

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

Present: Cllrs Bach (Chairman), Mrs Hodson, Leather, Lo-Vel and Singh (three vacancies).

In attendance: One member of the public
G Langton – Deputy Town Clerk.

2307/207 Apologies

Cllr Bruins submitted his apologies, which were noted.

2307/208 Chairman's Announcements:

The Chair invited Cllr Hodson to address the committee. Cllr Hodson reported that having discussed the significant changes to proposal 1/0341/2023/FUL (at 99 Atlantic Way, Westward Ho!) with the planning officer at Torridge District Council, there were no planning reasons to call the matter in to be considered by the Plans Committee at Torridge District Council.

2307/209 To agree the agenda as published.

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

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

2307/210 Declarations of interest:

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

Cllr Singh entered the meeting at this juncture (6:35pm)

2307/211 To confirm and sign previous planning committee meeting minutes.

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 6th July 2023.

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

2307/212 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.

2307/213 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:

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i) 1/0308/2023/FUL

Applicant: Surf Bay Leisure

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)

Location: Surf Bay Leisure, Surf Bay Holiday Park, Golf Links Road, Westward Ho!

Response date: **28th July 2023** (extended from 3rd July 2023)

It was **resolved** to recommend the proposal be granted permission, subject to South West Water being satisfied with the plans for surface water drainage.

Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (majority in favour).

- ii) **1/0600/2023/FUL** Applicant: Brend
Proposal: Erection of an orangery.
Location: 6 Pines Close, Westward Ho!
Response date: 29th July 2023
It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).
- iii) **1/0608/2023/FUL** Applicant: Smith & Reis
Proposal: Removal and creation of new roof extension to create a third floor and the addition of a balcony to dwelling and ground floor home office including hard and soft landscaping (Affecting a Public Right of Way) - Amened Red Edge and Description
Location: Tree Tops, Durrant Lane, Northam
Response date: 29th July 2023
It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (majority in favour).
- iv) **1/0635/2023/FULM** Applicant: NG Properties SW Ltd
Proposal: Residential development of 138 dwellings consisting of 120 houses, 14 bungalows and 4 flats along with an allotment site, public open space and associated infrastructure (Variation of condition 2 of 1/0490/2020/FULM) (Amended site layout and house types)
Location: Land Between Tadworthy Road And Golf Links Road, Westward Ho!
Response date: 3rd August 2023
It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).
- v) **1/0637/2023/FUL** Applicant: Ashton
Proposal: Reserved matters application for Appearance, Landscaping, Layout, Access and Scale pursuant to planning approval 1/0123/2023/OUT (Re-submission of 1/0798/2022/REM) (Variation of condition 1 of planning approval 1/1249/2022/REM)
Location: Land At Rowena, Kingsley Road, Westward Ho!
Response date: 3rd August 2023
Cllr Hames proposed recommending the plans be refused permission on the grounds that the development would have detrimental effect on the street scene and the setting of an unlisted heritage asset, there was no seconder and the motion fell.
It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Leather, Seconded: Cllr Singh (majority in favour).
- vi) **1/0616/2023/FUL** Applicant: Brant
Proposal: Single storey extension
Location: 543 Kingsley Park, Westward Ho!
Response date: 6th August 2023
It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).
- vii) **1/0586/2023/OUT** Applicant: Davies
Proposal: Outline application with all matters reserved for 1no. dwelling
Location: Breakers View, Park Avenue, Westward Ho!
Response date: 7th August 2023
It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (all in favour).

