and repositioning of street sign pursuant to application [1/0575/2025/FUL](#)
Appeal Reference: [6003572](#)
Appeal Start Date: 16th January 2026
Interested Party comments by: Appeal closed for comment
- 10 **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) [1/0999/2025/FUL](#)
Proposal: Removal and replacement of cladding and associated works
Location: Horizon View, Bath Hotel Road, Westward Ho!
Response date: 2nd February 2026
 - ii) [1/0995/2025/ADV](#)
Proposal: Siting of 4 sponsorship signs
Location: Roundabout At Grid Reference 244919 127940, (Heywood Road roundabout)
Response date: 7th February 2026

- iii) [1/0023/2026/FUL](#)
Proposal: Ground floor extension to front elevation
Location: 14 Foxhill, Northam
Response date: 7th February 2026
- iv) [1/0021/2026/FUL](#)
Proposal: Proposed conversion of existing detached garage into ancillary dependant relatives annex with associated external works
Location: Fordlands, Heywood Road, Northam
Response date: 8th February 2026
- v) [1/1001/2025/LA](#)
Proposal: Retrospective extension to quay wall, clarification of quay wall height and proposed erection of northern boundary treatment
Location: Middle Dock , New Quay Street, Appledore
Response date: 9th February 2026
- vi) [1/0026/2026/FUL](#)
Proposal: Construction of a ground floor level balcony in the rear garden
Location: 15 Tomouth Road, Appledore
Response date: 13th February 2026
- 11 Torridge District Council Planning Decisions**
Torridge District Council, the determining Authority, has **granted** permission for the following applications with conditions as filed:
- i) [1/0832/2025/ADV](#)
Proposal: Town Council notice board
Location: Northam Town Council, Council Offices, Windmill Lane, Northam
(Northam Town Council recommended that the proposal be granted permission.)
- ii) [1/0928/2025/FUL](#)
Proposal: Loft conversion with roof lights
Location: 35 Cross Street, Northam
(Northam Town Council recommended that the proposal be granted permission.)
- iii) [1/0926/2025/FUL](#)
Proposal: Rear extension for WC and store building, and flat roof replacing existing mono-pitched roof
Location: St Marys Church Hall, Appledore
(Northam Town Council recommended that the proposal be granted permission.)
- iv) [1/0941/2025/FUL](#)
Proposal: Replacement conservatory, porch extension and insertion of 1 ground floor window
Location: Glenrose Cottage, Glen Gardens, Bideford
(Northam Town Council recommended that the proposal be granted permission.)

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**15th January 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

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

In attendance: Tina Stewardson (Community Engagement Officer) and Mr N Arnold (co-opted member)

2601/563 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

Cllrs Bach and Horrocks. There were two vacant seats.

2601/564 Chair's announcements

The Chair announced that an appeal has been lodged regarding refusal of development at Bloody Corner (ref. application 1/0251/2025/OUTM)

2601/565 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. There were none

2601/566 To agree the agenda as published

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

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

2601/567 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 18th December 2025

It was **resolved** that to approve the minutes of that Planning & Development committee meeting as a true and correct record, they were signed by the Chair.

Proposed Cllr Hodson, Seconded Cllr Newman-McKie (Majority in favour with 1 abstention not being present at the meeting).

2601/568 Public Participation

There were no members of the public present.

2601/569 To receive an update on the progress of the Northam Neighbourhood Plan

It was **agreed** to note the comments presented to members regarding Torridge District Council's responses to the questions raised by the Examiner.

It was also **agreed** to request minutes from the meeting with Torridge District Council in December and to send them to the Examiner.

Members asked to be copied into future responses from TDC regarding the Neighbourhood Plan.

2601/570 To Note: Torridge District Council Planning Appeals

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.

Proposal: Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 1no. dwelling pursuant to application 1/1293/2021/OUT

Appeal Reference: 6003097

Appeal Start Date: 5th January 2026

Interested Party comments by: 5th February 2026.

