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



NORTHAM TOWN COUNCIL
TOWN HALL
WINDMILL LANE
NORTHAM
DEVON
EX39 1BY

Town Clerk: Mrs Jane Mills MILCM
Telephone: 01237 474976

E-mail townclerk@northamtowncouncil.gov.uk

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 12th May 2022 at 6.30pm, which will be held in the Town Hall Council Chamber.

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: **5th May 2022**

M. J. Mills

Mrs Jane Mills MILCM
Town Clerk

The following are Members of the Planning Committee:
Cllrs Davis (Chairman), Hames, Laws, Manley, Newman-McKie, Sargent, Tisdale and Woodhouse plus the Mayor (ex-officio). one vacancy.
All Members of the Council are entitled to attend.

AGENDA

- 1 Election of the Chairman of the Planning Committee.**
- 2 Election of the Vice Chairman of the Planning Committee.**
- 3 Apologies**
- 4 Chairman's Announcements**
- 5 To agree the agenda as published**
- 6 Declarations of interest:**
Members are reminded that all interests should be declared prior to the item being discussed.
- 7 To confirm and sign the minutes of the Planning Meeting held 21st April 2022 (herewith)**
- 8 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.

9 To consider a Council response to the below consultations from Torridge District Council:

- i. Public Consultation: North Devon and Torridge draft Affordable Housing Supplementary Planning Document (SPD) and a joint Validation Checklist – Requirements for Planning Applications
- ii. Validation Checklist Requirements for Planning Applications

Comments are invited on both the draft SPD and Validation Checklist during the period 31st March - 13th May 2022 and may be submitted online at <https://consult.torridge.gov.uk/>

10 To consider the request outlined in an email communication from an Officer at Torridge District Council regarding possible Section 106 contributions arising from proposed development at Northam. (herewith)

11 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) [1/0390/2022/FUL](#) Applicant: M Pollock
Location: Pine Cottage, Conybeare Drive, Northam
Response date: 13th May 2022
Proposal: Erection of single storey extension with balcony
- ii) [1/0393/2022/FUL](#) Applicant: Maxika Homes Ltd
Location: Land At Hilltop Road, Bideford
Response date: 13th May 2022
Proposal: New dwelling (Variation of condition 2 of Planning Approval 1/0879/2020/FUL)
- iii) [1/0391/2022/FUL](#) Applicant: Mr Mills
Location: Daddon Hill Farm, Daddon Hill, Northam
Response date: 13th May 2022
Proposal: Erection of new machine shed and store
- iv) [1/0382/2022/FUL](#) Applicant: V Rowe
Location: Wintor House, Pitt Hill, Appledore
Response date: 14th May 2022
Proposal: Proposed ground floor rear and side extension and alterations
- v) [1/0409/2022/FUL](#) Applicant: Mr & Mrs Sherborne
Location: Kings Head Cottage, Fore Street, Northam
Response date: 14th May 2022
Proposal: 2 story extension and internal alterations.
- vi) [1/0304/2022/FUL](#) Applicant: J Cathcart
Location: 6 St Margarets Court, Lakenham Hill, Northam
Response date: 27th May 2022
Proposal: Proposal for an infill porch below an existing projecting upper floor bay window.

12 **Torridge District Council Planning Decisions**

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

- i) 1/0219/2022/FUL
Proposal: Proposed double garage (Variation of condition 2 of Planning Approval 1/0393/2021/FUL).
Location: Buckleigh House, 133 Bay View Road, Northam
(Northam recommended approval)

- ii) 1/0910/2021/FUL
Proposal: Change of use of land to increase maximum number of pitches from 5 to 15
Location: Seabreeze Certificated Location Caravan Site, Long Lane, Appledore
(Northam recommended refusal)

- iii) 1/0042/2022/FUL
Proposal: Proposed side extension, raised terrace and external appearance enhancements
Location: 6 Longfield, Appledore
(Northam recommended approval)

- iv) 1/0297/2022/FUL
Proposal: Replacement single storey extension, minor excavation works & new steps in rear garden to provide improved amenity space
Location: 3 Silver Street, Appledore
(Northam recommended approval)

