

**Northam Town Council – Minutes of the Planning Meeting held 9th February 2022 at 6.00 pm
In the Council Chamber, Windmill Lane, Northam.**

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

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

2202/1094 Apologies

The Mayor tendered her apologies.

2202/1095 Chairman's announcements

The Chairman reported that Torrridge District Council had refused permission for a development at Badgers Hill Wood. He also noted that Baker Estates had placed a public consultation on their website for a further 36-dwelling development adjacent to Wooda Road in Appledore.

2202/1096 Declarations of interest

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

2202/1097 To agree the agenda as published

It was **resolved** to agree the agenda as published, moving item 7(viii), consideration of planning proposal 1/0870/2021/FUL to the start of agenda item 7 in recognition of the members of the public wishing to address the Committee on this matter.
Proposed: Cllr Tisdale, Seconded: Cllr Newman-McKie (all in favour)

2202/1098 To confirm and sign the minutes of the Planning meeting held 27th January 2022

It was **resolved** to confirm and sign the minutes of the Planning meeting held 27th December 2021 as a correct record.
Proposed: Cllr Tisdale, Seconded: Cllr Manley (all in favour).

2202/1099 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.

Two members of the public addressed the Committee, noting their objections to proposal 1/0870/2021/FUL.

2202/1100 Torrridge District Council Planning Applications:

Torrridge 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 Torrridge 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) **1/0870/2021/FUL**

Location: Glen Cottage Glengarth Close Northam Bideford Devon EX39 2RN

Response date: 4th February 2022 (extension requested)

Proposal: Demolition of existing bungalow and erection of two no. dwellings with two no. double garages (Revised Plans)

It was **resolved** to recommend that this proposal be refused, restating the grounds previously submitted, them being:

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

ii) **1/0011/2022/REM**

Location: Land Adjacent To Witten Lodge , Heywood Road, Northam

Response date: 4th February 2022

Proposal: Reserved matters application for appearance of No.2 dwellings pursuant to planning approval 1/1095/2018/OUT

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

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

iii) **1/1384/2021/FUL**

Location: Culloden House, Fosketh Hill, Westward Ho!

Response date: 6th February 2022

Proposal: Proposed change of use from Bed and Breakfast use to No.2 units of holiday accommodation.

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

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

iv) **1/0005/2022/FUL**

Location: Sea Fret, 4 Pebbleridge Road, Westward Ho!

Response date: 13th February 2022

Proposal: Proposed Extension.

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

It was contrary to Local Plan policies ST03 (Adapting to Climate Change and Strengthening Resilience) and ST09 (Coast and Estuary Strategy).

The proposed extension was out of keeping with the immediate neighbourhood, being overbearing in design and character and would detrimentally affect the street scene.

The proposal would be visible from the Northam Burrows, an SSSI within the undeveloped coast.

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

v) **1/0026/2022/FUL**

Location: 34, Irsha Street, Appledore

Response date: 6th February 2022

Proposal: Single storey extension to rear of dwelling, internal alterations & external works

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

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

vi) **1/0034/2022/FUL**

Location: Wayside, Park Avenue, Westward Ho!

Response date: 11th February 2022

Proposal: Creation of dormer (Re-submission of application 1/1106/2021/FUL)

It was **resolved** to recommend that this proposal be approved, subject to any issues presented by factors that affect neighbours' amenity, specifically overlooking, were resolved.

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

vii) **1/0041/2022/FUL**

Location: Chircombe House, Chircombe Lane

Response date: 11th February 2022

Proposal: Summer house

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

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

viii) **1/0025/2021/DIS**

Location: Daddon Hill Farm, Daddon Hill, Northam

Response date: 12th February 2022

Proposal: Discharge of condition 14/17/21/28 (Access, Biodiversity mitigation, landscape management plan, tree root protection zones) and partial discharge of condition 30 (Emergency Access) pursuant to application 1/1192/2015/OUTM

It was agreed that this proposal be **noted**.

ix) **1/0029/2022/FUL**

Location: Buckleigh House, 133 Bay View Road, Northam.

Response date: 14th February 2022

Proposal: Proposed single storey extension.

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

Proposed: Cllr Davis, Seconded: Cllr Tisdale (majority in favour, 2 against)

x) **1/0001/2022/FUL**

Location: 29 Swanswood Gardens, Westward Ho!

Response date: Response submitted after 27th January meeting.

Proposal: Increase in roof pitch and creation of dormer window to accommodate loft conversion.

It was **resolved** to submit additional comments, highlighting the concern that should the proposal be approved, any issues presented by factors that affect neighbours' amenity, specifically overlooking from the balcony on the northern elevation, are addressed.

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

xi) **1/0003/2022/DIS**

Location: Daddon Hill Farm, Daddon Hill, Northam

Response date: 14th February 2022

Proposal: Discharge of conditions 20 and 26 of Planning Approval 1/1192/2015/OUTM.

It was agreed that this proposal be **noted**.

xii) **1/0042/2022/FUL**

Location: 6 Longfield, Appledore

Response date: 18th February 2022

Proposal: First floor extension, raised terrace and external appearance enhancements.

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

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

xiii) **1/0035/2022/FUL**

Location: 12 Chantry Avenue, Bideford

Response date: 18th February 2022

Proposal: Part retrospective application for change of use of land to garden and erection of outbuilding building ancillary to the main dwelling.

It was **resolved** to report that the plans were insufficient to make comment and to seek guidance from the planning authority, requesting an extension to enable the Committee to consider the matter at its next meeting.

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

Action point: Deputy Town Clerk to contact the Planning Officer for guidance and to request the extension.**2202/1101 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) 1/1365/2021/FUL

Proposal: Proposed two storey side extension and single story rear extension

Location: 23 Glenfield Road, Bideford

(Northam recommended approval)

2202/1102 Torridge District Council Planning Decisions

Members noted that Torridge District Council, the determining Authority, has notified the Council that the following application had been withdrawn.

i) 1/1093/2021/FUL

Proposal: Erection of detached dwelling and detached garage

Location: Koversada, Diddywell Road, Appledore

There being no further business the meeting finished at 7:10pm.

Signed: _____ Dated _____