This was noted

2601/571 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) 1/0976/2025/FUL

Proposal: Single storey rear extension

Location: 50 Bay View Road, Northam,

Response date: 10th January 2026 extended to 16th January 2026

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

Proposed: Cllr Lo-Vel; Seconded: Cllr Hodson (all in favour)

ii) 1/0949/2025/FUL

Proposal: Demolition of existing sunroom and garage with replacement two storey side extension and addition of pitch to adjacent garage roof

Location: Daddon Hill Cottage, Daddon Hill,

Response date: 10th January 2026 extended to 16th January 2026

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

Proposed: Cllr Newman-McKie; Seconded: Cllr Lovel (all in favour)

iii) 1/0004/2026/FUL

Proposal: Proposed conversion of integral garage to provide additional habitable accommodation and construction of single garage to side of dwelling (Variation of condition 2 of planning approval 1/0572/2021/FUL)

Location: 17 Estuary View, Northam

Response date: 30th January 2026

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

Proposed: Cllr Newman-McKie; Seconded: Cllr Hodson (all in favour)

2601/572 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:

1/0843/2025/FUL

Proposal: Single storey rear extension with raised decking

Location: 33 Windmill Lane, Northam,

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

ii) 1/0819/2025/FUL

Proposal: Extensions and alterations to existing cottage, including repair/replacement of existing pitched roof (Variation of condition 2 of planning approval 1/0218/2024/FUL)

Location: 58 Irsha Street, Appledore

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

iii) 1/0831/2025/FUL

Proposal: Alterations to first floor and roof to create first floor accommodation

Location: 101 Bay View Road, Northam

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

- iv) **1/0850/2025/FUH**
Proposal: First floor rear extension
Location: 4 Windmill Lane, Northam
(Northam Town Council recommended that the proposal be granted permission.)

- v) **1/0835/2025/FUL**
Proposal: Proposed first floor extension to existing garage for new home office/ancillary living accommodation
Location: 59 Hanson Park, Northam
(Northam Town Council recommended that the proposal be granted permission.)

- vi) **1/0733/2025/FUL**
Proposal: Proposed dwelling and garage (Amendment of condition 4 of planning approval 1/0540/2018/FUL)
Location: Land At Southmoor House, Buckleigh Road, Westward Ho!,
(Northam Town Council recommended that the proposal be granted permission.)

- vii) **1/0859/2025/FUL**
Proposal: Erection of rear extension, loft conversion, front porch, detached garage and associated works (affecting public right of way)
Location: Tree Tops, Durrant Lane, Northam
(Northam Town Council recommended that the proposal be granted permission.)
These were noted

There being no further business the meeting closed at 7:45pm.

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

Item 8

Copy of email from Ian Rowland (Planning Policy Team Leader at TDC) 29.01.2026

A new draft version of [the National Planning Policy Framework \(NPPF\)](#) was issued for consultation on 16 December 2025, alongside details of a range of other proposed reforms to the planning system. The draft NPPF provides significant revisions to earlier versions, with a range of suggested changes to policy approaches across many topics that are likely to affect northern Devon. It is also restructured to distinguish more clearly between plan-making and decision-taking.

The consultation runs for 12 weeks until 10 March 2026 and seeks views via 225 questions. Officers are reviewing the proposals and they were discussed at the recent meeting of JPPC on Friday 23rd January. A copy of the presentation slides from that meeting are attached.

*Officers will be looking to formulate a joint response to ensure that the interests of the Councils and northern Devon's communities are articulated back to the Government. We are keen to understand Members views to feed into the response and would encourage you to provide us with your thoughts. You can do so via email directly to me or via localplan@torridge.gov.uk. Please provide any **comments by no later than Friday 27th February** in order to allow us time to feed them into the response.*

I would highlight that there are lots of external events and commentary on the draft NPPF and it is worthwhile searching some out if you are keen. Please do not hesitate to get in touch if you want and signposting or have any questions.