- v) 1/0284/2022/FUL
Proposal: Proposed second storey extension and alterations (Variation of condition 2 of planning approval 1/0893/2021/FUL)
Location: 30 Atlantic Way, Westward Ho!
(Northam recommended approval)

- vi) 1/0332/2022/FUL
Proposal: Single storey ground floor rear extension
Location: Goosander, Odun Terrace, Appledore
(Northam recommended approval)

- vii) 1/0262/2022/FUL
Proposal: Retrospective permission for a single storey extension
Location: Cheverells Residential Home, Limers Lane, Northam
(Northam recommended approval)

Northam Town Council – Minutes of the Planning Meeting held 21st April 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Hames, Miss Manley, Mrs Hodson, Laws, Sargent and Tisdale

In attendance: Mrs M J Mills – Town Clerk
Mrs P Moores – Assistant Town Clerk
1 Member of the public

2204/1298 Apologies

Apologies were recorded on behalf of Cllr Newman-McKie

2204/1299 Chairman's announcements

There were none.

2204/1300 Declarations of interest

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

2204/1301 To agree the agenda as published

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

Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour)

2204/1302 To confirm and sign the minutes of the Planning Meeting held 31st March 2022

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 31st March 2022 as a correct record.

Proposed: Cllr Laws, Seconded: Cllr Manley (majority in favour 2 abstentions, Members not present at the meeting).

2204/1303 To confirm and sign the minutes of the Planning Meeting held 7th April 2022

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 7th April 2022 as a correct record.

Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour)

2204/1304 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.

The member of the public did not wish to speak.

2204/1305 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) **1/1384/2021/FUL re-consultation** Applicant: Maxika Homes Ltd
Location: Culloden House, Fosketh Hill, Westward Ho!
Response date: 15th April 2022 (extension requested)
Proposal: Proposed change of use from Bed and Breakfast use to No.2 units of holiday accommodation (Amended Plan)
It was **resolved** to recommend that this application be **approved**.
Proposed: Cllr Tisdale, Seconded: Cllr Laws (all in favour)

- ii) **1/1293/2021/FUL re-consultation** Applicant: Maxika Homes Ltd
 Location: Land at Culloden House, Fosketh Hill, Westward Ho!
Response date: 15th April 2022 (extension requested)
 Proposal: Proposed dwelling (Amended Plan)
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (majority in favour, 1 abstention)
- iii) **1/0289/2022/FUL & 1/0314/2022/LBC** Applicant: Mr & Mrs Page
 Location: 15 The Quay, Appledore
Response date: 22nd April 2022
 Proposal: Internal alterations and general modifications, and small single storey rear extension
 It was **resolved** to recommend that this application be **approved** subject to the Conservation Officer's approval.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)
- iv) **1/0321/2022/FUL** Applicant: Harco Trading Ltd
 Location: Land At Torridge Road, Appledore
Response date: 23rd April 2022
 Proposal: Erection of No.3 dwellings and associated works (Affecting a public right of way)
 It was **resolved** to recommend that this application be **refused** for the following reasons:
 (1) The site is in the undeveloped coast and the development would have an adverse effect on the Undeveloped Coast (ref Local Plan policy ST09) by failing the four tests in ST09(7) i.e., by detracting from the unspoilt character, appearance and tranquillity of the site and area and by failing to provide evidence that the development could not be located elsewhere.
 (2) There would be an adverse visual impact on the adjacent AONB. The proposal would result in inappropriate development within the countryside contrary to Local Plan Policy ST07.
 The site is outside the Development Area.
 (3) The development would have an adverse impact on tourism (ref para 4.39 of Local Plan).
 (4) The proposed development would fail to mitigate and adapt to climate change and to contribute to environment sustainability by protecting and enhancing the existing coastline (reference policies ST01 and ST02 of the Local Plan regarding climate change, particularly effect of sea level rise and erosion of the coast).
 (5) There would be an adverse impact on the coastal footpath. The proposed development would prevent future roll-back of the path should further coastal erosion occur. (Devon County Council has the power to roll back the path on to the site if it remains undeveloped)
 (6) The limited contribution of the proposed three houses to future housing provision would not be sufficient to outweigh the significant adverse effects of the proposed development and the conflict with the planning policies referred to above.
 We note a previous development proposal for two houses on the site was turned down at Appeal for the above reasons.
 Proposed: Cllr Hames, Seconded: Cllr Miss Manley (all in favour)

