

**Northam Town Council – Minutes of the Planning Meeting held 11th August 2021 at 6.00 pm
In the Council Chamber, Windmill Lane, Northam**

Present: Cllrs Hames (Vice Chairman), Laws, Miss Manley and Sargent

In attendance: G Langton – Deputy Town Clerk
3 members of the public

2108/411 Apologies

Apologies were recorded on behalf of Cllrs Mrs Hodson, Davis, Shelley, Newman-McKie and Tisdale.

2108/412 Chairman's announcements

The Vice Chairman noted he had been asked to take the Chair following the apologies of the Chairman.

2108/413 Declarations of interest

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

2108/414 To agree the agenda as published

It was **resolved** to agree the agenda, advancing consideration of proposal 1/0323/2021/AGMB (re-consultation) to the start of the item.
Proposed: Cllr Laws, Seconded: Cllr Sargent (all in favour)

2108/415 To confirm and sign the minutes of the Planning meeting held 29th July 2021

It was **resolved** to confirm and sign the minutes of the Planning meeting held 29th July 2021 as a correct record.
Proposed: Cllr Sargent, Seconded: Cllr Laws (all in favour)

2108/416 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 4 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 20 minutes.

Two members of the public addressed the Committee on the subject on proposal 1/0323/2021/AGMB (re-consultation).

2108/417 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.

i) [1/0323/2021/AGMB \(re-consultation\)](#)

Location: Agricultural Building At Staddon Hill, Riversmeet, Appledore

Applicant: Mr & Mrs Flower

Response date: 20th August 2021

Proposal: Prior notification for the change of use of agricultural building to one dwellinghouse and associated building operations under Class Q (Amended red edge and design).

It was **resolved** to recommend that this application be **refused** on the grounds of its adverse impact on a heritage monument, contrary to paragraphs 190, 192, 193 and 194 of the NPPF (2019) and in the light of the application for protection as an Historic Monument. The proposal would also have an adverse effect on the Undeveloped Coast. Further, concerns were noted regarding the apparent increase in the footprint of the property and that to properly insulate the walls to habitation standards would further increase the dimensions of the building. The Council also requests that the Officer makes an Article 4 direction, restricting the scope of permitted development rights in the light of the site's status as an as yet, undesignated heritage asset and request the proposal is submitted as a full planning application. Proposed: Cllr Laws, Seconded: Cllr Manley (all in favour)

ii) [1/0832/2021/FUL](#)

Location: 59 Hanson Park, Northam

Applicant: Mr & Mrs Cripps & Andrassy

Response date: 27th August 2021

Proposal: Proposed first floor extension to existing garage for new home office / ancillary living accommodation

It was **resolved** to recommend that this application be **refused** on the grounds that it would result in a structure that was overbearing and out of keeping with the local character and street scene. Concern was also noted over the separate entrance to the proposed ancillary living space.

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

iii) [1/0816/2021/FUL](#)

Location: 16 West Moor Way, Northam

Applicant: Mr & Mrs Brown

Response date: 21st August 2021

Proposal: Two-storey side extension to replace existing garage and single-storey rear extension to replace existing conservatory

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

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

iv) [1/0855/2021/FUL](#)

Location: Duckhaven Stud, Cornborough Road, Westward Ho!

Applicant: Westward Living

Response date: 21st August 2021

Proposal: Change of use from multi-use building (Class D2) to a single holiday let, installation of windows and external staircase leading to timber deck with glass balustrade to support the existing elopement and micro wedding business.

It was **resolved** to recommend that this application be **refused** on the grounds that it is outside the defined development boundary and would have an adverse effect on the AONB, the relevant policies are ST09 Coast and Estuary Strategy and ST14 Enhancing Environmental Assets, specifically the Heritage Coast.

