

Northam Town Council – Minutes of the Planning Meeting held 27th April 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.

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

In attendance: G Langton – Deputy Town Clerk.
Two members of the public.

2304/1125 Apologies

Apologies were received from Cllr Newman-McKie.

2304/1126 Chairmans Announcements:

The Chairman, noting that this was the last meeting of the Civic Year and before the elections in May 2023, thanked the committee for electing him as Chairman for the year. In turn the members thanked him for his work.

The Mayor, Cllr Laws, reported that the UK Government Consultation "*Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation*"¹ would be included on the agenda for the next meeting of the Full Council at the end of May 2023.

2304/1127 To agree the agenda as published

It was **resolved** to agree the agenda with an amendment to bring consideration of proposal 1/0308/2023/FUL forward.

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

2304/1128 Declarations of interest:

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

2304/1129 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 13th April 2023.

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

2304/1130 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.

One member of the public addressed the committee, stating their objections to the proposal.

¹ <https://www.gov.uk/government/consultations/permitted-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation/permitted-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation#about-this-consultation>

2304/1131 To note Planning Committee meeting schedule for May 2023.

The committee heard that the meeting scheduled for the 2nd May 2023 had been cancelled, the only proposal for consideration having received an agreed extension to the response deadline. The meeting scheduled for the 24th May 2023 remained on the calendar.

2304/1132 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) [1/0308/2023/FUL](#) Applicant: Surf Bay Leisure
 Location: Surf Bay Leisure, Surf Bay Holiday Park, Golf Links Road, Westward Ho!
Response date: 5th May 2023
 Proposal: Demolition of existing Surf Bay Holiday Park reception building. Proposed mixed use new two storey reception building & holiday unit. (resubmission of 1/0308/2023/FUL).
 It was **resolved** to recommend refusal on the following grounds:
 The proposed scale of the building would mean it would be visible from Northam Burrows, an SSSI, contrary to Local Plan policy DM08A (Landscape and Seascape Character). The concern noted by South West Water with regard to surface water runoff. The location of the proposed building, close to areas of flood risk (to the north) requires the proposal to have detailed plans for surface water, which were not present in the detail required to form a clear understanding of the plans for dealing with water.
 The proposed structure is large, comprising three storeys. The structures immediately adjacent and on the opposite side of the road are of single or two storey construction. The building as proposed would visibly dominate the street scene, having a detrimental effect. The planned roof terrace would have a detrimental effect on the amenity of properties local to the proposal. The height of the building along with its likely use as an area for recreation would have an adverse effect on the privacy and peaceful enjoyment of nearby residences and gardens.
 Proposed: Cllr Tisdale, Seconded: Cllr Mrs Hodson (all in favour).
 Cllr Mrs Hodson would call the matter before Torridge District Council's Plans Committee.
- ii) [1/0258/2023/LBC](#) & [1/0257/2023/FUL](#) (deferred from the previous meeting) Applicant: Lee
 Location: 17, The Quay, Appledore.
Response date: 14th April 2023
 Proposal: Internal alterations and refurbishment with single storey rear extension.
 It was **resolved** to recommend the proposal be approved, though the council noted a concern that the rear patio doors were to be of an aluminum construction rather than wood as used for the other windows to the rear elevation.
 Proposed: Cllr Laws, Seconded: Cllr Miss Manley (all in favour).
- iii) [1/0262/2023/OUT](#) Applicant: Rowson
 Location: Orchard Hill House, Orchard Hill, Bideford
Response date: 28th April 2023
 Proposal: Outline application with some matters reserved (access, layout and scale) for the erection of 1no. dwelling
 It was **proposed** by Cllr Tisdale and **seconded** by Cllr Sargent that the proposal be approved. Two voted in favour and 4 against, the proposal fell.
 It was **resolved** to recommend the proposal be refused on the grounds that it did not include sufficient detail on the plans for the retention or removal of the trees on the site.
 Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (majority in favour).

- iv) [1/0299/2023/FUH](#) Applicant: Bashford
 Location: 28 Richmond Park, Northam
Response date: 28th April 2023
 Proposal: Erection of single storey rear extension and extension of existing dropped kerb.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Laws, Seconded: Cllr Davis (majority in favour).
- v) [1/0300/2023/FUL](#) Applicant: Gabl
 Location: 21 Kenwith Road, Bideford
Response date: 30th April 2023
 Proposal: Extension to dwelling as previously approved [1/0221/2020/FUL](#).
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (all in favour).
- vi) [1/0326/2023/FUL](#) Applicant: Sullivan
 Location: Fordlands, Heywood Road, Northam
Response date: 12th May 2023
 Proposal: Extension and alterations to existing dwelling including new garage and driveway (re-submission of application 1/0071/2023/FUL).
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (majority in favour).
- vii) [1/0261/2023/FUL](#) Applicant: Nockles
 Location: Cross House, Fore Street, Northam
Response date: 12th May 2023
 Proposal: Retrospective planning permission for the use of *The Wing* (the annexe) as a holiday let.
 It was **resolved** to recommend the proposal be approved.
 Proposed: Cllr Miss Manley, Seconded: Cllr Tisdale (all in favour).

2304/1133

Torrige District Council Planning Decisions

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

- i) **1/0101/2023/FUH**
 Proposal: Erection of first floor extension over existing garage.
 Location: 35 Amyas Way, Northam
 (Northam recommended this proposal be granted permission)
- ii) **1/0124/2023/FUL**
 Proposal: Proposed dwelling (Variation of condition 2 of Planning Approval 1/0649/2020/FUL)
 Location: Development Plot, Land At Grid Reference 244769 129162, Lakenham Hill
 (Northam recommended this proposal be granted permission)
- iii) **1/1164/2022/FUL**
 Proposal: Erection of training hub room (Amended Location Plan)
 Location: Northam Lodge, Heywood Road, Northam
 (Northam recommended this proposal be granted permission)

- iv) **1/0153/2023/FUL**
Proposal: Erection of detached dwelling and detached garage (Variation of condition 2 of Planning Application 1/0271/2022/FUL)
Location: Koversada, Diddywell Road, Appledore
(Northam did not comment on this proposal)

- v) **1/0131/2023/FUL**
Proposal: Erection of front garden wall and gate
Location: 36 Fairlea Crescent, Northam
(Northam recommended this proposal be granted permission)

2304/1134 Torridge District Council Planning Decisions
It was noted that Torridge District Council, the determining Authority, had **refused permission** for the following applications.

- i) **1/0071/2023/FUL**
Proposal: Extension and alterations to existing dwelling including new garage and driveway
Location: Fordlands, Heywood Road, Northam
(Northam recommended this proposal be refused permission)

2304/1135 Torridge District Council Planning Decisions
It was noted that Torridge District Council, the determining Authority, had informed the Council that the following applications have been **withdrawn**.

- i) **1/0025/2023/FUL**
Proposal: Replacement of all windows and doors, and retrospective permission for juliet balcony.
Location: Driftwood, Myrtle Street, Appledore
(Northam recommended this proposal be granted permission)

There being no further business the meeting closed at 7:40pm

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