- v) **1/0294/2022/FUL** Applicant: Ocracoke Projects Ltd.
 Location: 14 Greenacre Close, Northam
Response date: 23rd April 2022
 Proposal: Erection of raised decking to rear of dwelling
 It was **resolved** to recommend that this application be **approved** subject to there being no overlooking.
 Proposed: Cllr Laws, Seconded: Cllr Tisdale (majority in favour, 1 abstention)
- vi) **1/0235/2022/FUL re-consultation** Applicant: T Dorrell
 Location: Hillcote West, First Raleigh, Bideford
Response date: 23rd April 2022
 Proposal: Erection of 1 (one) dwelling
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Miss Manley, Seconded: Cllr Hames (all in favour)
- vii) **1/1017/2021/REMM re-consultation** Applicant: Strongvox Homes
 Location: Land To The Rear Of Amberley, Limers Lane, Northam
Response date: 22nd April 2022 (extension granted)
 Proposal: Application for reserved matters of layout, landscaping, scale and appearance for 40 no. dwellings, along with provision of new strategic footpath/cycleway, informal public open space and associated works pursuant to Outline Planning Permission 1/0906/2015/OUTM (Amended Plans)
 It was **resolved** to recommend that this application be **refused** for the following reasons:
 There is no landscaping around or within the development. Members were not happy with the three storey properties as there are no similar properties adjacent and the development is not in keeping with the street scene. Members were pleased to see the amount of affordable housing but are disappointed that it does not meet with local policy which is that affordable housing should be pepper-potted through an estate. The wildlife report is considered inadequate. Further, the Council is concerned that the children's play area is planned to be close to the A39. This location would have a potentially harmful effect on the children's long-term health.
 Proposed: Cllr Miss Manley, Seconded: Cllr Davis (all in favour)
- viii) **1/0252/2022/OUTM** Applicant: NG Properties SW Ltd
 Location: Land Off Cornborough Road, Westward Ho!
Response date: 23rd April 2022
 Proposal: Outline application for the erection of up to 400 dwellings, amenity open space, footpath links, associated landscaping and infrastructure works with all matters reserved except access (Affecting a Public Right of Way)
 It was **resolved** to recommend that this application be **refused** for the following reasons:
 It is contrary to Policy DM04 and DM05 (Highways issues), the impact on Cornborough Road and concerns that there is only one way in and out of the estate. There is lack of green infrastructure, inadequate cycle/pedestrian and public transport provision. There is no provision to accommodate children in local schools, which are already reaching capacity and lack of medical facilities. The density is excessive, the parking provision is inadequate as not all properties will have driveways or garages.
 Proposed: Cllr Mrs Hodson, Seconded: Cllr Tisdale (all in favour)

