

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

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

In attendance: Guy Langton – Deputy Town Clerk
Cllr Mrs McCarthy (non-committee member)
Three members of the public

2211/616 Apologies

Apologies were recorded on behalf of Cllr Miss Manley.

2211/617 Chairmans Announcements:

The Chairman reported that the Council had been asked to provide fifteen street names for the developments planned in the vicinity of Bay View Road. Torridge District Council had approved the use of names of those that fell in the Great War (1914-1918), taken from the Northam War Memorial and at Kingsley Hall, Westward Ho! Should too few be available, the names engraved on the Appledore War Memorial would be used.

Action point: Deputy Town Clerk to liaise with Torridge officers to finalise a list for review at a future meeting of this committee.

2211/618 To agree the agenda as published

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

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

2211/619 Declarations of interest:

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

2211/620 To confirm and sign the minutes of the Planning Meeting held 10th November 2022

It was **resolved** to confirm and sign the minutes of the Planning Meeting held 10th November 2022.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Tisdale (majority in favour, one abstention (absent from meeting)).

2211/621 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.

Two members of the public addressed the committee reporting their concern about the make-up of the Torridge and North Devon District Councils' Joint Local Plan Committee Housing and Economic Land Availability Assessment (HELAA) stakeholder panel, which despite national guidance advising otherwise, had not included local community representatives. North Devon and Torridge District Councils sought only representatives of the property and development industry to sit on the HELAA stakeholder panel, the communities being represented by one elected member of one of the two district councils.

2211/622 To consider a position regarding the Housing and Economic Land Availability Assessment (HELAA), with specific reference to the constitution of the Stakeholder Panel.

The committee noted its concern that despite national Government guidance providing for it, local communities through Town or Parsh Councils, Neighbourhood Plan Qualifying Bodies and resident's groups/associations, were not to be represented on the Stakeholder Panel. The committee was concerned that this lack of local representation would diminish the

beneficial effect that detailed knowledge could have on the land allocation process, leading to poorer, less sustainable and possibly undeliverable land allocation decisions.

It was **resolved** to send a letter to the senior planning policy officer at Torridge District Council to raise its concerns over the make-up of the Stakeholder Panel, copying members of the Joint Local Plan Committee, the Council's Leader and CEO.

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

Action point: Cllr Hames to draft letter for circulation to committee members by the Deputy Town Clerk.

2211/623

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:

i) **1/0785/2022/FUH** Applicant: N Barham

Location: 45A Hanson Park, Northam, Bideford, Devon

Response date: 3rd December 2022

Proposal: Replace existing conservatory with a single storey extension,

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

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

ii) **1/0005/2022/FUL (re-consultation)** Applicant: R Brend

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

Response date: 6th December 2022

Proposal: Proposed Extension (Amended Plans).

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

The amendments to the proposal had not addressed the Council's concerns, as reported to the District Council earlier in the year, which are represented here for clarity:

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.

Additionally, the Council echoes the concerns of the North Devon Coast AONB Officer. The impact of the light emitted through the large areas of gazing onto the Burrows, a site of special scientific interest. The effect of the light at night would have a detrimental effect on wildlife, the dark skies, and peaceful environment of the Burrows, which is a part of the AONB.

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

2211/624

Torridge District Council Planning Decisions

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

i) **1/0841/2022/FUL**

Proposal: Extension and alterations to dwelling

Location: Nygarbor, Lower Cleave, Northam, Bideford

(Northam Town Council recommended this proposal be approved.)

ii) 1/0572/2022/FUL

Proposal: Addition of 2 storeys to existing bungalow and enhancements to external appearance throughout.

Location: Still Waters, Torridge Road, Appledore, Bideford
(Northam Town Council recommended this proposal be approved.)

iii) 1/0915/2022/FUL

Proposal: Single storey front extension to existing porch

Location: 9 Springfield Crescent, Northam, Bideford, Devon
(Northam Town Council recommended this proposal be approved.)

iv) 1/0919/2022/FUL

Proposal: Proposed balcony above the existing annexe roof, and internal and external alterations

Location: Westbrook, Torridge Road, Appledore, Bideford
(Northam Town Council recommended this proposal be approved.)

There being no further business the meeting closed at 7.20pm

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