



## 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 19<sup>th</sup> March 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: 13<sup>th</sup> March 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 26th February 2026 (p5-9)**
- 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 next steps (verbal)**
- 8 **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) **[1/0075/2026/LBC](#)**  
**Proposal:** Alterations to the design of previously approved application references 1/0455/2017/FULM and 1/0456/2017/LBC. (Variation of condition 2, 3, 4, 5 of 1/1183/2019/LBC)  
**Location:** Fairlea Residential Home, South Lea, Northam,  
**Response date:** 21st March 2026
  - ii) **[1/0080/2026/FULM](#)**  
**Proposal:** Conversion of former care home into 9 apartments and 5 dwellings, including associated works and partial demolition of extensions - Variation of Condition 2 of planning permission 1/0455/2017/FULM (Variation of conditions 2, 4, 6, 9, 10, 12 of 1/1182/2019/FULM)  
**Location:** Fairlea Residential Home, South Lea, Northam,  
**Response date:** 22<sup>nd</sup> March 2026
  - iii) **[1/0143/2026/FUL](#)**  
**Proposal:** Replacement single storey extension to front and erection of single storey extension to rear  
**Location:** Buckleigh Pines, Cornborough Road, Westward Ho!,  
**Response date:** 22nd March 2026

- iv) [1/0169/2026/FUL](#)  
**Proposal:** Part retrospective application for two storey side extension and detached garage.  
**Location:** 18 Beach Road, Westward Ho!,  
**Response date:** 26<sup>th</sup> March 2026
- v) [1/0190/2026/FUL](#)  
**Proposal:** First floor side extension including conversion of garage.  
**Location:** 49 Hanson Park, Northam,  
**Response date:** 30<sup>th</sup> March 2026
- vi) [1/1001/2025/LA](#)  
**Proposal:** Retrospective extension to quay wall, clarification of quay wall height and proposed erection of northern boundary treatment - amended plans  
**Location:** Middle Dock , New Quay Street, Appledore,  
**Response date:** 30<sup>th</sup> March 2026
- vii) [1/0183/2026/FUL](#)  
**Proposal:** Erection of 1no. dwelling and alterations to entrance (Selfbuild)  
**Location:** Daddon Hill House, Northam  
**Response date:** 30<sup>th</sup> March 2026
- viii) [1/0194/2026/FUL](#)  
**Proposal:** Replacement rear balcony  
**Location:** Greenbanks, Lakenham Hill, Northam,  
**Response date:** 5<sup>th</sup> April 2026.
- ix) [1/0132/2026/LBC](#) and [1/0131/2026/FUL](#)  
**Proposal:** Replacement 4no. bay windows  
**Location:** Chircombe House, Chircombe Lane, Northam,  
**Response date:** 5<sup>th</sup> April 2026.
- x) [1/0199/2026/FUL](#)  
**Proposal:** 2 New Dwellings and Associated Works (Variation of condition 2 of planning approval 1/0443/2017/FUL)  
**Location:** Chestnut House, Durrant Lane, Northam,  
**Response date:** 5<sup>th</sup> April 2026.

## 9 Torridge District Council Planning Decisions

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

- i) [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,  
(Northam Town Council recommended that the proposal be granted permission.)
- ii) [1/0698/2025/FUL](#)  
**Proposal:** Proposed equestrian stables, part-retrospective access and associated works  
**Location:** Land At Grid Reference 244880 129879, Northam  
(Northam Town Council recommended that the proposal be granted permission.)

iii) **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,  
(Northam Town Council recommended that the proposal be refused permission.)

**9 Torridge District Council Planning Decisions**

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

i) **1/0995/2025/ADV**

**Proposal:** Siting of 4no. sponsorship signs

**Location:** Roundabout At Grid Reference 244919 127940, Bideford,

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**  
**5<sup>th</sup> February 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

Present: Cllrs Bach, Hames (Chair), Hodson, Horrocks and Lo-Vel.

In attendance: Guy Langton (Town Clerk & RFO), Nick Arnold (co-opted members of the Neighbourhood Plan working group), two members of the public

**2602/639 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**

Cllr Newman-McKie submitted her apologies. There were two vacant seats.

