

**Northam Town Council – Minutes of the Planning Meeting held 15th September 2021 at 6.00 pm
In the Council Chamber, Windmill Lane, Northam.**

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

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

- 2109/534 Apologies**
Apologies were recorded on behalf of Cllrs Shelley and Newman-McKie.
- 2109/535 Chairman’s announcements**
There were none.
- 2109/536 Declarations of interest**
Members were reminded that all interests should be declared prior to the item being discussed.
- 2109/537 To agree the agenda as published**
It was **resolved** to agree the agenda as published.
Proposed: Cllr Tisdale, Seconded: Cllr Hames (all in favour)
- 2109/538 To confirm and sign the minutes of the Planning meeting held 26th August 2021**
It was **resolved** to confirm and sign the minutes of the Planning meeting held 26th August 2021 as a correct record.
Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (majority in favour, 1 abstention, not present at the meeting).
- 2109/539 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.
All members of the public present wished to address the Committee.
It was **resolved** that the members of the public would address the Committee at the appropriate item for consideration.
Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour)
- 2109/540 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) [1/0927/2021/FUL](#)
Location: Minnow Cottage, 4 Churchfield, Appledore
Applicant: Mr Foulkes
Response date: 17th Sept 2021
Proposal: Ground floor extension and internal alterations to Minnow Cottage - Revised Application.
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)
- ii) [1/0929/2021/FUL](#)
Location: 11 Green Gardens, Northam
Applicant: Mr Keith Shapland
Response date: 17th Sept 2021
Proposal: Extension to existing Dwelling
It was **resolved** to recommend that this application be approved, subject to any issues with overlooking neighbouring properties be resolved.
Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour)
- iii) [1/0934/2021/FUL](#)
Location: 10 Ibex Court, Irsha Street, Appledore
Applicant: K Peers-Smith
Response date: 18th Sept 2021
Proposal: Replacement windows and front door, installation of new sash window to existing ground floor extension, erection of bin store and landscaping and maintenance work to exterior.
It was **resolved** to recommend that this application be approved, subject to the materials and styles being used for the replacements and new installations be wood.
Proposed: Cllr Manley, Seconded: Cllr Tisdale (all in favour)
- iv) [1/0614/2021/FUH](#)
Location: 28 Swanswood Gardens, Westward Ho!
Applicant: Mr & Mrs Gubb
Response date: 20th Sept 2021
Proposal: Erection of porch
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour)
- It was **resolved** to suspend standing orders to allow members of the public to address the Committee.
Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour)
- Two members of public addressed the Committee declaring their objections to proposal 1/0910/2021/FUL.
- It was **resolved** to reinstate standing orders.
Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour)
- v) [1/0910/2021/FUL](#)
Location: Seabreeze Certificated Location Caravan Site, Long Lane, Appledore
Applicant: Mr J Mugford
Response date: 25th Sept 2021
Proposal: Change of use of land to increase maximum number of pitches from 5 to 20.

It was **resolved** to recommend that this application be refused on the grounds that:
 It would detrimentally change the character of the site, the surrounding area and coastal location, contrary to policy NOR of the NDaT Local Plan 2031.
 It represents development of the undeveloped coast, contrary to para 10.355 of NDaT Local Plan 2031.
 It proposes development of a piece of lands that would contribute to the coalescence of the settlements of Northam and Appledore (policy NOR(h), para 10.355 of the NDaT Local Plan 2031).
 It would have a detrimental effect on the AONB, contrary to policies ST14(f) and DM08A of the NDaT Local Plan. Similarly, the extended views of the Burrows SSSI would be compromised, contrary to the expectations for the transition zone as outlined in para 3.23 of the NDaT Local Plan 2031, contrary to policy ST03.
 The proposal would have an adverse impact on the visual amenity for local residents and visitors alike, contrary to NDaT Local Plan 2031 policy DM01(a).
 The local highway infrastructure is not sufficient to allow the safe passage of caravans that may use the site, which is contrary to policies ST10(3)(g) and DM18(e) of the NDaT Local Plan.
 Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour)

It was **resolved** to suspend standing orders to allow a member of the public to address the Committee.
 Proposed: Cllr Davis, Seconded: Cllr Manley (all in favour)

One member of public addressed the Committee on behalf of the Appledore Resident's Association, declaring their objections to proposal 1/0769/202/OUTM.