- ix) **1/0323/2022/FUL** Applicant: Mr Ashton
 Location: Flagstaff House, Lower Cleave, Northam
Response date: 24th April 2022
 Proposal: Retrospective application for the change of use from holiday unit to an annexe to the main dwelling house (Affecting a Public Right of Way) (Resubmission of 1/1012/2021/FUL)
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (all in favour)
- x) **1/0332/2022/FUL** Applicant: J Dugdale
 Location: Goosander, Odun Terrace, Appledore
Response date: 24th April 2022
 Proposal: Single storey ground floor rear extension.
 It was **resolved** to recommend that this application be **approved**
 Proposed: Cllr Davis, Seconded: Cllr Miss Manley (all in favour)
- xi) **1/0339/2022/FUL** Applicant: Mr & Mrs Candler
 Location: Millers Rest, Torridge Road, Appledore
Response date: 24th April 2022
 Proposal: Addition of a dormer loft extension to the rear.
 It was **resolved** to recommend that this application be **approved** subject to there being no overlooking.
 Proposed: Cllr Laws, Seconded: Cllr Miss Manley (majority in favour, 3 abstentions)
- xii) **1/0343/2022/FUL** Applicant: S Morris
 Location: 43 Staddon Road, Appledore
Response date: 28th April 2022
 Proposal: Demolition of single dwelling and replacement with new energy efficient single dwelling with associated landscape works
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Miss Manley, Seconded: Cllr Sargent (majority in favour, 2 abstentions)
- xiii) **1/0353/2022/FUL** Applicant: Bowden
 Location: 21 Lundy View, Northam
Response date: 1st May 2022
 Proposal: Proposed new roof terrace.
 It was **resolved** to recommend that this application be **approved** subject to there being no overlooking.
 Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)
- xiv) **1/0366/2022/FUH** Applicant: Cook
 Location: 3 Surf Cottages, Golf Links Road, Westward Ho!
Response date: 1st May 2022
 Proposal: Replacement windows.
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (majority in favour, 1 against)
- xv) **1/0354/2022/FUL** Applicant: D Sparrey
 Location: Sylvaner, Chircombe Lane, Northam
Response date: 2nd May 2022
 Proposal: Proposed extension to dwelling and enclosure of swimming pool
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Hames, Seconded: Cllr Miss Manley (all in favour)

- xvi) **1/0369/2022/LBC** Applicant: N Fenton
 Location: Diddywell Farm, Diddywell Road, Northam
Response date: 5th May 2022
 Proposal: Remedial works following fire damage
 It was **resolved** to recommend that this application be **approved** subject to like for like replacement.
 Proposed: Cllr Laws, Seconded: Cllr Davis (all in favour)

2204/1306 To consider a Council response to the below consultations from Torridge District Council:

- i. Public Consultation: North Devon and Torridge draft Affordable Housing Supplementary Planning Document (SPD) and a joint Validation Checklist – Requirements for Planning Applications
- ii. Validation Checklist Requirements for Planning Applications

Comments are invited on both the draft SPD and Validation Checklist during the period 31st March - 13th May 2022 and may be submitted online at <https://consult.torridge.gov.uk/>

It was **agreed** that Members would submit their comments to the Deputy Town Clerk by 30th April and the matter would be placed on the next Planning Committee meeting agenda.

Action Point – Place matter on next Planning Committee agenda.

2204/1307 Planning Appeals

Members noted that North Devon District Council, the determining Authority, has notified the Council that the following appeal will be heard as follows:

The Inquiry is expected to run for a total of 6 days on the following dates, 19th April, 20th April, 21st April, 22nd April and then into the following week on Tuesday 26th April and Wednesday 27th April 2022. With the exception of the opening day, the event is expected to begin at 9:30 am on each day.

At: The Inquiry will commence at 10:00am on Tuesday April 19th 2022 and will be held at The Cedars Inn, Bickington Road, Barnstaple EX31 2HE.

Site Address: Former Yelland Power Station Lower Yelland Yelland Barnstaple Devon EX31 3EZ

Description of Development:

Application Reference: 60823
 Appellant's Name: Yelland Quay Ltd
 Appeal Reference: APP/X1118/W/21/3283943

2204/1308 Torridge District Council Planning Decisions

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

- i) 1/0317/2021/FUL
 Proposal: Small front porch extension to terraced house.
 Location: 6 The Rocks, Stanwell Hill, Westward Ho!
 (Northam recommended approval)
- ii) 1/0173/2022/FUL
 Proposal: Demolition of balcony and rear single storey structure and erection of single storey extensions, balcony and alterations
 Location: 5 Estuary View, Northam
 (Northam recommended approval)

