

**Northam Town Council – Minutes of the Planning Meeting held 9th March 2022 at 6.30 pm
In the Council Chamber, Windmill Lane, Northam.**

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

In attendance: Mr G Langton – Deputy Town Clerk
11 members of the public
2 representatives of Baker Estates

2203/1200 Apologies
Apologies were recorded on behalf of Cllr Newman-McKie.

2203/1201 Chairman’s announcements
There were none.

2203/1202 Declarations of interest
Members were reminded that all interests should be declared prior to the item being discussed.

2203/1203 To agree the agenda as published
It was **resolved** to agree the agenda as published deferring the consideration of proposal 1/0205/2022/OUTM to the next meeting of the committee, the Council having agreed an extension to the submission deadline with Torridge District Council. Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour)
Action point: Deputy Town Clerk to include consideration of 1/0205/2022/OUTM on the next agenda of the committee.

2203/1204 To confirm and sign the minutes of the Planning meeting held 24th February 2022
It was **resolved** to confirm and sign the minutes of the Planning meeting held 24th February 2022 as a correct record.
Proposed: Cllr Sargent, Seconded: Cllr Manley (all in favour).

2203/1205 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.

A representative of Baker Estates addressed the Committee, noting the percentage of affordable housing currently planned, the housing types, which included bungalows and the planned access, from the Baker Estates current site. He also noted that Torridge District Council did not demonstrate a five-year land supply.

Three members of the public addressed the Committee, noting their objections to proposal 1/0205/2022/OUTM. The first noted concerns over the possible revision of the numbers of affordable homes to be provided. The second noted concerns over the likely cost of the open market homes and the third commented that it was not in the North Devon and Torridge Local Plan, that the planned affordable homes may not be realised and noted concern that the plans as posted did not include facilities for charging electric vehicles or for solar panels on properties. All noted concerns over the increased traffic and the inability of local infrastructure to absorb any increase.

2203/1206 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) **1/1017/2021/REMM re-consultation** Applicant: Strongvox Homes
 Location: Land To The Rear Of Amberley, Limers Lane, Northam
Response date: 21st March 2022
 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 (Amended Plans)
 It was **resolved** to re-iterate the Council's previous recommendations for refusal. Further, the Council is concerned that the children's play area is planned to be close to the A39. This location would have a potentially harmful effect on the children long-term health of those using the play area.
 Proposed: Cllr Manley, Seconded Cllr Davis (all in favour).
- ii) **1/0205/2022/OUTM** Applicant: Baker Estates Ltd
 Location: Land At Wooda Road Pitt Lane Appledore
Response date: 25th March 2022
 Proposal: Outline application for No.36 dwellings, public open space and associated infrastructure with all matters reserved except access
 It had **resolved** to defer consideration of this proposal as minuted at 2203/1203.
- iii) **1/0153/2022/FUL** Applicant: A Warne
 Location: The Navatek, 102A Bay View Road, Northam
Response date: 11th March 2022
 Proposal: Enlargement of existing rear balcony, window alterations, new front porch, and internal alterations.
 It was **resolved** to recommend the proposal be approved, noting concerns that sufficient screening would be needed to not affect neighbours amenity regarding overlooking other properties.
 Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour)
- iv) **1/0172/2022/FUL** Applicant: Majic Property (Two) Limited
 Location: 51 Atlantic Way, Westward Ho!
Response date: 17th March 2022
 Proposal: Demolition of existing dwelling and erection of 3 dwellings.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Tisdale, Seconded Cllr Sargent. (majority in favour).
- v) **1/0173/2022/FUL** Applicant: Jenkins
 Location: 5 Estuary View, Northam
Response date: 17th March 2022
 Proposal: Demolition of balcony and rear single storey structure and erection of single storey extensions, balcony and alterations.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Tisdale, Seconded Cllr Manley. (all in favour).

