

**Northam Town Council – Minutes of the Planning Meeting held 24<sup>th</sup> May 2023 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Bach (Chair), Hames, Mrs Hodson, Lo-vel and Singh, (five vacancies).

**In attendance:** G Langton – Deputy Town Clerk.  
Four members of the public.  
S Chappell – Torridge District Council Conservation Officer.

**2305/0027 To elect a Chairman for the Planning Committee.**

It was proposed by Cllr Mrs Hodson and seconded by Cllr Lo-vel, that Cllr Bach be elected as Chair, all were in favour and it was so resolved.

**2305/0028 To elect a Vice Chairman for the Planning Committee.**

It was proposed by Cllr Mrs Hodson and seconded by Cllr Lo-vel, that Cllr Hames be elected as Vice Chair, all were in favour and it was so resolved.

**2305/0029 Apologies**

No apologies were received.

**2305/0030 Chairmans Announcements:**

The Chair thanked members for their confidence in him. Noting the number of vacancies on the committee, he asked that the Deputy Town Clerk write to all members of the council, reminding them of the available seats and asking them to consider membership. This membership would be agreed at Full Council on the 31<sup>st</sup> May 2023.

**Action point: Deputy Town Clerk to contact members.**

The committee was asked if it still supported in the in principle involvement in the future maintenance of the public open and amenity spaces at the proposed development for 400 dwellings off Cornborough Road (1/0252/2022/OUTM). The members present agreed that this remained the case, though the matter should be put before Full Council for ratification.

Proposed by Cllr Mrs Hodson; seconded by Cllr Hames.

**Action point: Deputy Town Clerk to advise the Officer at Torridge District Council.**

**2305/0031 To agree the agenda as published**

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

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

**2305/0032 Declarations of interest:**

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

**2305/0033 To confirm and sign previous planning committee meeting minutes.**

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 27<sup>th</sup> April 2023.

Proposed: Cllr Mrs Hodson, Seconded: Cllr Hames (majority in favour, remainder abstained – not present at the meeting).

- 2305/0034 To note introductory training to the Town Council's role in the Planning System provided by DALC (the Devon Association of Local Councils) Responding to Planning Applications.**  
Members noted the training, three confirmed they wished to attend, one already having booked his place.  
**Action point: Deputy Town Clerk to book places on the 14<sup>th</sup> June 2023 training for Cllrs Bach, Lo-vel and Singh.**
- 2305/0035 Public Participation**  
Two members of the public addressed the committee, outlining their objections to the proposals to extend the property at 99 Atlantic Way (1/0341/2023/FUL). These objections arose from the effect of the proposal on their amenity, loss of privacy and the noise nuisance of the upper-floor terrace.
- 2305/0036 To consider the proposed street name for a newly completed development off Sandymere Road.**  
It has been proposed by the developer and Torridge District Council that the development be named *Burrowgate*.  
It was resolved to propose an 's' be inserted into the name, so *Burrowsgate*, referencing the nearby Northam Burrows Country Park.  
Proposed: Cllr Mrs Hodson, seconded Cllr Hames (all in favour).
- 2305/0037 To receive an email confirming the publication of five-year land supply statement for North Devon and Torridge District Councils.**  
*The members noted the email, which is reproduced here.*

**From: On Behalf Of** Local Plan

**Sent:** Friday, April 28, 2023

**Subject:** Publication of five-year land supply statement for North Devon and Torridge

Dear Town/ Parish Clerk,

North Devon Council and Torridge District Council have completed a programme of work to understand the future housing land supply for northern Devon. Following the completion of this work, the Councils have published a report that shows that they believe that there is enough housing land identified to meet the area's housing targets for the coming years.

Councils are required by national planning policy to show that they are able to demonstrate that there are enough sites identified for housing to deliver the amount of housing needed to meet housing requirements for the next five years - a so-called five-year housing land supply.

Being able to show a five-year housing land supply is important because if the Councils are unable to do so, they are required to look more favourably on proposals for housing in locations that might not be considered appropriate – for example on fields next to towns and villages. In recent years, this has resulted in the grant of planning permission for housing on sites across northern Devon that were not envisaged for development through the area's plan for the future.