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

- v) [1/0435/2021/FUL \(re-consultation\)](#)
 Location: Land Adjacent To Treeside, Durrant Lane, Northam
 Applicant: Mr & Mrs Clements
Response date: 13th August 2021 (extension agreed from the 5th August)
 Proposal: Chalet Style Bungalow and integral garage (amended drawings)
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Manley, Seconded: Cllr Laws (all in favour)
- vi) [1/0771/2021/FUL](#)
 Location: 19 Clevelands Park, Northam
 Applicant: Mr & Mrs Ciantar
Response date: 14th August 2021
 Proposal: Proposed extension and alterations to provide additional living accommodation
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Laws, Seconded: Cllr Manley (all in favour)
- vii) [1/0800/2021/FUH](#)
 Location: 47 Richmond Park, Northam
 Applicant: Mr David Griffiths
Response date: 21st August 2021
 Proposal: Erection of first floor balcony
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Manley, Seconded: Cllr Laws (all in favour)
- viii) [1/0804/2021/FUH](#)
 Location: 3 Riversmeet, Appledore
 Applicant: Mr And Mrs Nick And Jane Waite
Response date: 21st August 2021
 Proposal: Single storey extension and alterations
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Hames, Seconded: Cllr Manley (all in favour)
- ix) [1/0810/2021/FUH](#)
 Location: 9 Pavilion View, Westward Ho!
 Applicant: Mr Dave Ryan
Response date: 21st August 2021
 Proposal: Proposal for external balcony to South Elevation
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Laws, Seconded: Cllr Manley (all in favour)
- x) [1/0819/2021/FULM](#)
 Location: Land At Grid Reference 245927 130715, Torridge Road, Appledore
 Applicant: Chichester Homes Developments Ltd
Response date: 21st August 2021
 Proposal: Reserved Matters application for up to 10 dwellings pursuant to application [1/0614/2017/OUTM](#) (Landscaping, Appearance, Scale and Layout) (Variation of condition application pursuant to permission [1/0750/2019/REMM](#) - Condition 1 - Plans Schedule, variation in design to plots 7 and 10)
 It was **resolved** to recommend that this application be **approved**.
 Proposed: Cllr Laws, Seconded: Cllr Manley (all in favour)

- xi) [1/0882/2021/TCA](#)
 Location: 2 Retreat Place, Appledore
 Applicant: Tinker
Response date: 22nd August 2021
 Proposal: Removal of 1xT1-Cherry, 2xbay tree T3,T5, 1xAmelanchie, 1xYew T6, 1xApple T7, 1 Unknown shrub T8 and 1xFig Tree T9
 It was **resolved** to recommend that this application be **refused** on the grounds that there were TPOs on some of the trees, but it was unclear which, and there were no clear reasons given for the removal of any specimen.
 Proposed: Cllr Hames, Seconded: Cllr Sargent (all in favour)

2108/418 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) 1/0462/2021/FUL
 Proposal: Extension to the rear of the property
 Location: 27 Windmill Lane, Northam
(Northam recommended approval)
- ii) 1/0570/2021/FUL
 Proposal: Extension over existing garage
 Location: 19 Cornborough Road, Westward Ho!
(Northam recommended approval)
- iii) 1/0627/2021/FUH
 Proposal: New window into living space
 Location: 1 Meadow Rise, Northam
(Northam recommended approval)
- iv) 1/0533/2021/FUL
 Proposal: Extension to surgery and associated works
 Location: Northam Surgery, Bay View Road, Northam
(Northam recommended approval)
- v) 1/0470/2021/FUL
 Proposal: Internal and external alterations including small extension to rear.
 Location: Trieste, Green Lane, Appledore
(Northam recommended approval)
- vi) 1/0622/2021/FUL
 Proposal: Extension to dwelling together with conversion of loft and raising of ridge plus change to facing materials (Variation of conditions 2 and 3 of planning permission 1/0817/2019/FUL)
 Location: 24 Clevelands Park, Northam
(Northam recommended refusal)

There being no further business the meeting closed at 7.00 pm

Signed:

Dated.....