- vi) **1/0180/2022/FUL & 1/0181/2022/LBC** Applicant: D Palmer-Head
 Location: 5 Marine Parade, Appledore
Response date: 18th March 2022
 Proposal: Retrospective application for 2no. replacement windows.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Tisdale, Seconded Cllr Sargent. (all in favour).
- vii) **1/0576/2021/FUL re-consultation** Applicant: P Waters
 Location: Land Adjacent To Greenacres, Pitt Lane, Appledore
Response date: 17th March 2022
 Proposal: Erection of 2 dwellings (Amended description, drawings and supporting documents)
 It was **resolved** to recommend the proposal be refused on the grounds that:
 The proposal was contrary to policy NOR07 of the North Devon and Torridge Local Plan (Local Plan) 2031, the development would be piecemeal rather than a part of a comprehensive development of the allocated site.
 The traffic generated from the proposed separate access to the development would have an adverse impact on road safety in Pitt Lane and the access would be contrary to Local Plan 2031 policy NOR07 which requires highway improvements to be established as part of a comprehensive development.
 Given the location of the development near the highest point of the allocated it would have an adverse impact on the landscape, contrary to Local Plan 2031 policy NOR07.
 As a piecemeal development, rather than part of a comprehensive development the proposal makes no contribution to the provision of a better mix of housing, contrary to Local Plan 2031 policy ST17: A Balanced Local Housing Market.
 There is no safe route provided in the application for pedestrians and cyclists within the southern boundary of the development site, contrary to Local Plan 2031 policy DM05.
 The arrangements for the footpath to the north of the site are inadequate, there is no hard surfacing or lighting is indicated and it would appear cyclists would be precluded from using the path given the siting of a kissing gate on the route. Additionally, the site plan appears not to show where the path would access Pitt Lane.
 The site plan appears not to show how the residents of the proposed development would access the northern footpath from their properties.
 There would be an adverse impact on biodiversity and visual amenity caused by the proposed removal of hedging to make the access to the development and also removal of hedging to allow the proposed northern footpath to enter adjacent development site(s), contrary to Local Plan 2031 policies ST14: Enhancing Environmental Assets (a), (f) & (g); DM08: Biodiversity and Geodiversity; DM08A: Landscape and Seascape Character (1); and DM10: Green Infrastructure Provision.
 The submitted plans appear to not show all the elevations of the proposed houses and it is unclear which plots are being referred to.
 The plans appear to show solar panels on only one of properties, contrary to Local Plan 2031 policy ST02: Mitigation of Climate Change.
 Proposed: Cllr Tisdale, Seconded Cllr Manley. (all in favour).
- viii) **1/0001/2022/FUL re-consultation** Applicant: J Webb
 Location: 29 Swanswood Gardens, Westward Ho!
Response date: 8th March 2022 (extension granted to 10th March 2022)
 Proposal: Increase in roof pitch and creation of dormer window to accommodate loft conversion (Amended plans with balcony and rooflights removed)
 It was **resolved** to recommend the proposal for approval.
 Proposed: Cllr Laws, Seconded Cllr Manley (majority in favour)

- ix) **1/0219/2022/FUL** Applicant: Steve Clements
Location: Buckleigh House, 133 Bay View Road, Northam
Response date: 26th March 2022
Proposal: Proposed double garage (Variation of condition 2 of Planning Approval 1/0393/2021/FUL)
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Hames, Seconded Cllr Tisdale (all in favour)

2203/1207 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) 1/1423/2021/FUL
Proposal: Single storey extension to factory for additional store area
Location: Hocking's Dairy Cream Ices, The Factory, Kingsley Avenue, Appledore.
(Northam recommended approval)
- ii) 1/1300/2021/FUL
Proposal: Proposed rear extension and extension of existing terrace
Location: 11 Stanwell Drive, Westward Ho!
(Northam recommended refusal)
- iii) 1/0034/2022/FUL
Proposal: Creation of dormer (Re-submission of application 1/1106/2021/FUL)
Location: Wayside, Park Avenue, Westward Ho!
(Northam recommended approval)
- iv) 1/0029/2022/FUL
Proposal: Proposed single storey extension.
Location: Buckleigh House, 133 Bay View Road, Northam
(Northam recommended approval)

2203/1208 Torridge District Council Planning Decisions

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

- i) 1/1068/2021/FUL
Proposal: The erection of two barns for continued equestrian use and associated works
Location: Land At Follyfoot Manor, Northam
(Northam recommended refusal)

There being no further business the meeting finished at 7:45pm.

Signed: _____ Dated _____