- iii) 1/0088/2022/FUL
 Proposal: New front gable roof to first floor and minor alterations to existing dwelling
 Location: Three Elms, Lakenham Hill, Northam
 (Northam recommended approval)
- iv) 1/0128/2022/FUL
 Proposal: Extension and alterations to existing dwelling
 Location: Mahana, Hilltop Road, Bideford
 (Northam recommended approval)
- v) 1/0141/2022/FUL
 Proposal: First floor extension and alterations above existing single storey flat roof
 Location: 47 Western Avenue, Appledore
 (Northam recommended approval)
- vi) 1/0153/2022/FUL
 Proposal: Enlargement of existing rear balcony, window alterations, new front porch, and internal alterations
 Location: The Navatek, 102A Bay View Road, Northam
 (Northam recommended approval)
- vii) 1/0134/2022/FUL
 Proposal: Internal and external alterations including small extension to rear
 (Variation of condition 2 of Planning Approval 1/0470/2021/FUL)
 Location: Trieste, Green Lane, Appledore
 (Northam recommended approval)
- viii) 1/0180/2022/FUL & 1/0181/2022/LBC
 Proposal: Retrospective application for two (2) replacement windows.
 Location: 5 Marine Parade, Appledore
 (Northam recommended approval)

2204/1309 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) 1/0096/2022/OUT
 Proposal: Outline application for 2 no. dwellings with some matters reserved - Resubmission of Planning Application 1/0103/2021/OUT
 Location: Land At Alpha Place, Appledore
 (Northam recommended refusal)
- ii) 1/0077/2021/CPE
 Proposal: Certificate of existing lawful use for recreational land ancillary to use of the caravan site.
 Location: Land At Knapp House, Churchill Way, Northam
 (Northam recommended refusal)

There being no further business the meeting finished at 8.15 pm.

Signed: _____ Dated _____

10 To consider the request outlined in an email communication from an Officer at Torridge District Council regarding possible Section 106 contributions arising from proposed development at Northam. *(herewith)*


1/0604/2020/OUTM -Outline application for 39 dwellings with all matters reserved except access at Land at Bloody Corner, Northam.



Tracey Blackmore <Tracey.Blackmore@torridge.gov.uk>

To Administration

Cc Councillor Leather; Councillor Manley; Councillor Woodhouse; Adrian Avery

 Follow up. Start by 28 April 2022. Due by 28 April 2022.
You replied to this message on 28/04/2022 21:32.

Dear Town clerk & Ward Members/Councillors.

I refer to the above application, which you may be aware is now at an appeal stage. The Council has provided a comprehensive Statement of Case outlining the reasons the application should be refused. As determined at the Plans Committee late last year.

In the event the appeal is allowed, the Planning Inspectorate wishes to have a draft Section 106 agreement to mitigate this development (of 39 dwellings).

Please see the draft Heads of Terms below. I would be grateful for your comments on this and in particular suggestions for existing projects within your community this money could be spent on (or go towards). This is in particular reference to the Green Infrastructure money triggered by this development.

30% on-site affordable housing – 11 units - 75% to be provided at social rent and 25% at intermediate level.

NHS Contribution – toward health service provision at Northam Surgery - £19,569

Highway contribution - towards Heywood Roundabout improvements- £50,812.53

Primary Education provision - £106,987.53

Contribution towards early year provision - £9,750.00

GI Infrastructure –

Combined Amenity and Natural Green Space – £32,102.60 (with maintenance sum of £9,522.90). There is a desire from the applicant to secure this on site, this would need to equate to 0.165 hectare on site

Play Space (child) - £9,095.74 (with maintenance sum of £1,783.11). There is a desire from the applicant to secure this on site, this would need to equate to 0.004 ha on site.

Play Space (Youth) - £3,638.29 (with a maintenance sum of £1,783.11). There is a desire from the applicant to secure this on site, this would need to equate to 0.002 ha on site.

Combined Parks, Sports and Recreational Grounds – £100,160.11 (with a maintenance sum of £ 15,970.20 – This is not likely to be secured on site, so I would appreciate some projects this money could go towards.

Allotments - £4,815.39 (with a maintenance sum of (£189.49). I am aware there are some allotments within close proximity this money could go towards

Build Facilities –

Northam swimming pool - £18,681.91

Artificial Grass pitch (3G pitch) of £3,613.65.

I look forward to your comments and feedback on this draft legal agreement and for some ideas/projects in your local community where this money could be spent.

Kind regards,

Tracey

Tracey Blackmore MA MRTPI Development Management Team Leader

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