

Northam Town Council – Minutes of the Zoom Planning Meeting held on 13th January 2021 at 6.00 pm

Present: Cllrs Davis (Chairman), Chalmers, Newman-McKie, Sargent, Shelley and Tisdale

In attendance: Mrs M J Mills – Town Clerk
Mrs P Moores – Assistant Town Clerk
Cllr Himan
3 members of the public

2101/986 Apologies

Apologies were recorded on behalf of Cllrs Miss Manley, Hames and Laws.

2101/987 Chairman's announcements

There were none.

2101/988 Declarations of interest

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

2101/989 To agree the agenda as published

It was **resolved** to agree the agenda as published after bringing forward application 1/1139/2020/DIS to be considered as the second application on the list.

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

2101/990 To confirm and sign the minutes of the Planning meeting held 17th December 2020

It was **resolved** to confirm the minutes of the Planning meeting held 17th December 2020 as a correct record. They will be signed at a later date.

Proposed: Cllr Tisdale, Seconded: Cllr Shelley (majority in favour, 1 abstention, Member not present at the meeting)

2101/991 Public Participation

It was noted that 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 3 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 15 minutes.

A member of the public wished to speak at application 1/0490/2020/FULM

2101/992 Torridge District Council Planning Applications:

Torridge District Council, the determining Authority, has asked for comments from the Town Council on the following planning applications:

It was formally noted that participation of the Councillors who are also members of Torridge District Council in both the debate and subsequent vote (in respect of any of the applications below, were preliminary) was on the basis that the views expressed were based on information made available at the time to the Town Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against.

1/0490/2020/FULM

Location: Land Between Tadworthy Road And Golf Links Road, Westward Ho!, Northam

Applicant: NG Properties SW Ltd

Proposal: Residential development of 136 dwellings consisting of 122 houses, 14 bungalows, allotment site, public open space and associated infrastructure (non-confidential summary of independent financial viability appraisal and amended: description; drawings; design & access statement; flood risk assessment & drainage strategy; and highways proposals).

It was **resolved** to recommend that this application be refused for the following reasons:

- Lack of provision for affordable housing.
- Highways and road safety issues, lack of adequate visibility splays.
- Loss of biodiversity provision and contrary to many policies in the Torridge Local Plan.

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

1/1139/2020/DIS

Location: Daddon Hill Farm, Daddon Hill, Northam

Applicant: Vistry Homes

Proposal: Discharge of Conditions 12 and 24 of application 1/1192/2015/OUTM (All proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture details and surface water drainage management)
It was **resolved** to recommend that this application be approved subject to Highways approval.

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

1/1166/2020/FUL

Location: 26 Green Gardens, Northam

Applicant: Mr & Mrs Dennis

Proposal: Conversion and extension to garage, creation of annexe and installation of raised decking

It was **resolved** to recommend that this application be approved subject to no overlooking.

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

1/1143/2020/LA

Location: The Burrows, Sandymere Road, Northam

Applicant: Torridge District Council

Proposal: Improvements to the existing access road adjacent to Sandymere "lake"

It was **resolved** to recommend that this application be approved subject to completion of the requests by Natural England.

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

1/1144/2020/FUL

Location: 30 Windmill Lane, Northam

Applicant: Mrs Hadley-Smith

Proposal: Replacement roof with provision of dormer windows and balcony to accommodate additional bedroom

It was **resolved** to recommend that this application be approved subject to no overlooking and adverse impact on neighbours.

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

At this juncture Cllr Mrs McCarthy joined the meeting.

1/1150/2020/FUL

Location: Flat 3 The Gables, 36 Meeting Street, Appledore

Applicant: Dent and Fuller

Proposal: Insertion of additional windows

It was **resolved** to recommend that this application be refused on the grounds of overlooking and adverse impact on neighbours.