We recognise the lack of a five-year housing land supply and the resulting impacts of 'unplanned' development has been an increasing source of frustration and concern for many of our local communities. Re-establishing a five-year housing land supply allows the Councils to revert to a position of supporting proposals that contribute towards the long-term vision for northern Devon and that accord with the area's local plan, whilst being able to better resist proposals that fail to do so.

The report is the culmination of over six months of intensive work by officers at the Councils to establish in detail the amount of land that has the potential to deliver housing over the coming years and to establish how many homes this may deliver. This work has been carried out as part of the wider Housing and Economic Land Availability Assessment (HELAA) and has required extensive engagement with a range of stakeholders, including the developers of individual housing sites.

You can view the recently published Five Year Housing Land Supply Statement on the Councils' websites via [www.northdevon.gov.uk/fiveyearsapply](http://www.northdevon.gov.uk/fiveyearsapply) or [www.torridge.gov.uk/fiveyearsapply](http://www.torridge.gov.uk/fiveyearsapply). The statement sets out full details of the assessment of the five-year housing land supply.

Should you have any questions or comments regarding the published report, please feel free to contact the Councils using the details below:

North Devon Council: [peopleandplace@northdevon.gov.uk](mailto:peopleandplace@northdevon.gov.uk) / 01271 388317

Torridge District Council: [peopleandplace@torridge.gov.uk](mailto:peopleandplace@torridge.gov.uk) / 01237 428700

Kind regards,

(Head of Place, Property and Regeneration, North Devon Council)  
(Planning Manager, Torridge District Council)

#### **2305/0038 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) **1/0341/2023/FUL** Applicant: S Johns  
Location: 99 Atlantic Way, Westward Ho!  
**Response date: 25<sup>th</sup> May 2023** (maximum extension to respond granted)  
Proposal: Erection of single storey extension with balcony above and alterations  
Cllr Mrs Hodson declared that she had already submitted a call-in for this proposal to the Planning Department at Torridge District Council and thus would not be voting on the matter.

It was resolved to recommend the proposal be refused permission on the grounds that:  
The proposal is contrary to a number of material considerations taken into account when determining applications:

It is contrary to Local Plan 2031 policies DM01: Amenity Considerations; DM04: Design Principles and DM25: Residential Extensions and ancillary Development.

The proposal would harm the amenity of the neighbouring occupiers. The proposal is for a large extension with roof terrace above. The floor area of the extension is approximately two-thirds of the floor area of the existing property, so the terrace is of similar proportions, effectively creating an upper-storey outdoor 'room'. People using this outdoor room would be able to overlook the gardens of all neighbouring properties, and through the windows into the properties themselves, significantly affecting their privacy. There is some concern that given the use of the property as a holiday-let, such a large terrace would lend itself to use for extended periods, generating noise that would freely filter down to the neighbouring gardens.

DM04 states that the amenity of "future and neighbouring occupiers" is to be safeguarded. Being contrary to DM01, the amenity of neighbours is not being safeguarded. The amenity of future occupiers is not safeguarded as the proposed extension would fill the width of the property, from west to east boundary. This means that the rear garden will no longer be accessible from the front of the property.

The extension, as proposed, is of a form and scale that would be out of keeping with its surroundings. Despite being mostly to the rear of the property, the extension to the side at the height proposed would be visible from the road and be out of keeping to the adjoining neighbouring property. Whilst sufficient amenity and parking space may have been maintained, the removal of an outside access to the rear garden will detrimentally affect the amenity of any future occupants of the property. Finally, as outlined above, there would also be a significant adverse impact in the amenity of the neighbouring properties.  
Proposed: Cllr Hames, seconded Cllr Lo-vel (majority in favour)

