

Northam Town Council – Minutes of the Planning Meeting held 29th September 2022 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

Present: Cllrs Davis (Chairman), Mrs Hodson, Hames, Newman-McKie, Laws and Tisdale.
In attendance: Guy Langton – Deputy Town Clerk

2209/443 Apologies

Apologies were recorded on behalf of Cllr Sargent.

2209/444 Chairmans Announcements:

There were none.

2209/445 To agree the agenda as published

It was **resolved** to agree the agenda as published.

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

2209/446 Declarations of interest:

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

2209/447 To confirm and sign the minutes of the Planning Meeting held 1st September 2022

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 1st August 2022.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Mrs Davis (majority in favour, two abstentions – absent from meeting).

2209/448 Public Participation

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.

No members of the public were present.

2209/449 Torridge District Council Planning Applications:

Torridge District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:

Cllr Laws declared an interest in the first item and left the room, taking no part in the discussions, nor voting on the resolution for proposal 1/0514/2022/OUTM.

i) **1/0514/2022/OUTM re-consultation**

Applicant: A Smith

Location: Land At Grid Reference 243189 129178, Golf Links Road, Westward Ho!

Response date: 22nd September 2022 (extension to deadline to 30th approved)

Proposal: Outline application (including scale, appearance and access) for 9 residential units and ground floor commercial unit (Amended plans)

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

- i. The proposal, which is for residential development, is contrary to Local Plan policy NOR05 (Westward Ho! Core Tourist Area), notably clauses (3) & (4) of the policy which state that key tourist sites, which a location fronting the putting green and towards the beach must be considered as, 'will be safeguarded and retained for complementary retail, leisure or entertainment use' (NOR05 clause (3)), and that 'development that would diminish the tourist character of the resort will not be permitted' (NOR05 clause (4)).

- ii. The proposal, which is for residential development, is contrary to statement (e) of Local Plan policy NOR06 (Westward Ho! Tourism and Recreation Sites) which seeks to deliver 'tourism and/or recreation facility enhancements, on the (e) Village Green and Nelson Road Car Park' (NOR06).
- iii. The Council notes that the proposed development layout has changed, now including a small portion of pavement, land which would normally be considered to be owned by the highway authority, or another local authority. There is no clear reason for this amendment in the proposal and clarity is needed on the reason for this change and the ownership/title over this land before the application is determined.
- iv. The Council has clarified its understanding of the covenant on this land, which it believes precludes residential development.

Proposed: Cllr Mrs Hodson, Seconded Cllr Tisdale (all in favour)

Cllr Laws re-entered the meeting at this juncture

- ii) **1/0860/2022/OUT** Applicant: B Rowson
 Location: Outline application for demolition of existing outbuilding and erection of 1 no. live work dwelling with all matters reserved
Response date: 30th September 2022
 Proposal: River View, Bidna Lane, Northam
 It was **resolved** to recommend refusal on the following grounds:
 - i. The proposal is contrary to Local Plan policy ST07 (Spatial Development Strategy for Northern Devon's Rural Area) which states that in "the Countryside, beyond Local Centres, Villages and Rural Settlements, development will be limited to that which is enabled to meet local economic and social needs, rural building reuse and development which is necessarily restricted to a Countryside location" (ST07 (4)). It is noted that the applicant stating in the planning statement that 'for over 24 years, the Outbuilding has been used as a garage, workshop and for domestic storage as part of 'River View' (Planning Statement, para 3.2). The outbuilding is large enough to accommodate the work the applicant anticipates. The applicant has not demonstrated the need for a separate live-work dwelling rather than extending or improving the already existing structures.
 - ii. The proposal is contrary to Local Plan policy ST09 (Coast and Estuary Strategy) the site is part of a rural area, adjacent to the coast, this area would be further eroded by the development. The benefits for local community does not outweigh the adverse impacts to the unspoilt character and appearance of this part of the undeveloped coast. This being an outline proposal, there is insufficient information regarding the size, scale and design of the proposed live-work dwelling, the visual effect on the landscape is a crucial consideration.
 - iii. The proposal would adversely affect the amenity of neighbouring properties, increasing the traffic flow along Bidna Lane, part of which is a PROW (Northam Footpath 28). The council is also concerned that the outbuilding as currently constructed contains asbestos reinforced panels, requiring specialist removal and disposal, activities not included within the proposal. There would be increased noise from the planned work activities, which are moved closer to the neighbouring property to the west. The proposed location of the foul waste storage facility is close to the property line, full details of how neighbouring land would be protected from contamination is required.
 - iv. The Council considers that the proposed live-work property, if located on the land, would need require a change of use. There is no clear indication of this in the proposal.

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

- iii) **1/0662/2022/FUH** Applicant: C Woodhouse
 Location: Conversion of garage into office including replacement of garage door
Response date: 1st October 2022
 Proposal: 25 Channer Place, Westward Ho!
 It was **resolved** that the proposal be noted only.
 Proposed: Cllr Tisdale, Seconded Cllr Davis (majority in favour)
- iv) **1/0886/2022/FUL** Applicant: L Ramping
 Location: Erection of 1 (one) holiday accommodation unit
Response date: 7th October 2022
 Proposal: Grenville, Merley Road, Westward Ho!
 It was **resolved** to submit the following comments:
 The Council is concerned of the effect on neighbouring properties' amenity of holiday-makers occupying the property, especially regard noise levels.
 The pedestrian access to the building is long and restricted, passing between the existing dwelling and a boundary wall. The effect on the existing property's amenity of holiday makers passing would be considerable.
 Proposed: Cllr Tisdale, Seconded Cllr Hames (all in favour)
- v) **1/0841/2022/FUL** Applicant: B Copleston
 Location: Extension and alterations to dwelling
 Response date: 10th October 2022
 Proposal: Nygarbor, Lower Cleave, Northam
 It was **resolved** to recommend the proposal for approval.
 Proposed: Cllr Newman-McKie, Seconded Cllr Laws (all in favour)

2209/450 Torridge District Council Planning Decisions

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

- i) **1/0749/2022/FUH**
 Proposal: Single storey extension to replace previously approved extension
 Location: 50 Nelson Road, Westward Ho!
 (Northam Town Council recommends the proposal for approval)
- ii) **1/0626/2022/FUH**
 Proposal: Installation of new roof windows in front and rear slopes
 Location: 2 Nelson Mews, Westward Ho!
 (Northam Town Council recommends the proposal for approval)
- iii) **1/0697/2022/FUL & 1/0698/2022/LBC**
 Proposal: Internal alterations, removal of existing rear extension, general maintenance works, replacement of identified doors and windows, conversion of roof space to create extra living space
 Location: 13 The Quay, Appledore
 (Northam Town Council recommends the proposal for approval)
- iv) **1/0695/2022/FUL & 1/0696/2022/LBC**
 Proposal: Replacement front door, general external repair/maintenance and replacement of perspex tiles with 1.no conservation rooflight
 Location: 12 The Quay, Appledore
 (Northam Town Council recommends the proposal for approval)

v) 1/0773/2022/FUL

Proposal: Demolish existing rear lean-to extension, erect new rear extension, raise section of roof and rear dormer to loft conversion

Location: 6A Highfield, Northam

(Northam Town Council recommends the proposal for approval)

There being no further business the meeting closed at 7.35pm

Signed.....Dated.....

DRAFT