- viii) **1/0619/2023/FUL** Applicant: Maxika Homes
 Proposal: Erection of two detached dwellings with associated parking and landscaping and the provision of 4 no. car parking spaces to serve Culloden House (resubmission of 1/0001/2023/FUL)
 Location: Land At Culloden House, Fosketh Hill, Westward Ho!
Response date: 7th August 2023
 It was **resolved** to recommend the proposal be granted permission.
 Proposed: Cllr leather, Seconded: Cllr Mrs Hodson (all in favour).
- xi) **1/0644/2023/FUL** Applicant: South
 Proposal: Alterations including east side extension (Re-submission of 1/0228/2022/FUL) (Variation of condition 2 of Planning Approval 1/1221/2022/FUL) - Plans Schedule
 Location: 19 Dudley Way, Westward Ho!
Response date: 10th August 2023
 It was **resolved** to recommend the proposal be granted permission.
 Proposed: Cllr Hames, Seconded: Cllr Mrs Hodson (all in favour).
- x) **1/0662/2023/FUL** Applicant: Todd
 Proposal: Alterations to front and rear, including new roof and adjoining balcony
 Location: 27 Windmill Lane, Northam
Response date: 11th August 2023
 Cllr Hames proposed recommending the plans be refused permission on the grounds that the scale of the proposed building was on a scale that was out of keeping and would have a detrimental effect on the street scene, there was no seconder and the motion fell.
 It was **resolved** to recommend the proposal be granted permission.
 Proposed: Cllr Leather, Seconded: Cllr Mrs Hodson (majority in favour).
- xi) **1/0668/2023/FUL** Applicant: Packard
 Proposal: Single-storey porch extension, single-storey rear extension, installation of 2 no. dormers, alterations to existing parking and associated landscaping
 Location: 21 Clevelands Park, Northam
Response date: 11th August 2023
 It was **resolved** to recommend the proposal be granted permission.
 Proposed: Cllr Hames, Seconded: Cllr Leather (all in favour).

2307/214 **Torrige District Council Planning Decisions**

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

- i) **1/0652/2022/FULM**
 Proposal: Residential development comprising the construction of 27 dwellings with associated access, estate roads, infrastructure, open space and landscaping (Amended plans and additional information)
 Location: Land At Pitt Hill, Appledore
 (Northam recommended that this proposal be granted permission)
- ii) **1/0880/2021/FULM**
 Proposal: Erection of 117 dwellings and associated works including site access
 Location: Land To The West Of Buckleigh Road, Westward Ho!
 (Northam recommended that this proposal be refused permission)

- iii) 1/0427/2023/LBC & 1/0428/2023/FUL
Proposal: Reconstruction of chimney stack
Location: 15 Myrtle Street, Appledore
(Northam recommended that this proposal be granted permission)
- iv) 1/0460/2023/FUL
Proposal: Extension replacing existing conservatory glazing and internal alterations
Location: Wood End House, Mount Raleigh Avenue, Bideford
(Northam recommended that this proposal be granted permission)
- v) 1/0402/2023/FUL
Proposal: Change of use to a portion of garden to provide stationing for one touring caravan, for holiday let usage
Location: 18 Kenwith Road, Bideford
(Northam recommended that this proposal be granted permission)
- vi) 1/0410/2023/FUL
Proposal: Change of use from Sui Generis to C3
Location: Yeoldon House Hotel, Durrant Lane, Northam
(Northam recommended that this proposal be granted permission)
- vii) 1/0391/2023/FUL
Proposal: Erection of detached garage and raised terrace.
Location: Yeoldon House Hotel, Durrant Lane, Northam
(Northam recommended that this proposal be granted permission)
- viii) 1/0501/2023/FUL
Proposal: Extension and alterations to existing dwelling.
Location: 17 Beach Road, Westward Ho!
(Northam recommended that this proposal be granted permission)
- ix) 1/0489/2023/FUL
Proposal: Roof replacement and external and internal alterations.
Location: Cross House, Fore Street, Northam
(Northam recommended that this proposal be granted permission)
- x) 1/0262/2023/OUT
Proposal: Outline application with some matters reserved (access, layout and scale) for the erection of 1 no. dwelling
Location: Orchard Hill House, Orchard Hill, Bideford
(Northam recommended that this proposal be granted permission)
- xi) 1/0393/2023/FUL
Proposal: Erection of single storey rear and side extension and installation of 4no. dormers to first floor.
Location: St Judes, Golf Links Road, Westward Ho!
(Northam recommended that this proposal be granted permission)

2307/215 Torridge District Council Planning Decisions

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

- i) None were advised.

2307/216 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) None were advised.

There being no further business the meeting closed at 7:45pm

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

DRAFT