



NORTHAM TOWN COUNCIL

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To all members of the Council:

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

THURSDAY 23rd October 2025 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.

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: 16th October 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 11th September 2025 (p4-5)**
- 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 **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) [1/0716/2025/FUL](#)
Proposal: New dormers and balconies to front elevation
Location: 27 Staddon Rd, Appledore
Response date: 23rd October 2025 (extension requested)
 - ii) [1/0741/2025/FUL](#)
Proposal: Conversion of existing garage into granny annexe and erection of single garage
Location: Roborough, First Raleigh, Northam
Response date: 23rd October 2025 (extension requested)
 - iii) [1/0757/2025/FUL](#)
Proposal: Removal of condition 4 of decision notice [1/0581/2011/FUL](#) (holiday occupancy)
Location: The Old Coach House, 3A St Helens, Padshall Park, Bideford
Response date: 23rd October 2025 (extension granted)
 - iv) [1/0733/2025/FUL](#)
Proposal: Proposed dwelling and garage (Removal of condition 4 of planning approval 1/0540/2018/FUL)
Location: Land At Southmoor House, Buckleigh Road, Westward Ho!
Response date: 27th October 2025.
 - v) [1/0776/2025/FUL](#)
Proposal: Alterations to front elevation and porch entrance
Location: Waterfront Inn, Golf Links Road, Westward Ho!
Response date: 6th November 2025.
 - vi) [1/0796/2025/FUL](#)
Proposal: Erection of indoor golf coaching facility
Location: Royal North Devon Golf Club, Westward Ho!
Response date: 8th November 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) 1/0650/2025/FUL

Proposal: Conversion of redundant outbuilding to form ancillary building

Location: 31 Fore Street, Northam, Bideford, Devon

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

ii) 1/0635/2025/FUL

Proposal: Change of use of ancillary domestic accommodation to 1no. holiday let

Location: The Tree Tops Annexe, 43A Richmond Park

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

iii) 1/0254/2025/FUL

Proposal: Retrospective application for the erection of a new bar and storage building, pergolas and proposed band stand shelter with the associated works.

Location: Land At Grid Reference 243195 129182, Golf Links Road, Westward Ho!

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

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
3rd October 2025 at 7.00pm in the Town Hall, Windmill Lane, Northam.

Present: Cllrs Bach (Mayor), Hames (Chair), Hodson, Horrocks, Newman-McKie and Lo-Vel

In attendance: Guy Langton (Town Clerk & RFO), two members of the public.

2510/354 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

All members were present. There were two vacant seats.

2510/355 Chair's announcements

The Chair announced that the Planning Authority Plans Committee had granted permission for proposal **1/0254/2025/FUL**, a Retrospective application for the erection of a new bar and storage building, pergolas and proposed band stand shelter with the associated works.

2510/356 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

2510/357 To agree the agenda as published

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

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

2510/358 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 11th September 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 Lo-Vel, Seconded Cllr Newman-McKie (all in favour).

2510/359 Public Participation

One member of the public addressed the committee, providing background to, reasons for and in support of her application (**1/0698/2025/FUL**, Proposed equestrian stables, part-retrospective access), which was on the agenda for consideration. and associated works

2510/360 To receive an update on the progress of the Northam Neighbourhood Plan

The consultation period for the Northam Neighbourhood Plan had closed on the 26th September 2025. The District Council were in the process of appointing their nominated examiner to review the Northam Neighbourhood Plan.

2510/361 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) **1/0679/2025/FUL**

Proposal: Single storey rear extension and internal alterations

Location: 8 Orchard Gardens, Bideford

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

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

ii) **1/0331/2025/FUL**

Proposal: Erection of 1no. dwelling and additional double garage with associated works (amended plans and red edge)

Location: Woodbine Cottage, Tadworthy Road, Northam

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

Proposed: Cllr Bach; Seconded: Cllr Newman-McKie (majority in favour)

iii) **1/0576/2021/FUL**

Proposal: Erection of 2 no. dwellings (amended information)

Location: Land Adjacent to Greenacres, Pitt Lane, Appledore

It was **resolved** to note the proposal only, the committee having no further comments to make, though it noted that a High Court decision had quashed the previous approval of an earlier and closely related iteration of the proposal.

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

iv) **1/0704/2025/FUL**

Proposal: Alterations to roof dormers and associated works (amended description) (Variation of condition 2 of planning approval 1/0195/2025/FUL)

Location: 7 Hillcliff Terrace Irsha Street Appledore

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

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

v) **1/0737/2025/FUL**

Proposal: Construction of ground floor conservatory to rear elevation

Location: Dunsborough, Glentorr Road, Bideford

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

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

vi) **1/0698/2025/FUL**

Proposal: Proposed equestrian stables, part-retrospective access and associated works

Location: Land At Grid Reference 244880 129879, Northam,

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

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

2510/362 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) **1/0569/2025/FUL**

Proposal: Replacement extension and associated alterations

Location: 16 Vernons Lane, Appledore,

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

There being no further business the meeting closed at 7:30pm.

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