

Northam Town Council – Minutes of the Planning Meeting held 21st July 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Hames, Mrs Hodson, Miss Manley, Newman-McKie, Laws and Tisdale.

In attendance: Guy Langton – Deputy Town Clerk.
Three members of the public.

2207/265 Apologies

Apologies were recorded on behalf of Cllr Sargent.

2207/266 Chairman's Announcements

The Chairman had no announcements.

2207/267 To agree the agenda as published

It was **resolved** to agree the agenda as published, with one amendment – the consideration of planning proposal 1/0601/2022/FUL for a new 2nd floor window opening at a property on Meeting Street, Appledore would not take place, it being carried over from the previous meeting in error.

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

2207/268 Declarations of interest:

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

2207/269 To confirm and sign the minutes of the Planning Meeting held 7th July 2022

It was **resolved** to approve the minutes, which were signed by the Chairman.

Proposed: Cllr Tisdale, Seconded Cllr Miss Manley (majority in favour, not present at meeting).

2207/270 Public Participation

One member of the public addressed the committee, commenting on planning proposal 1/0652/2022/FUL, for a residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping.

She commented positively on the proposed 30% affordable housing, much needed by the local community but noted concerns over the access to the site, the layout of the vehicle, cycle and pedestrian routes not being sufficiently integrated with neighbouring developments. Local Plan policy NOR07 required a comprehensive development, not individual ones.

She raised a concern from local residents that there had been a request to close Pitt Hill submitted in advance of the planning proposal being determined and there was a concern that the closure application was premature and could be seen as simply for the convenience of the developers.

She closed, pleading that the eagerness for affordable housing did not outweigh any concerns the committee members may have.

2207/271 Planning Appeals

The committee noted that Torridge District Council, the determining Authority, has notified the Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission.

- i) Appeal Reference: APP/W1145/W/22/3299973
 Appeal Start Date: 7th July 2022
 Interested Party Comments due: 11th August 2022
 Proposal: Erection of No.3 dwellings and associated works
 (Affecting a public right of way)
 Location: Land At Torridge Road, Appledore.

2207/272 Torridge District Council Planning Applications:

Torridge District Council, the determining Authority, had asked for comments from the Town Council on the following Parish planning applications, which were recorded as follows:

i) 1/0652/2022/FUL

Applicant: W Morris

Location: Land At Pitt Hill, Appledore

Response date: 22nd July 2022

Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping.

It was **resolved** to recommend the proposal for approval but would like the following comments noted by the planning authority:

Whilst the Council welcomes the planned provision of 30% affordable homes, Local Plan policy NOR07 expects Pitt Hill, Appledore to be 'developed in a comprehensive manner to ensure the necessary highway improvements to Pitt Hill are secured as housing delivery is achieved' (Local Plan 2031, paragraph 10.383). The development had not been sufficiently integrated with the neighbouring developments, meaning the pedestrian and cycle routes were not clear, or integrated and there were more vehicle connections than the policy envisaged onto Pitt Hill. The layout and highway integration is also contrary to Local Plan policies DM05 (Highways).

This road connection would entail the removal of a significant portion of the hedgerow, contradictory to policy NOR07 of the Local Plan 2031, which required the protection of landscape and biodiversity. The inclusion of a short pavement and limited cycle connectivity with other proposals is contrary to policy NOR07 of the Local Plan 2031, which required proper provision for pedestrians and cyclists. This limits safe and effective access to public transport, which is contrary to policy ST10 (Transport Strategy).

The Council also notes that an application for the closure of Pitt Hill has been submitted in advance of any approval of this development plan, causing local residents concern.

In conclusion, the Council urges the planning authority to require the developers of the whole of the site covered by NOR07 to prepare an integrated transport strategy, thus providing the expected 'comprehensive' development prior to any approvals being granted.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Newman-McKie (majority in favour, 1 against and 1 abstention)

ii) 1/0516/2022/FUL

Applicant: Mr Albert Cranmer

Location: 42 New Street, Appledore

Response date: 23rd July 2022

Proposal: Proposed two storey rear extension, addition of dormer and other alterations.

It was **resolved** to recommend the proposal for refusal on the following grounds:

The proposal would have a detrimental affect on the conservation area and on neighbour's amenities. The proposed extension to the roof line would not be in keeping with the area and would detrimentally affect the visual amenity of the conservation area, the Council echoes the comments of the Conservation Officer.

The Council is also proposal would also result in the new property overlooking and overshadowing the neighbouring properties.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Newman-McKie (all in favour)

iii) 1/0670/2022/REM

Applicant: Mr and Mrs Mills

Location: Land Adjacent The Gate House, Northam

Response date: 28th July 2022

Proposal: Reserved matters application for appearance, landscaping, layout and scale for 1 no. dwellings pursuant to application 1/0483/2021/OUT.

