

**Northam Town Council – Minutes of the Extraordinary Planning Meeting held 30<sup>th</sup> September 2021 at 5.15 pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Davis (Chairman), Sargent, Newman-McKie, Tisdale and Hames.

**In attendance:** G Langton – Deputy Town Clerk.  
Cllr Dermot McGeough – Devon County Council  
Helen Smith – Torridge District Council Planning Officer  
Three members of the public.

**2109/613**

**Apologies**

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

**2109/614**

**Chairman's announcements**

The Chairman welcomed the news that a further five apprentices had been employed at Appledore Shipyard.

**2109/615**

**Declarations of interest**

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

**2109/616**

**To agree the agenda as published**

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

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

**2109/617**

**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.*

One member of the public wished to address the Committee. It was agreed that any members of the public wishing to would address the Committee at the appropriate item for consideration.

**2109/618**

**To consider a verbal report from the District Planning Officers regarding the proposal to be considered (1/0769/2020/OUTM).**

Helen Smith, of The Torridge District Council, addressed the Committee regarding the plans for access to the three current proposals for development at the site in Appledore identified in policy NOR07 of the NDaT Local Plan 2031, including the proposal for consideration at the meeting.

A Ward member had called both planning proposals not yet determined (1/0576/2021/FUL and 1/0769/2020/OUTM) had been called before the Torridge District Council Plans Committee, either in November or December 2021.

The Officer reported that Devon County Council Highways had not required an dedicated right turn at the junction of Churchill Way and Wooda Road. The Highways Officer had been concerned that the eastern access for the scheme to be considered at this meeting did not have appropriate visibility splays, requiring the hedge to be relocated and a pavement installed at the highway edge.

The Committee heard that the outline proposal for 27 dwellings stated it would result in a 10% net increase in biodiversity.

In response to members questions regarding the expectation in NOR07, that the development proposals for the identified site would be brought forward in a comprehensive manner, thus be interconnected, which would reduce the number of connections to Pitt Lane, the Officer confirmed that the District Council must deal with each proposal on its merits and whilst it could seek to improve the connectivity between discrete proposals, that could not be required.

In response to members questions seeking confirmation of the proportion of the affordable units proposed. The Officer confirmed that the developer's viability statement indicted between 20% and 25%, though the District Valuer considered that a higher percentage may be possible. It was also confirmed that the public open space was a higher proportion that would normally be required on a site of this size.

It was **resolved** to suspend standing orders to allow members of the public to address the Committee.

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

One member of public addressed the Committee declaring their objections to proposal 1/0769/2020/OUTM.

It was **resolved** to reinstate standing orders.

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

#### 2109/619 **Torrige District Council Planning Applications:**

Torrige 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 Torrige 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) **1/0769/2020/OUTM – Re-consultation**

Location: Land At Pitt Lane, Appledore

Applicant: V A Heslin

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 recommend that this application be refused on the grounds that:

The translocation of the existing hedge was contradictory to policy NOR07 of the NDaT Local Plan 2031, which required the protection of landscape and biodiversity.

The inclusion of a short pavement and limited cycle connectivity with other proposals was contradictory to policy NOR07 of the NDaT Local Plan 2031, which required proper provision for pedestrians and cyclists.

The hedge should therefore be retained in its current position, and the cycle and pedestrian routes should be located inside the hedge, away from the highway.

The Council further commented that NOR07 expected a comprehensive development scheme and that the schemes currently approved and under consideration should be presented within an overview of all sites within the area defined in NOR07.

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

There being no further business the meeting finished at 5.57 pm

Signed: \_\_\_\_\_ Dated \_\_\_\_\_

**Northam Town Council – Minutes of the Extraordinary Planning Meeting held 30<sup>th</sup> September 2021 at 6pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Davis (Chairman), Sargent, Newman-McKie, Tisdale and Hames.

**In attendance:** G Langton – Deputy Town Clerk.  
Cllr Dermot McGeough – Devon County Council  
Two members of the public.

**2109/620 Apologies**

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

**2109/621 Chairman's announcements**

The Chairman welcomed the news that a further five apprentices had been employed at Appledore Shipyard.

**2109/622 Declarations of interest**

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

**2109/623 To agree the agenda as published**

The Deputy Town Clerk noted that the proposal number identified at agenda item 7(iv) was incorrect, and should read 1/1017/2021/REMM.

It was **resolved** to agree the agenda as published, with the above amendment.

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

**2109/624 To confirm and sign the minutes of the Planning meeting held 15<sup>th</sup> September 2021**

It was **resolved** to confirm and sign the minutes of the Planning meeting held 26<sup>th</sup> August 2021 as a correct record.

Proposed: Cllr Davis, Seconded: Cllr Tisdale (majority in favour, 2 abstention, 1 had not been present at the meeting).

**2109/625 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.*

One member of the public wished to address the Committee. It was agreed that any members of the public wishing to would address the Committee at the appropriate item for consideration.

**2109/626 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) **1/0835/2021/LBC**

Location: 17 Bude Street, Appledore

Applicant: Mr G Lindley

**Response date: 7<sup>th</sup> October 2021**

Proposal: Reduction in height of chimney stack and repairing/repointing of brickwork in the remaining chimney.

It was **resolved** to recommend approval.

