

**Northam Town Council – Minutes of the Northam Neighbourhood Plan Advisory Group Meeting held by Zoom on Thursday 20<sup>th</sup> July 2021**

**Present:** Cllrs Hames, Hodson Sargent, and Shelley  
Non-Councillor Members: Mr G Allen and Ms J Smart

**In attendance:** Mr G Langton – Deputy Town Clerk  
Two members of the public  
Mr G Townsend - Advisor

**2107/332 Apologies**  
Apologies were received from Cllr Newman-Mackie and Ms E Bartleman.

**2107/333 Chairman's announcements**  
The Chairman thanked the previous Chairmen of this advisory group for their work in getting the Neighbourhood Plan to this stage. The Plan now needed to be progressed urgently, especially as one approved development compromised a key issue of coalescence between villages. He noted that 14 policies had been approved thus far, with others in a draft stage. There were further policies to be added as resolved at the June meeting.

The Chairman expressed his aim that, by the October meeting of this Group, the policies would all be approved and the Plan design agreed. He also noted that Neighbourhood Plan would continue as a work in progress.

**2107/334 Declarations of interest:**  
*Members were reminded that all interests should be declared prior to the item being discussed.*

**2107/335 To agree the agenda as published**  
It was **resolved** to agree the agenda as published  
Proposed: Cllr Sargent, Seconded Cllr Hames (all in favour)

**2107/336 To confirm and sign the minutes of the meeting held 24<sup>th</sup> June 2021**  
It was **resolved** to confirm the minutes of the meeting held 1st April 2021  
They would be signed at a later date.  
Proposed: Cllr Shelley, Seconded: Cllr Hodson (majority in favour, 1 abstention Member not present at the meeting)

**2107/337 Public Participation**  
*It was announced that members of the public were 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 would be entitled to speak once only in respect of business itemised on the agenda and should 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.*  
It was agreed to allow the members of the public present to wait until the relevant item to address the Advisory Group.

**2107/338 To consider how to review the approved policies for currency.**  
The Advisory Group considered that it would prove beneficial for the Deputy Town Clerk and Mr Townsend to meet with the Planning Policy Officers from Torridge District Council to seek their advice on the Neighbourhood Plan for content and currency. It was agreed that this would best be undertaken after the August meeting of this Group, when more policy wording would have been approved and the extent of additional policies understood in more detail.

It was resolved to arrange the meeting with Torridge District Council Officers and representatives of Northam District Council as noted above.

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

**Action point: Deputy Town Clerk and Mr Townsend to find mutually convenient dates in weeks commencing 6<sup>th</sup> and 13<sup>th</sup> September 2021 to offer the Officers of Torridge District Council.**

2107/339

**To receive action points.**

The action points were noted.

**Action point: Deputy Town Clerk and Mr Townsend to review the possible content of a policy to protect community buildings and facilities, in the light of the established processes in respect of assets of community value, and the policies contained within the Torridge District Council Local Plan 2031.**

**Action point: Deputy Town Clerk to contact Mr C Dobbs at Torridge District Council for up to date demographic data.**

2107/340

**To approve the meeting schedule for the year to 30.04.2022.**

It was **resolved** to approve the meeting schedule, though the exact timing of the meeting scheduled for the 21<sup>st</sup> December would be reviewed again nearer the time, with meetings continuing on Zoom unless agreed otherwise on a case-by-case basis.

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

**Action point: Deputy Town Clerk to provide the Council with the new dates.**

2108/341

**To receive an update on the inclusion of a policy concerned with *Principal and Full-Time Residence*.**

The Advisory Group discussed the detail of such a policy and its relationship with outcomes for affordable housing at length, including the possible benefits for the community and reduction in affordable housing that may result. The ways in which affordable housing may be provided by other bodies and in other ways, such as community land trusts or by promoting self-build projects were also discussed. It was noted that Northam Town Council did not own significant tracts of land that could be provided and that other landowners may wish to maximise their values rather than providing development land for less profitable schemes.

**Action point: Mr Townsend to draft wording of a policy for sales of new properties as principal residences only in advance of the August meeting to enable members to review it prior to that meeting.**

2109/342

**To review the wording of the below listed policies:**

i. Tourism Attractions & Accommodation

It was **resolved** revise the wording of the policy as presented on page 75.

Proposed Cllr Hodson, Seconded Cllr Hames (all in favour).

ii. Richmond Dock

It was **resolved** to revise the wording of the policy as presented on page 76.

Proposed Cllr Shelley, Seconded Cllr Hames (all in favour)

iii. Provision for Young People

It was **resolved** to defer the consideration of this policy to the August meeting of the Advisory Group.

Proposed: Cllr Hodson, Seconded: Cllr Shelley (all in favour).

There being no further business the meeting closed at 20:30pm

Signed .....

Dated.....

## Minutes

ITEMS 11&12

V1.6 June 2020

### Tourism

#### Issues

The Tourism Industry in the area is a major employer and economic driver of the local economy. An enhanced tourism provision all year round, particularly in Westward Ho! and Appledore, would provide sustainable further local job opportunities. Whilst offering that upgraded provision, it is essential that the very reason visitors are attracted to the area is not compromised. With the Golden Sand Blue Flag beach at Westward Ho!, the National Coastal Footpath, Northam Burrows and the oldest links Golf Course in England, added to the beautiful countryside and the fishing village atmosphere of Appledore, there is much to be conserved and wherever possible enhanced within the area.

