

**Northam Town Council – Minutes of the Planning Meeting held 24th February 2022 at 6.30 pm
In the Council Chamber, Windmill Lane, Northam.**

Present: Cllrs Davis (Chairman), Hames, Laws, Miss Manley, Newman-McKie and Sargent

In attendance: Mrs M J Mills - Town Clerk
Mrs P Moores – Assistant Town Clerk
2 members of the public

2202/1175 Apologies

Apologies were recorded on behalf of Cllrs Mrs Hodson, Miss Woodhouse and Tisdale.

2202/1176 Chairman's announcements

There were none.

2022/1177 Declarations of interest

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

2202/1178 To agree the agenda as published

It was **resolved** to agree the agenda as published
Proposed: Cllr Miss Manley, Seconded: Cllr Laws (all in favour)

2202/1179 To confirm and sign the minutes of the Planning meeting held 9th February 2022

It was **resolved** to confirm and sign the minutes of the Planning meeting held 9th February 2022 as a correct record.
Proposed: Cllr Miss Manley, Seconded: Cllr Sargent (all in favour).

2202/1180 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 speak at application 1/0910/2021/FUL and another wished to speak on applications 1/0910/2021/FUL and 1/0096/2022/OUT

2202/1181 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) **1/0088/2022/FUL**

Location: Three Elms, Lakenham Hill, Northam.

Response date: 25th February 2022

Proposal: New front gable roof to first floor and minor alterations to existing dwelling.

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

Proposed: Cllr Miss Manley, Seconded: Cllr Sargent (all in favour)

ii) **1/1017/2021/REMM**

Location: Land To The Rear Of Amberley, Limers Lane, Northam.

Response date: 28th February 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 recommend that this proposal be refused on the following grounds:

There is no landscaping around or within the development. Members were not happy with the three storey properties as there are no similar properties adjacent and the development is not in keeping with the street scene. Members were pleased to see the amount of affordable housing. They were disappointed with the layout of the site and would prefer to see the affordable housing spread around it. The wildlife report is considered inadequate.

Proposed: Cllr Miss Manley, Seconded: Cllr Newman-McKie (all in favour)

iii) **1/0128/2022/FUL**

Location: Mahana, Hilltop Road, Bideford.

Response date: 4th March 2022

Proposal: Extension and alterations to existing dwelling.

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

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

iv) **1/0130/2022/FUL**

Location: Gone Surfin, 19 Eastbourne Terrace, Westward Ho!

Response date: 5th March 2022

Proposal: Retrospective application for regularisation of existing fence.

It was **resolved** to recommend that this proposal be refused on the grounds that the fence exceeds the maximum height.

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

It was **resolved** to suspend Standing Orders to enable members of the public to speak on the next application.

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

It was then **resolved** to reinstate Standing Orders

Proposed: Cllr Laws, Seconded: Cllr Miss Manley

v) **1/0910/2021/FUL**

Location: Seabreeze Certificated Location Caravan Site, Long Lane, Appledore.

Response date: 2nd March 2022

Proposal: Change of use of land to increase maximum number of pitches from 5 to 15

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

It would detrimentally change the character of the site, surrounding area and coastal location, contrary to policy NOR of the NDaT Local plan 2031, with specific reference to Local Plan Strategic Policy ST09 as it would have an adverse impact on the unspoilt character, appearance and tranquillity of the site which forms part of the Undeveloped Coast and the adjoining areas to the west, south and southeast which also form part of the Undeveloped Coast.

It proposes development of a piece of land that would contribute to coalescence of the settlements of Appledore and Northam (Policy NOR(h) para 10.355 of the NDaT Local Plan 2031

The proposals do not support AONB, NOR(k) and DM18 (2)(h) which support development that respects the landscape setting including the special landscape character and qualities of the adjoining Area of Outstanding Natural Beauty/protects and enhances the setting and special qualities of the Area.

There are no pavements in the area and this does not allow for safe passage for pedestrians.