It was **resolved** to recommend the proposal for approval.

Proposed: Cllr Miss Manley, Seconded: Cllr Mrs Hodson (majority in favour, one abstention)

- iv) 1/0565/2022/CPE Applicant: Mrs Shirleyann Graham
Location: Stables At Grid Reference 245561 130237, Long Lane, Appledore
Response date: 30th July 2022
Proposal: Certificate of existing lawful use for continued use of the site for equestrian purposes.
It was **resolved** to comment stating the Council was not aware of the detail and accepted the veracity of the submitted statements from other parties.
Proposed: Cllr Tisdale, Seconded: Cllr Laws (all in favour)
- v) 1/0639/2022/FUL Applicant: Mr P Harris
Location: 12 Atlantic Way, Westward Ho!,
Response date: 30th July 2022
Proposal: Installation of exterior stair lift to existing staircase.
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Laws, Seconded: Cllr Miss Manley (majority in favour, one abstention)
- vi) 1/0612/2022/FUL Applicant: Mr Paul Ellam
Location: The Sail Loft, Appledore House, Meeting Street, Appledore
Response date: 30th July 2022
Proposal: Alterations to dwelling including demolition of garage and creation of raised decking (Variation of condition 2 (Plans Schedule) of Planning Approval 1/1227/2018/FUL)
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Miss Manley, Seconded: Cllr Newman-McKie (all in favour)
- vii) 1/0572/2022/FUL Applicant: Mr & Mrs Stewart & Katharine Walton
Location: Still Waters, Torridge Road, Appledore
Response date: 30th July 2022
Proposal: Addition of 2 storeys to existing bungalow and enhancements to external appearance throughout.
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (all in favour)
- ix) 1/0252/2022/OUTM Applicant: NG Homes SW Ltd
Location: Land Off Cornborough Road, Westward Ho!
Response date: 27th July 2022
Proposal: Outline application for the erection of up to 400 dwellings, amenity open space, footpath links, associated landscaping and infrastructure works with all matters reserved except access (Affecting a Public Right of Way) (Amended Site Plan)
It was **resolved** to recommend the proposal for refusal for the following reasons:
It is contrary to Policy DM04 and DM05 (Highways issues), the impact on Cornborough Road and junction with Buckleigh Road. These are compounded by there being concerns that there is only one way in and out of the proposed estate.
There is lack of green infrastructure, inadequate cycle/pedestrian and public transport provision.
There is no provision to accommodate children in local schools, which are already reaching capacity and lack of medical facilities.
The density is excessive, as commented by the Officer of the AONB in its response,
"it is considered that the site cannot reasonably accommodate up to 400 dwellings. The proposals map in the Local Plan allocates 740 for the whole NOR2 site and yet this site represents a relatively smaller percentage of this site and yet is seeking 54% of dwellings in this allocation. The result of this high density would significantly impact on the visual and landscape impact of this development".
The edges of the development do not have soft edges. The development would be visible from the roads to the south from some distance. Again, as the AONB response states "unless this site is given careful treatment in terms of its density, layout, open space and landscaping, the impact on the wider area, especially the AONB, will be significant".

The parking provision is inadequate as not all properties will have driveways or garages. The Council notes the concerns of Devon and Cornwall Police regarding the communal areas ability to generate crime, the ambiguity of public and private areas resulting from a lack of clear definition. Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour).

2207/273 Torridge District Council Planning Decisions

Torridge District Council, the determining Authority, had **granted permission** for the following applications with conditions as filed:

i) 1/0460/2022/FUL

Proposal: Proposed rear extension and extension of existing terrace - Variation of condition 2 of Planning Approval 1/1300/2021/FUL
Location: 11 Stanwell Drive, Westward Ho!
(Northam recommended approval)

ii) 1/0391/2022/FUL

Proposal: Erection of new machine shed and store.
Location: Daddon Hill Farm, Daddon Hill, Northam
(Northam recommended approval)

ii) 1/0531/2022/FUL

Proposal: Proposed alterations and loft conversion with balconies
Location: Coastline, 6 Pebbleridge Road, Westward Ho!,
(Northam recommends that this proposal be refused)

iii) 1/0537/2022/FUL

Proposal: Proposed extension to the south elevation
Location: 30 Highfield, Northam, Bideford
(Northam recommends that this proposal be refused)

iii) 1/0472/2022/FUL

Proposal: Replacement Garage (Amended plans and application form)
Location: Fernlea, 5 Lea Terrace, Appledore
(Northam recommends that this proposal be refused)

iii) 1/0443/2022/FUL

Proposal: Proposed side extension (resubmission of 1/0667/2018/FUH)
Location: 1 Pitt Avenue, Appledore
(Northam recommended approval)

There being no further business the meeting finished at 7.38pm.

Signed: _____ Dated _____