

**Northam Town Council – Minutes of the Planning Meeting held 12th January 2022 at 6.30 pm
In the Council Chamber, Windmill Lane, Northam.**

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

In attendance: G Langton – Deputy Town Clerk.
Two representatives of *bunnyhomes* (part)

- 2201/965 Apologies**
No apologies had been received.
- 2201/966 Chairman’s announcements**
The Chairman reported that in response to the Committee’s request at its December 2021 meeting, the developer at Tadworthy Road had agreed that the proposed ‘Lundy Way’ be changed to ‘Stella Maris Way’.
The Chairman reported that Historic England had scheduled the fort at Staddon Hill, Appledore following a submission from a local resident.
- 2201/967 Declarations of interest**
Members were reminded that all interests should be declared prior to the item being discussed.
- 2201/968 To agree the agenda as published**
It was **resolved** to agree the agenda as published..
Proposed: Cllr Tisdale, Seconded: Cllr Laws (all in favour)
- 2201/969 To confirm and sign the minutes of the Planning meeting held 15th December 2021**
It was **resolved** to confirm and sign the minutes of the Planning meeting held 15th December 2021 as a correct record.
Proposed: Cllr Tisdale, Seconded: Cllr Hames (majority in favour, 1 abstention: not present at the meeting).
- 2201/970 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.
- 2201/971 To receive a presentation from ‘bunnyhomes’ regarding their proposals for the part of the land identified in the North Devon and Torridge Local Plan 2031 policy NOR07.**
The Committee heard that *bunnyhomes* had held a public event in Appledore on the 29th November 2021, followed by a period for public consultation to the 12th December 2021.

It was explained that feedback was being reviewed and that a planning proposal would be brought forward in due course. That proposal would include plans for 30% affordable homes, 8 units, 4 of which would be 1-bedroom.

There would be provision for one vehicular access to the site, joining to Pitt Lane and

two pedestrian/cycle accesses, one to the north of the site and one to the south. There would be no removal of the hedgerow to provide a cycle/footway alongside the road.

The layout remaining similar to the application withdrawn by the previous applicant and included the area of public open space and orchard at the northern end.

All members had the opportunity to ask questions of the representatives to clarify their understanding of certain points, including housing mix (including plans for affordable), ownership plans for the POS, responses received to the consultation exercise, access, highways and traffic matters

The representatives were thanked for attending the meeting.

(representatives of bunnyhomes left at this juncture)

2201/972 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) **1/1142/2021/OUT** (re-consultation) Applicant: M Williamson
 Location: Land At Rowena, Kingsley Road, Westward Ho!
Response date: 13th January 2022 (extended)
 Proposal: Outline application with all matters reserved for 1 no. dwelling
 (Amended description)

It was **resolved** that this application be recommended for **approval**.

Proposed: Cllr Tisdale, Seconded: Cllr Sargent (majority in favour, 1 against and 1 abstention).

- ii) **1/1295/2021/FUL** Applicant: Appledore Baptist Church
 Church

Location: Appledore Baptist Church Meeting Street Appledore

Response date: 13th January 2022 (extended)

Proposal: Proposed replacement front door

It was **resolved** that this application be recommended for **approval**.

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

- iii) **1/1388/2021/FUL & 1/1389/2021/LBC** Applicant: L Bennett

Location: Cleave Farm, Lower Cleave, Northam

Response date: 13th January 2022 (extended)

Proposal: Conversion of redundant agricultural building into a two bedroom dwelling

It was **resolved** that this application be recommended for **refusal** on the grounds that it was contrary to Local Plan policy DM05 Highways, not providing clear vehicular access and egress to the proposed dwelling and not including details of the effect on the public right of way passing the property, either temporary or permanent. Policy DM05 states that:

- (1) All development must ensure safe and well designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians.
- (2) All development shall protect and enhance existing public rights of way, footways, cycleways and bridleways and facilitate improvements to existing or provide new connections to these routes where practical to do so.
- The Council further considers the proposal does not provide for the sympathetic renovation of a listed building but its replacement with a more modern construction, affecting the street scene and amenity of the area.
- Proposed: Cllr Tisdale, Seconded: Cllr Newman-McKie (all in favour).