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

1/1168/2020/COU

Location: Golden Bay Holiday Village, Merley Road, Westward Ho!,

Applicant: Mr C Hall

Proposal: Change of use of 3 no. chalets to storage units

It was **resolved** to recommend that this application be approved.

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

1/1169/2020/FUL

Location: 76 Irsha Street, Appledore

Applicant: Mrs V Jowett

Proposal: Replacement windows and door

It was **resolved** to recommend that this application be approved subject to agreement by the Conservation Officer and the windows and door are replaced like for like.

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

1/1171/2020/FUL

Location: Swiss Cottage, Heywood Road, Bideford

Applicant: Braddicks and Sherborne

Proposal: Change of use from dwelling (C3) to undertakers (Sui Generis) and extension to existing garage to provide storage and parking.

It was **resolved** to recommend that this application be approved subject to a reduction in the size of the signage.

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

1/1175/2020/LA

Location: 5 Hubbastone Road, Appledore

Applicant: Torridge District Council

Proposal: Change of use from office (Class E) to hostel accommodation (Sui Generis).

It was **resolved** to recommend that this application be approved.

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

1/1177/2020/FUL

Location: Land at the Village Square, Golf Links Road, Westward Ho!

Applicant: Westward Living

Proposal: Installation of retractable canopy and temporary change of use from open space to drinking, food and entertainment establishment (Sui Generis) for the period of 5 years

It was **resolved** to recommend that this application be approved subject to the imposition of conditions recommended by the Environmental Protection Team.

Proposed: Cllr Tisdale, Seconded: Cllr Shelley (majority in favour in favour, 1 abstention)

1/1180/2020/FUL

Location: Goats Hill House, Goats Hill Road, Northam
 Applicant: Mr & Mrs M Jarvis
 Proposal: Proposed replacement dwelling, to include the demolition of the existing dwelling (affecting a public right of way) (Variation of condition 2 of planning permission 1/0639/2020/FUL)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (majority in favour, 1 vote against)

2101/993

Torrige District Council Planning Decisions

Members noted that Torrige District Council, the determining Authority, has approved the following applications with conditions as filed:

1/0831/2020/FUL

Location: Bluebell House, 47 Atlantic Way, Westward Ho!
 Proposal: Formation of new external plant room to rear of care home
(Northam recommended approval)

1/0879/2020/FUL

Location: Land at Hilltop Road, Bideford
 Proposal: New dwelling
(Northam recommended approval)

1/0907/2020/FUL

Proposal: Two-storey replacement extension to rear, internal alterations & upgrading street windows to double glazing
 Location: 110A Irsha Street, Appledore
(Northam recommended approval)

1/0966/2020/LBC

Proposal: Two-storey replacement extension to rear, internal alterations & upgrading street windows to double glazing
 Location: 110A Irsha Street, Appledore
(Northam recommended approval)

1/0971/2020/FUH

Proposal: Ground Floor Rear Extension
 Location: 13 Windmill Lane, Northam
(Northam recommended approval)

1/1029/2020/FUH

Proposal: Demolition of existing garden room and construction of new single storey extension
 Location: 3 Lever Close, Northam
(Northam recommended approval)

2101/994

Torrige District Council Planning Decisions

Members noted that Torrige District Council, the determining Authority, has refused the following application with conditions as filed:

1/0825/2020/FULM

Proposal: Variation of condition 2 to vary the Plans Schedule (remove on site parking) and removal of condition 5 (car parking/pedestrian access) to application 1/1041/2017/FULM
 Location: Land At Golf Links Road, Westward Ho!,

2101/995 Torrridge District Council Planning

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

1/0937/2020/FUL

Proposal: Retrospective planning for replacement materials to rear flat roof and pitched roof to dwelling

Location: 18 Cross Street, Northam

1/0909/2020/ADV

Proposal: 5000 x 375mm painted front facade sign including awning and flagpole

Location: Sailors Rest, 20 The Quay, Appledore

There being no further business the meeting finished at 7.05 pm.

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