**2602/640 Chair's announcements**

The Chair reported that a public hearing had been arranged by the Planning Inspectorate regarding the appeal against refusal of Outline permission (with all matters reserved except for access) for up to 39 dwellings 1/0251/2025/OUTM. This would take place on the 10<sup>th</sup> March 2026, at the Caddsdawn Business Support Centre, Bideford.

**2602/641 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.

Cllr Horrocks declared a non-pecuniary interest and would take no part in the discussion or vote regarding planning proposal 1/0104/2026/FUL.

**2602/642 To agree the agenda as published**

It was **resolved** to agree agenda, though consideration of planning proposal 1/0122/2026/FUL would be brought forward.

Proposed Cllr Horrocks, Seconded Cllr Hodson (all in favour)

**2602/643 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 5<sup>th</sup> February 2026**

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 Bach, Seconded by: Cllr Horrocks (Majority in favour with 1 abstention - not present at the meeting).

**2602/644 Public Participation**

None wished to address the committee at this stage.

**2602/645 To receive the Northam Neighbourhood Plan Examiner's report and receive an update on the next steps**

The final report from the Examiner was received, it was noted that, in summary, the Examiner's view was:

**"Main Findings** - Executive Summary

From my examination of the Northam Neighbourhood Plan (NNP/the Plan) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Northam Town Council (NTC);
- The Plan has been prepared for an area properly designated – the Northam Neighbourhood Area as shown on the map on page 4 of the Neighbourhood Plan;

- The Plan specifies the period during which it is to take effect: 2024 -2031<sup>1</sup>; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.”

The next steps were noted as:

Full Council to agree the circulated schedule of amendments, which was presented by N Arnold.

The NNP website to be updated with the amendments.

Final documents to be approved by Full Council before submission to Torridge District Council for approval and then on to referendum.

**Action point: request members read the circulated schedule before Full Council.**

2602/646

#### **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) **1/0122/2026/FUL**

**Proposal:** Construction and operation of a micro energy storage project

**Location:** Verge At Golf Links Road, Northam,

**Response date:** 12<sup>th</sup> March 2026

It was **resolved** to suspend standing orders to hear from a member of the public.

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

The member of the public addressed the committee stating she had submitted an objection to the proposal. The land was subject to a compulsory purchase by Devon County Council, although that authority had not pursued this. She went on to inform the committee that, in discussion with the Royal North Devon Golf Club, she understood that the club would also be submitting an objection to the proposal.

It was **resolved** to return to orders.

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

It was **resolved** to recommend the proposal be refused permission on the grounds that it was contrary to Local Plan policy DM01, having the potential to detrimentally impact neighbouring amenity due to the noise that could be emitted by the installation. This point had also been made by the Environmental protection team at Torridge District Council. The proposal did not include a sufficiently detailed noise assessment, nor did it include a detailed fire risk assessment, a point noted by the Fire and Rescue Service. The scale and design of the structure would have a detrimental effect on the local street scene, which is characterised by open grass verges with open grassland leading to the Golf Club behind. The location and scale of the proposed construction would detrimentally effect highway visibility for vehicles entering and leaving the Golf Club entrance, immediately adjacent to the proposed location.

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

*Two members of the public and N Arnold left the meeting at this point (7:15pm)*

<sup>1</sup> Subject to **PM1**: see paragraph 3.2 below.

ii) **1/0050/2026/REMM**

**Proposal:** Reserved matters application for appearance, landscaping, layout & scale pursuant to planning approval 1/1192/2015/OUTM in respect of phase 2 (Variation of conditions 1, 6, 7, 9 & 10 of planning approval 1/0004/2021/REMM)

**Location:** Land At Grid Reference 244140 128473, Northam (land to the south of Bay View Road)

**Response date:** 27<sup>th</sup> February 2026

It was **resolved** to note the proposal and make no further comment.