It was **resolved** to reinstate standing orders.
 Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour)

vi) [1/0769/2020/OUTM](#) – Re-consultation

Location: Land At Pitt Lane, Appledore

Applicant: V A Heslin

Response date: 26th Sept 2021

Proposal: Outline application for 27 dwellings with all matters reserved except access (Amended Description) (amended access, LVIA Addendum, additional ecology details and building for life).

It was **resolved** to not submit a comment at this stage but to defer consideration to a future meeting as request that:

An extension to respond be granted.

The developer provide clear diagrams of all planned and proposed changes to the highways, so such works may be seen in context with the plans for the whole allocated site.

The responsible Planning Officer at Torridge District Council attend the next meeting of this Committee to confirm the details of the proposed highways works for the whole allocated site.

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

vii) [1/0729/2020/FUL](#) – Re-consultation

Location: 13 Greenacre Close, Northam

Applicant: Mr & Mrs B Fowler

Response date: 26th Sept 2021

Proposal: Construction of a single storey, flat roofed, extension to the rear of the dwelling (AMENDED PLANS)

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

viii) [1/0870/2021/FUL](#)

Location: Glen Cottage, Glengarth Close, Northam

Applicant: Mrs Raila Langhelle (Norwegian Homes Leisure Ltd)

Response date: 2nd Oct 2021

Proposal: Demolition of existing bungalow and erection of two no. dwellings with two no. double garages

It was **resolved** to recommend that this application be refused on the grounds that:

The proposed development was not in keeping with the local character.

Significant numbers of mature trees and other vegetation would necessarily be removed.

It represented over-development of the site.

Site access is limited for a single property, the proposed access would not be sufficient to serve two large properties.

The proposal would result in each property being closer to the site boundary, thus creating issues where the adjacent properties would be overlooked.

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

ix) [1/0923/2021/FUL](#)

Location: Orchard Hill Hotel, Orchard Hill

Applicant: Mr Stephen Croker

Response date: 1st Oct 2021

Proposal: Change of use from hotel (C1) to a residential dwelling house (C3)

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

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

x) [1/0982/2021/FUL](#)

Location: 1 Witten Gardens, Northam

Applicant: Mrs Amanda Moore

Response date: 1st Oct 2021

Proposal: Ground floor extension and internal alterations

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

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

2109/541 Torridge District Council Planning Decisions

Members noted that Torridge District Council, the determining Authority, has granted permission for the following applications with conditions as filed.

i) 1/0693/2021/FUL

Proposal: Internal and external alterations and replacement of rear porch

Location: 2 Retreat Place, Appledore

(Northam recommended approval)

ii) 1/0731/2021/FUL

Proposal: Single-storey extension to front of property to replace unlawful conservatory

Location: Ashridge, North Street, Northam

(Northam recommended approval)

iii) 1/0490/2020/FULM

Proposal: Residential development of 138 dwellings consisting of 120 houses, 14 bungalows and 4 flats along with an allotment site, public open space and associated infrastructure.

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

(Northam recommended refusal)

- iv) 1/0804/2021/FUH
Proposal: Single storey extension and alterations.
Location: 3 Riversmeet, Appledore
(Northam recommended approval)

- v) 1/0766/2021/FUH
Proposal: Tesco Express, Golf Links Road, Westward Ho!
Location: Removal of existing canopy, installation of single storey extension and relocation of condenser and AC units
(Northam recommended approval)

- vi) 1/0697/2021/FUL
Proposal: Alterations and raising of roof height to create additional accommodation
Location: 29 Century Drive, Northam
(Northam recommended refusal, then noted on re-consultation)

- vii) 1/0816/2021/FUL
Proposal: Two-storey side extension to replace existing garage and single-storey rear extension to replace existing conservatory
Location: 16 West Moor Way, Northam
(Northam recommended approval)

There being no further business the meeting finished at 6.56 pm

Signed: _____ Dated _____