- iv) **1/1404/2021/FUL** Applicant: Henley Secure Income Property Unit Trust
 Location: Golf Links Road, Westward Ho!
Response date: 13th January 2022 (extended)
 Proposal: Provision of a fire escape, staircase and walkway across the rear of 3 properties.
 It was **resolved** that this application be recommended for **refusal** on the grounds that the proposed construction of the walk-way balcony and steps would provide residents and users of the properties to overlook neighbouring properties, detrimentally affecting their privacy and amenity. There were no plans in the proposal to install fire escape doors that were for emergency use only (rather than general access), or for the walk-way to have tall barriers erected at the edge to obviate the issues with overlooking to the sides and rear of the properties.
 Proposed: Cllr Laws, Seconded: Cllr Tisdale (majority in favour, 1 against).
- v) **1/1214/2021/FUL & 1/1215/2021/LBC** Applicant: Guegan
 Location: North Devon Maritime Museum, Odun House, Odun Road, Appledore
Response date: 13th January 2022 (extended)
 Proposal: Replace existing rotten rear window with new of same design and construction
 It was **resolved** that this application be recommended for **approval**.
 Proposed: Cllr Davis, Seconded: Cllr Hames (all in favour).
- vi) **1/1336/2021/FUL** (re-consultation) Applicant: Pratt
 Location: 11 Chichester Way, Westward Ho!
Response date: 13th January 2022 (extended)
 Proposal: 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) (amended description)
 It was **resolved** that this application be recommended for **refusal** on the grounds that, in addition to the Council's previous comments on the proposal, it represented overdevelopment of the site, detrimentally affecting the amenity of neighbouring properties.
 Proposed: Cllr Laws, Seconded: Cllr Sargent (all in favour).

vii) **1/1423/2021/FUL** Applicant: Hocking
 Location: Hocking's Dairy Cream Ices, The Factory, Kingsley Avenue, Appledore
Response date: 15th January 2022
 Proposal: Single storey extension to factory for additional store area.
 It was **resolved** that this application be recommended for **approval**.
 Proposed: Cllr Newman-McKie, Seconded: Cllr Hames (all in favour).

viii) **1/1411/2021/FUL** Applicant: S Graham
 Location: Stables At Grid Reference 245561 130237, Long Lane, Appledore
Response date: 14th January 2022
 Proposal: Retrospective application for the installation of stables, storage barn, turn out area, access track and associated works.
 It was **resolved** that this application be recommended for **refusal** on the grounds that the proposal was contrary to ST09 (5), protecting the undeveloped coast from development that would detrimentally affect its character.
 Proposed: Cllr Hames, Seconded: Cllr Laws (all in favour).

ix) **1/1068/2021/FUL** (re-consultation) Applicant: S Jobson-Scott
 Location: Land At Follyfoot Manor, Northam
Response date: 13th January 2022 (extended)
 Proposal: The erection of two barns for continued equestrian use and associated works.
 It was **resolved** that this application be recommended for **refusal** on the grounds that, in addition to the Council's previous comments on the proposal, it fully expected the requirements of the Devon County Council archaeologist to be complied with, and the earth relayed on top of the radar block be reinstated.
 Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour).

x) **1/1139/2020/DIS** (re-consultation) Applicant: Vistry Homes
 Location: Daddon Hill Farm, Daddon Hill, Northam, Bideford
Response date: 26th January 2022
 Proposal: Discharge of Conditions 12 and 24 of application 1/1192/2015/OUTM (All proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture details and surface water drainage management) (Amended Plans)
 It was **resolved** that this proposal be **noted**.
 Proposed: Cllr Newman-McKie, Seconded: Cllr Hames (all in favour).

2201/973

Torrige District Council Planning Decisions

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

i) 1/1085/2021/LBC
 Proposal: Replace conservatory glazed roof with zinc and rooflights and insert flue pipe
 Location: 16 Bude Street, Appledore
 (Northam recommended approval)

- ii) 1/1237/2021/FUH
Proposal: Erection of single storey ground floor extension and alterations
Location: 9 Century Drive, Northam
(Northam recommended approval)

- iii) 1/0852/2021/FUL
Proposal: Demolition of existing garage and replacement with a new garage and workshop
Location: 20 Glenfield Road, Bideford
(Northam recommended approval)

- iv) 1/1190/2021/FUL
Proposal: Retrospective change of use of land to the eastern boundary from agricultural to residential, and proposed single storey extension to dwelling
Location: Duckingham Palace, Buckleigh Road, Westward Ho!
(Northam recommended approval)

- v) 1/1258/2021/FUL
Proposal: Demolition of car port and extension to garage and raising roof to form additional storage
Location: Springhaven, Glenfield Road, Bideford
(Northam recommended approval)

There being no further business the meeting finished at 7:55pm.

Signed: _____ Dated _____