

Northam Town Council – Minutes of the Planning Meeting held 5th January 2023 at 6.30 pm in the Council Chamber, Windmill Lane, Northam.

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

2301/736 Apologies

Apologies were recorded on behalf of Cllr Newman-McKie.

2301/737 Chairmans Announcements:

Cllr Hames reported that, in line with the council's concerns over the HELAA advisory panel appointment process, other local groups were also registering their concerns.

2301/738 To agree the agenda as published

It was **resolved** to agree the agenda as published.
 Proposed: Cllr Hames, Seconded Cllr Tisdale (all in favour).

2301/739 Declarations of interest:

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

2301/740 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 8th December 2022.
 Proposed: Cllr Tisdale, Seconded: Cllr Laws (all in favour).

2301/741 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.

2301/742 Torrridge District Council Planning Applications:

Torrridge 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 for consideration and did not take part in the discussion of vote.

i) **1/1152/2022/FUL**

Applicant: J Ford

Location: Land And Buildings Diddywell Road, Appledore

Response date: 24th December 2022 (extension to 6th January 2023 granted)

Proposal: Demolition of existing storage building and replace with the erection of 2-bed single storey dwelling and retention of existing workshop (unaltered) - Variation of condition 2 of Planning Approval 1/0126/2021/FUL - Design of dwelling.

Cllr Hames **proposed** that the application be recommended for refusal on the grounds that it was outside the development boundary, in the undeveloped coast and open countryside, so contrary to Local Plan 2031 policy DM27). This was seconded by Cllr Tisdale. A majority of the committee voted against this proposal, which duly fell.

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

Proposed: Cllr Miss Manley, Seconded: Cllr Mrs Hodson (Majority in favour).

ii) **1/1048/2022/FUL** Applicant: J Harper
Location: 1 College Close, Westward Ho!
Response date: 25th December 2022 (extension to 6th January 2023 granted)
Proposal: Extension of existing garage to provide additional living accommodation to the existing property.

It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Miss Manley, Seconded: Cllr Mrs Hodson (All in favour).

iii) **1/1155/2022/FUL** Applicant: R White
Location: Yeoldon House Cottage, Durrant Lane, Northam
Response date: 29th December 2022 (extension to 6th January 2023 granted)
Proposal: Proposed extension and alterations (Affecting a Public Right of Way) - Variation of condition 2 in relation to application 1/0808/2020/FUL - Design of extension.

It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Miss Manley, Seconded: Cllr Laws (All in favour).

iv) **1/1128/2022/FUL** Applicant: D Gilbey
Location: 24 Highfield, Northam
Response date: 8th January 2023
Proposal: First floor extension & alterations to existing bungalow.

It was **resolved** to recommend the proposal for approval, subject to any issues regarding overlooking neighbouring properties has been resolved.
Proposed: Cllr Tisdale, Seconded: Cllr Hames (All in favour).

v) **1/1221/2022/FUL** Applicant: M South
Location: 19 Dudley Way, Westward Ho!
Response date: 9th January 2023
Proposal: Alterations including east side extension (Re-submission of 1/0228/2022/FUL)
It was **agreed** to note the application only.

vi) **1/0905/2022/LBC** Applicant: D King
Location: 5 Odun Road, Appledore
Response date: 12th January 2023
Proposal: Installation of 3 (three) rooflights to the front elevation
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Miss Manley, Seconded: Cllr Laws (Majority in favour).

vii) **1/1236/2022/FUL** Applicant: Skern Lodge
Location: Skern Lodge, Appledore
Response date: 12th January 2023
Proposal: Proposed wc/shower/wash building
It was **resolved** to recommend the proposal for approval.
Proposed: Cllr Mrs Hodson, Seconded: Cllr Miss Manley (All in favour).

viii) **1/1249/2022/REM**

Applicant: R Ashton

Location: Land At Grid Reference 243202 129005, Kingsley Road, Westward Ho!

Response date: 13th January 2023

Proposal: Reserved matters application for Appearance, Landscaping, Layout, Access and Scale pursuant to planning approval 1/1142/2021/OUT (Re-submission of 1/0798/2022/REM)

It was **resolved** that the proposal be recommended for refusal on the grounds that: The amendments had not addressed any of the concerns of the council, the previous comments would be submitted, as presented below. Further concern was noted that South West Water had advised that any sewer realignment would need to be at the expense of the applicant and the council expected this to be noted in the conditions, should the planning authority be minded to approve the proposal, a condition be placed on that approval requiring the applicant to undertake any work as advised by South West Water.

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

2301/743 Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had **granted permission** for the following applications.

i) **1/0978/2022/FUL**

Proposal: Proposed alterations to frontage, including replacement garden room with first floor balcony and associated landscaping.

Location: Jordans , First Raleigh, Bideford

(Northam recommended this proposal be granted permission)

ii) **1/0667/2022/FUL**

Proposal: Separation and alteration of existing dwelling into 2no. dwellings (Affecting a Public Right of Way) (Additional information and amended plans)

Location: Boathyde, Churchill Way, Northam

(Northam recommended this proposal be refused permission)

iii) **1/0958/2022/LA**

Proposal: Change of use from office (Class E) to hostel accommodation (Sui Generis)

Location: 4 Hubbastone Road, Appledore

(Northam recommended this proposal be granted permission)

iv) **1/0901/2022/FUL**

Proposal: Part retrospective, conservatory over lower ground garage/store.

Location: Grandmas, Chircombe Lane, Northam

(Northam recommended this proposal be granted permission)

v) **1/0005/2022/FUL**

Proposal: Proposed Extension (Amended Plans)

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

(Northam recommended this proposal be refused permission)

vi) **1/1112/2022/FUL**

Proposal: Proposed additional first floor and associated external works further to planning approval 1/0511/2022/HPD

Location: 11 Polywell, Appledore

(Northam recommended this proposal be refused permission)

2301/744 Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had **refused permission** for the following application.

i) **1/0960/2022/OUT**

Proposal: Outline application for 2no. dwellings with all matters reserved except access

Location: Syringa, Northam

(Northam recommended this proposal be refused permission)

2301/745 Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, had notified the Town Council the following application has been **withdrawn**.

i) **1/0842/2022/FUL**

Proposal: Retrospective application for the installation of three Portacabins for use as office space

Location: Northam Lodge, Rosehill, Heywood Road

(Northam recommended this proposal be refused permission)

There being no further business the meeting closed at 7.25pm

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