Proposed: Cllr Bach; Seconded: Cllr Hames (all in favour)

iii) **1/0091/2026/FUL**

**Proposal:** Proposed Extension (Amended Plans) - (Variation of condition 2 of planning permission 1/0005/2022/FUL)

**Location:** Sea Fret, 4 Pebbleridge Road, Westward Ho!

**Response date:** 27<sup>th</sup> February 2026

It was **resolved** to repeat the comments the Council made when consulted on the first application, those being:

It was resolved to recommend that this proposal be refused on the grounds that: It was contrary to Local Plan policies ST03 (Adapting to Climate Change and Strengthening Resilience) and ST09 (Coast and Estuary Strategy). The proposed extension was out of keeping with the immediate neighbourhood, being overbearing in design and character and would detrimentally affect the street scene. The proposal would be visible from the Northam Burrows, an SSSI within the undeveloped coast.

Proposed: Cllr Hames; Seconded: Cllr Hodson (all in favour)

iv) **1/0051/2026/FUL**

**Proposal:** Conversion of single storey garage and external alterations

**Location:** Seaspell, Churchill Way, Appledore

**Response date:** 6<sup>th</sup> March 2026

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (all in favour)

v) **1/0104/2025/FUL**

**Proposal:** Change of use application from C2 (residential institutions) to C3 (dwelling house), construction of replacement porch with balcony roof, dormer to front elevation, storage area & total refurbishment of the property, including associated landscaping works

**Location:** The Nook, Golf Links Road, Westward Ho!

**Response date:** 6<sup>th</sup> March 2026

It was **resolved** to recommend the proposal be refused permission on the grounds that there was no evidence had been supplied that there is a lack of need for this type of Residential Accommodation (class C2) included with the application. Changing the use would remove this property from the list of available supported housing provision.

Proposed: Cllr Hodson; Seconded: Cllr Lo-Vel (majority in favour, one abstention (Cllr Horrocks having declared an interest))

vi) **1/0118/2026/FUL**

**Proposal:** Construction of single storey extension to rear of property, replacement porch and garage

**Location:** 3 Southcott Road, Bideford

**Response date:** 12<sup>th</sup> March 2026

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

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

vii) **1/0074/2026/OUT**

**Proposal:** Outline application with all matters reserved for 3no. dwellings

**Location:** Land At Grid Reference 244883 127611, Glen Gardens, Bideford

**Response date:** 12<sup>th</sup> March 2026

It was **resolved** to make the following comments:

It was believed the site was part of the critical drainage area, and the proposal was thus contrary to the flood resilience aspects of ST03 (Adapting to Climate Change and Strengthening Resilience) and NPPF paragraphs 161, 162, 164 and 170.

Proposed: Cllr Bach; Seconded: Cllr Horrocks (all in favour)

vi) **1/0953/2026/FUL**

**Proposal:** Demolition of existing dwelling and erection of one dwelling (self-build)

**Location:** Watersmeet, Churchill Way, Northam

**Response date:** 15<sup>th</sup> March 2026

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (all in favour)

2602/647

**Torrige 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) **1/0869/2025/FUL**

**Proposal:** Extension and alterations to main house and pool house and partial garage conversion

**Location:** Fleet, Goats Hill Road, Northam

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

ii) **1/0963/2025/FUL**

**Proposal:** Erection of single storey replacement extension and decking

**Location:** 44 North Street, Northam

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

iii) **1/0895/2024/FUL**

**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

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

iv) **1/0976/2025/FUL**

**Proposal:** Single storey rear extension

**Location:** 50 Bay View Road, Northam

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

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

vi) **1/0999/2025/FUL**

**Proposal:** Removal and replacement of cladding and associated works  
**Location:** Horizon View, Bath Hotel Road, Westward Ho!  
(Northam Town Council recommended that the proposal be granted permission.)

vii) **1/0837/2025/FUL**

**Proposal:** Erection of two-storey side extension and decking with associated alterations  
**Location:** Horizon View, Bath Hotel Road, Westward Ho!  
(Northam Town Council recommended that the proposal be granted permission.)

**2602/648 Torridge District Council Planning Decisions**

It was noted that Torridge District Council, the determining Authority, had **refused** permission for the following applications with reasons as filed:

i) **1/0869/2025/FUL**

**Proposal:** Demolition of existing outbuilding and erection of one dwelling with attached annexe and garage (self-build) (Amended Description)  
**Location:** The Mount, Lakenham Hill, Northam,  
(Northam Town Council recommended that the proposal be granted permission.)

There being no further business the meeting closed at 7:55pm.

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