It is contrary to ST14(f) and DMO8A and ST03, DM01(a) ST10(3)(g) and DM18(2)(e) of the Local Plan.

Concerns were expressed regarding noise pollution and also from barbecues.

Attention is drawn to the fact that planning permission was granted for a single gate, this is in breach as a double gate has been installed. Planning consent was also granted for a container to be cladded, to date the container is installed but no cladding has appeared.

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

It was **resolved** to suspend Standing Orders to enable a member of the public to speak on the next application.

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

It was then **resolved** to reinstate Standing Orders

Proposed: Cllr Laws, Seconded: Cllr Miss Manley

vi) **1/0096/2022/OUT**

Location: Land At Alpha Place, Appledore.

Response date: 2nd March 2022

Proposal: Outline application for 2 no. dwellings with all matters reserved - Resubmission of Planning Application 1/0103/2021/OUT.

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

The development is out of keeping with adverse impact on the Conservation Area. There is poor access to the site and major impact of construction vehicles. It was considered that this would be over-development to have two properties on the same site. There would be issues with overlooking on the properties behind the site and loss of wildlife habitat.

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

vii) **1/0141/2022/FUL**

Location: 47 Western Avenue, Appledore.

Response date: 6th March 2022

Proposal: First floor extension and alterations above existing single storey flat roof.

It was **resolved** to recommend that this proposal be approved

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

viii) **1/0129/2022/FUL**

Location: 71 Atlantic Way, Westward Ho!

Response date: 6th March 2022

Proposal: Proposed single storey side extension

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

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

ix) **1/0134/2022/FUL**

Location: Trieste, Green Lane, Appledore.

Response date: 6th March 2022

Proposal: Internal and external alterations including small extension to rear (Variation of condition 2 of Planning Approval 1/0470/2021/FUL).

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

Proposed: Cllr Laws, Seconded: Cllr Davis (majority in favour, 1 abstention)

2202/1182 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) 1/0460/2020/FUL

Proposal: Residential development of 3 dwellings and associated works

Location: Land To The West Of Hampton Park, Raleigh Hill
(Northam recommended refusal)

ii) 1/1248/2021/FUL

Proposal: Change of use from a 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 & Micro Wedding business

Location: Duckhaven Stud, Cornborough Road, Westward Ho!
(Northam submitted comments only)

iii) 1/1214/2021/FUL & 1/1215/2021/LBC

Proposal: Replace existing rotten rear window with new of same design and construction

Location: North Devon Maritime Museum, Odun House, Odun Road, Appledore
(Northam recommended approval)

iv) 1/1336/2021/FUL

Proposal: A retrospective application for the erection of a balcony to the north elevation and the installation of a single window to the west elevation (Variation of condition 1 and removal of condition 2 of Planning Permission 1/1179/2019/FUL (Retrospective application for the variation of condition 2 of planning approval 1/1147/2018/FUL to include alterations to the North and West elevations))

Location: 11 Chichester Way, Westward Ho!
(Northam recommended refusal)

v) 1/1295/2021/FUL

Proposal: Proposed replacement front door.

Location: Appledore Baptist Church, Meeting Street, Appledore
(Northam recommended approval)

vi) 1/1404/2021/FUL

Proposal: Provision of a fire escape, staircase and walkway across the rear of No. 3 properties.

Location: Properties On Golf Links Road, Westward Ho!
(Northam recommended refusal)

- vii) 1/0089/2021/FUL & 1/0090/2021/LBC
Proposal: Conversion of redundant Stable Block into 1 dwelling. (Amended Plans).
Location: Building At Porthill, Heywood Road, Northam
(Northam recommended approval)

- viii) 1/1123/2021/FUL
Proposal: Erection of roof and side and rear extension and internal alterations.
Location: Breakers View, Park Avenue, Westward Ho!
(Northam recommended approval)

There being no further business the meeting finished at 7:35pm.

Signed: _____ Dated _____