- ii) **1/0351/2023/FUL** Applicant: Ape Industries Co Ltd  
Location: The Small Bar, 32 Nelson Road, Westward Ho!  
**Response date: 27<sup>th</sup> May 2023**  
Proposal: Change of Use from bar (Sui Generis) to Surf Shop (Class E)  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Hames, seconded: Cllr Singh (all in favour).
- iii) **1/0384/2023/FUL** Applicant: A Bowden  
Location: Mahana, Hilltop Road, Bideford.  
**Response date: 28<sup>th</sup> May 2023**  
Proposal: Extension and alterations to existing dwelling.  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Mrs Hodson, seconded: Cllr Singh (all in favour).
- iv) **1/0345/2023/FUL** Applicant: D Taylor  
Location: Hut 12, Merley Road, Westward Ho!  
**Response date: 3<sup>rd</sup> June 2023**  
Proposal: Erection of replacement beach hut and picket fence.  
It was **resolved** to recommend the proposal be refused on the grounds that:  
The proposal as submitted was for a summerhouse rather than a beach hut, thus was out of keeping with the other huts long the promenade. A summerhouse was not consider robust enough for the location.  
  
The large panes of glass, albeit planned to be safety glass, would not comply with the concepts of designing out crime, allowing the contents to be visible.  
Similarly the large panes of glass could suffer the effects of the weather and break as large pebbles are often thrown against the huts along the promenade, indeed this hut is proposed because the one there previously was damaged by a storm.  
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (majority in favour).
- v) **1/0417/2023/LBC** Applicant: J Gosbee  
Location: 32 Market Street, Appledore  
**Response date: 9<sup>th</sup> June 2023**  
Proposal: Regularisation of repair and refurbishments works to property.  
The committee heard from S Chappell, the conservation Officer at Torridge district Council, who presented the background and detail to this proposal.  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).

- vi) **1/0423/2023/FUH** Applicant: K Cole  
Location: 28 Amyas Way, Northam  
**Response date: 9<sup>th</sup> June 2023**  
Proposal: Conversion of existing garage to living accommodation  
It was **resolved** to recommend the proposal be approved.  
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).

### **2305/0039 Torridge District Council Planning Decisions**

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

- i) 1/0189/2023/FUH  
Proposal: Erection of extension, alterations to entrance and replacement of flat roof with pitched roof.  
Location: Bryn Glas, Cluden Road, Northam  
(Northam recommended approval)
- ii) 1/0192/2023/FUH  
Proposal: Erection of single storey rear extension and raised decking  
Location: 19 Western Avenue, Appledore, Bideford  
(Northam recommended approval)
- iii) 1/0193/2023/FUH  
Proposal: Demolition of conservatory and erection of two storey extension and balcony.  
Location: Lakenham Rest, Lakenham Hill, Northam  
(Northam recommended approval)
- iv) 1/0202/2023/FUL  
Proposal: Erection of replacement dwelling with associated works.  
Location: Holmleigh, Golf Links Road, Westward Ho!  
(Northam recommended approval)
- v) 1/0252/2023/FUL  
Proposal: Off road parking area  
Location: 11 Polywell, Appledore  
(Northam recommended approval)
- vi) 1/0258/2023/LBC & 1/0257/2023/FUL  
Proposal: Internal alterations and refurbishment with single storey rear extension  
Location: 17 The Quay, Appledore  
(Northam recommended approval)
- vii) 1/0246/2023/FUL  
Proposal: Erection of single storey extensions, internal and external alterations and landscaping works including solar panels  
Location: Anchorage, 37 Windmill Lane, Northam  
(Northam recommended approval)

**2305/0040 Torridge District Council Planning Decisions**

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

- i) 1/0001/2023/FUL  
 Proposal: Erection of 2no. detached dwellings with associated parking and landscaping and the provision of 4no. car parking spaces to serve Culloden House (revised plans)  
 Location: Land At Culloden House, Fosketh Hill, Westward Ho!  
 (Northam recommended refusal)
- ii) 1/1094/2022/FUL  
 Proposal: Proposed replacement windows  
 Location: 10 Odun Terrace, Appledore  
 (Northam recommended approval)

**2305/0041 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) 1/0018/2021/NMAT  
 Proposal: Non-material amendment to planning approval 1/0076/2020/REMM - amendment to approved plans and amendment of wording to Condition 6  
 Location: Daddon Hill Farm, Daddon Hill, Northam  
 (Northam did not make any recommendation)

There being no further business the meeting closed at 7:55pm

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