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

ii) **1/0957/2021/FUL**

Location: Land At Grid Reference 245265 130328, Burrows Lane, Appledore

Applicant: Miss Helen Wise

**Response date: 9<sup>th</sup> October 2021**

Proposal: Change of use from agricultural field to secure dog exercise field with fencing and hardstanding

It was proposed to recommend approval, noting concerns regarding access and increased highway use.

Proposed: Cllr Tisdale, Seconded: Cllr Newman-McKie (2 for, 3 against), the motion failed.

It was **resolved** to recommend refusal on the grounds that:

The plans as presented were not detailed or clear enough to enable the Committee to come to a decision.

Proposed: Cllr Sargent, Seconded: Cllr Davis (Majority in favour, 1 abstention, 1 against).

iii) **1/1012/2021/FUL**

Location: Flagstaff Lodge, Lower Cleave, Northam

Applicant: Mr Ashton

**Response date: 10<sup>th</sup> October 2021**

Proposal: Retrospective application for the change of use of holiday unit to residential dwellinghouse (Affecting a Public Right of Way)

It was **resolved** to recommend approval.

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

It was **resolved** to suspend standing orders to allow members of the public to address the Committee.

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

One member of public addressed the Committee declaring their objections to proposal 1/1017/2021/REMM.

It was **resolved** to reinstate standing orders.

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

iv) **1/1017/2021/REMM**

Location: Land To The Rear Of Amberley, Chircombe Lane, Northam

Applicant: Strongvox Homes

**Response date: 10<sup>th</sup> October 2021**

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.

Cllr Davis reported that he had called the proposal in to the Torridge District Council Plans Committee at Outline stage but had withdrawn that on the advice of an Officer.

It was **resolved** to suspend standing orders to allow members of the public to address the Committee to clarify a point.

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

One member of public addressed the Committee clarifying a layout proposal he had made to the Planning Officer 1/1017/2021/REMM.

It was **resolved** to reinstate standing orders.

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

It was **resolved** to recommend refusal on the grounds that:

The land in the proposal was designated amenity land within the Development Boundary.

There were highways issues with cumulative effects on Limers Lane and Heywood Road and their junctions. Devon County Council had previously advised that the wider highway infrastructure was unsuitable for this type of development. There were no pavements on Limers Lane, the increase in traffic would pose a danger to pedestrians. The access proposed was narrow and limited.

The proposal raised concerns about the effect on the open character of the land.

The proposal raised concerns about provisions for drainage and run off, with a proposed attenuation pond very close to existing properties, affecting their amenity.

The wildlife survey was inadequate.

The development would be detrimental to neighbouring properties.

Northam Town Council understands that Devon County Council

The proposal as presented was significantly more dense than its immediate area, which was predominantly large, detached properties. The proposal was therefore out of keeping with local character and of unsuitable design in scale and appearance.

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

v) **1/1029/2021/FUH**

Location: Sandbanks, Torridge Road, Appledore

Applicant: Mr And Mrs Armstrong

**Response date: 14<sup>th</sup> October 2021**

Proposal: Single storey rear extension.

It was **resolved** to recommend approval.

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

vi) **1/1053/2021/FUL**

Location: 5 Taylor Crescent, Westward Ho!, Bideford

Applicant: Charlie Wright

**Response date: 15<sup>th</sup> October 2021**

Proposal: Extensions and alterations for improved access and comfort for person with a disability.

It was **resolved** to recommend approval.

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

**2109/627 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) **1/0832/2021/FUL**

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

Location: 59 Hanson Park, Northam  
(Northam recommended refusal)

- ii) 1/0565/2021/FUL  
Proposal: Replacement of existing window with doors and creation of balcony  
Location: Old Coach House, Kingsley Road, Westward Ho!  
(Northam recommended approval)
- iii) 1/0682/2021/FUL  
Proposal: Reserved Matters (appearance, landscaping, layout and scale) application pursuant to 1/1084/2015/OUTM application for 145 dwellings, with associated public open space, play areas, landscaping and access from Cornborough Road following demolition of 2 existing dwelling. (Variation of Conditions 1 (plans schedule) and condition 2 (materials) pursuant to application 1/0363/2020/REMM.  
Location: Land Off Cornborough Road, Cornborough Road, Westward Ho!  
(Northam recommended refusal)
- iv) 1/0771/2021/FUL  
Proposal: Proposed extension and alterations to provide additional living accommodation  
Location: 19 Clevelands Park, Northam  
(Northam recommended approval)
- v) 1/0810/2021/FUH  
Proposal: Proposal for external balcony to South Elevation  
Location: 9 Pavilion View, Westward Ho!  
(Northam recommended approval)
- vi) 1/0864/2021/ADV  
Proposal: No.1 x Fascia Sign and No.1 ground mounted 'V' sign  
Location: Swiss Cottage, Heywood Road, Bideford  
(Northam recommended approval)
- vii) 1/0761/2021/FUL  
Proposal: Single storey ground floor rear extension  
Location: Pegasus, Marine Parade, Appledore  
(Northam recommended refusal)

**2109/628****Torrige District Council Planning Decisions**

Members noted that Torrige District Council, the determining Authority, had refused permission for the following applications, as filed.

- i) 1/0323/2021/AGMB  
Proposal: Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q  
Location: Agricultural Building At Staddon Hill, Riversmeet, Appledore  
(Northam recommended refusal)

There being no further business the meeting finished at 6.58 pm

Signed: \_\_\_\_\_ Dated \_\_\_\_\_