

Northam Town Council – Minutes of the Planning Meeting held 16th March 2023 at 7.15pm in the Council Chamber, Windmill Lane, Northam.

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

In attendance: Guy Langton – Deputy Town Clerk
Tina Tucker – Admin Officer
One member of the public.

2303/999

Apologies

Apologies were recorded on behalf of Cllr Newman-McKie.

2303/1000

Chairmans Announcements:

The Chairman made no announcements.

2303/1001

To agree the agenda as published

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

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

2303/1002

Declarations of interest:

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

2303/1003

To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 2nd March 2023.

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

2303/1004

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.

The member of the public did not wish to address the committee.

2303/1005

To consider the information received at the meeting held on 16th March 2023 regarding plans for the development of Richmond Dock.

The committee discussed the proposal that had been put before them in the meeting earlier that evening, feeling that the current proposal could divide opinion in the light of the pre-application advice the developer had received from Historic England.

It was noted that there would be a further public meeting as the plans developed.

2303/1006

Torrige District Council Planning Applications:

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

i)

1/0101/2023/FUH

Applicant: James

Location: 35 Amyas Way, Northam

Response date: 17th March 2023

Proposal: Erection of first floor extension over existing garage

It was **resolved** to recommend the proposal be approved.

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

- ii) **1/0652/2022/FUL** Applicant: Morris
Location: Land At Pitt Hill, Appledore
Response date: 10th March 2023 (extension requested)
Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping (Amended plans and additional information)
Cllr Hames reported that he had called the proposal in to the Torridge District Council Plans Committee.
It was **resolved** to recommend the proposal be approved but that the following comments be reported to the planning officer.
The width of the planned shared use cycle way and pavement to the northern end of the development was not clear. The path ends in a gate, it was not clear if the gate would be of a design that enabled cyclists or those with mobility issues to make full use of the path. Nor was it clear the path would be delivered as a route connecting to Pitt Hill as it entered land outside the ownership of the developer on its route to the Pitt Hill.
No low-level lighting was indicated, especially along the shared-use path, raising safety concerns for users.
The housing mix had been amended. There was no clearly detailed evidence provided to substantiate this change. The affordable housing had been concentrated at one end of the development, rather than scattering it throughout.
Finally, the council did not consider that the amendments addressed the concerns it raised in its previous comment.
Proposed: Cllr Davis, Seconded: Cllr Hames (all in favour).
- iii) **1/0166/2023/FUL** Applicant: Samuel
Location: Pig On The Hill, Westward Ho!
Response date: 16th March 2023
Proposal: Erection of 8 holiday lodges, replacement manager's dwelling and associated works
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Tisdale, Seconded: Cllr Miss Manley (majority in favour).
- Cllr Tisdale left the meeting at this juncture.*
- iv) **1/0189/2023/FUH** Applicant: Jones
Location: Bryn Glas, Cluden Road, Northam
Response date: 24th March 2023
Proposal: Erection of extension, alterations to entrance and replacement of flat roof with pitched roof.
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Miss Manley, Seconded: Cllr Davis (all in favour).
- v) **1/0192/2023/FUL** Applicant: Pettini
Location: 19 Western Avenue, Appledore
Response date: 24th March 2023
Proposal: Erection of single storey rear extension and raised decking
It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Tisdale, Seconded: Cllr Mrs Hodson (majority in favour).

- vi) **1/0193/2023/FUH** Applicant: May
Location: Lakenham Rest, Lakenham Hill, Northam
Response date: 25th March 2023
Proposal: Demolition of conservatory and erection of two storey extension and balcony.

It was **resolved** to recommend the proposal be approved.
Proposed: Cllr Laws, Seconded: Cllr Sargent (majority in favour).

2303/1007 Torridge District Council Planning Decisions

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

- i) **1/0012/2023/FUL**
Proposal: Erection of extension and alterations to create first floor and detached garage
Location: 5 Fairway, Appledore
(Northam recommended this proposal be granted permission)

There being no further business the meeting closed at 8:02pm

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