#### Objectives

The intention is to protect, enhance and support the existing tourism facilities, as well as attracting new ones, ~~and also provide easier, safer and increased access to Westward Ho! beach for all users. There is also a need to raise the profile of Appledore as a tourism destination in its own right.~~ Ensure the provision of modern holiday accommodation and year-round facilities in the area whilst improving tourism attractions by the addition/enhancement of tourism infrastructure. Tourism developments need to respect the beautiful landscape and unique setting of Northam, Appledore and Westward Ho! which contribute in a major way to the attractiveness of the area as a place to visit, with a large area being defined as Undeveloped Coast in the Coast & Estuary Strategy of the ND&T Local Plan 2011-31.

#### Policy - ~~NNP19 (was 18)~~ Tourism Attractions & Accommodation.

- a) **Within settlement development boundaries, proposals for sustainable tourism attractions, leisure developments, mix and range/styles of new tourist accommodation (excluding Appledore) associated tourism facilities and services will be supported, where they enhance the quality and/or diversity of the local tourism offer, and do not detract from the character of the area, residential amenity, protected landscapes, environment or heritage assets.**
- b) **In the area defined on Map B2, proposals for new or extensions to existing tourism accommodation and attractions will be supported provided they cannot reasonably be located outside the area defined on Map B2 and proposals comply with policies NNP2 & ~~NNP13~~, NDAT Local Plan policy DM17 and in the case of tourism accommodation, they are for the reuse or conversion of existing buildings they utilise existing buildings.**
- c) **In the countryside, proposals for new or extensions to existing tourism accommodation and attractions will be supported provided that they cannot reasonable be located outside the countryside and proposals comply with NDAT Local Plan policies DM17 & 18.**
- ~~d) Improved access to Westward Ho! beach will be supported.~~
- e) **d) Proposals for all-weather tourism facilities providing year round use, in Westward Ho! will be supported.**

#### Conformity

## Page 075

ITEMS 11&12

V1.6 June 2020

ST09 ST13 ST14 NOR NOR05 NOR06 DM08A DM17 DM18 NPPF 166-169

#### Justification

Tourism is a major economic driver in the area, and sustainable tourism offering high-quality year-round provision of attractions and accommodation is crucial. The wealth generated and jobs created in our coastal community if lost would be very difficult to replace. In order to provide a sustainable tourism offer, it is essential that developments are delivered without detrimental impact to valued environmental and historic assets, which are what make the area attractive to visitors. That is why a distinction is drawn between development proposals within settlement boundaries and the areas covered by Policies NNP2 & NNP3 and the Open Countryside. In the two questionnaires issued, the combined responses showed Green Spaces & Heritage at 42% and Infrastructure at 21% were the two most important issues for residents.

## Minutes

### Policy – NNP20 (was 19) Richmond Dock

The NDTLP Spatial Vision for Northam states that Appledore will develop further as 'a centre for maritime activities'. This objective is supported and the Richmond Dock site (Map B5) is allocated for redevelopment as a visitor attraction, with a dry dock capable of admitting ships, and which may be combined with small business units. Proposals for the site will be supported where:

- a) They enable public access to the historic site and enhance the tourism offer of Appledore
- b) The design, massing and materials used in any new buildings, enhances the setting and integrity of the dry dock and the adjacent conservation area.
- c) Any new buildings do not exceed two storeys in height or occupy more than 30% of the site, would not exceed the height of the existing Grade II\* listed perimeter wall, being approx. 13ft, and further comply with the appropriate policies of the TDC Local Plan.
- d) The dry dock remains capable of its original use, with sufficient vehicular access and clear working space.
- e) There is no adverse impact on the amenity of residents in the area, or on the existing flood defences on the site.
- f) The construction methods do not adversely impact on the historic structure and setting.
- g) The future maintenance of the dry dock, dock gate mechanism and curtilage walls to be secured through the provision of a legal agreement.

### Objective

The following policy seeks to achieve ~~two~~<sup>three</sup> objectives:

- ~~1) To establish a sustainable heritage attraction in Richmond Dock which will draw visitors to Appledore and enable continued maintenance and preservation of the historic structure and its setting, enhancing the nearby conservation area.~~
- ~~2) To protect the amenity of Appledore residents from the threat of flooding, excessive noise, foul odours, vibration and the loss of privacy or light.~~ To establish the potential of creating a sustainable heritage attraction in Richmond Dock which will draw visitors to Appledore enable continued maintenance and preservation of the historic structure and its setting, enhancing the nearby conservation area.

### Conformity

ECD3 ECD4 NOR ST09 ST15 NPPF185-189

### Justification

Opposition to housing on the site was demonstrated in responses to repeated development proposals over recent years, including objections raised by C.A.S.H. (Celebrating Appledore's Maritime Heritage) and the Appledore Residents Association.

## Page 076

That the overriding principles guiding development, were that the dry dock remains in working order and that the historic structure and its setting are protected, is shown by the Appledore Area Design Statement (Adoption Draft) November 2006. Those same principles informed the planning inspector's report in the Richmond Dock Appeal in 2011 (APP/W1145/E/11/2144897)

This is a prominent site in the centre of the village of local and national importance, and this is recognised with a Grade II\* listing. It makes a great contribution to the character and identity of Appledore, but this historic dock has been neglected and is in a state of disrepair. The site probably contains archaeological remains of dock buildings, historic shipbuilding and other maritime activities. It adjoins the Appledore and New Quay Street conservation areas, as well as the South West Coastal Footpath. Any unauthorised entry to the deep dock area poses a possible health and safety issue.