

**Northam Town Council – Minutes of the Planning Meeting held 11<sup>th</sup> January 2024 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

**Present:** Cllrs Bach (Chair), Brading, Hames, Hodson, Leather, Lo-Vel and Singh.

**In attendance:** G Langton – Deputy Town Clerk  
Four members of the public

**2401/640 Apologies**

Apologies were received from Cllr Bruins.

**2401/641 Chair's Announcements:**

The Chair welcomed all attending to the first committee of 2024, wishing all a happy and healthy New Year.

Cllr Hames asked if a list of applicable S106 allocations could be presented to a future meeting of the committee.

**Action point: Office to collate a list of available S106 agreements.**

**2401/642 To agree the agenda as published.**

It was **resolved** to agree the agenda as published, though consideration of the proposal at minute 2401/646 (v) (1/1252/2023/FUL) would be first.

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

**2401/643 Declarations of interest:**

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

**2401/644 To confirm and sign the minutes of the planning meeting held 30<sup>th</sup> November 2023.**

It was **resolved** to confirm and sign the minutes of the Planning Committee Meeting held 30<sup>th</sup> November 2023. The minutes were signed at the meeting

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

**2401/645 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 noting her objections to the proposal at 51 Atlantic Way (1/1252/2023/FUL), which represented a significant departure from the plans as approved (1/0172/2022/FUL). The eventual ridge height of the property would be significantly higher, resulting in an over-bearing building with properties that overlooked the neighbours.

A second member of the public stated that elderly neighbours close to the proposal (at numbers 42 and 53 Atlantic Way) would like their support for the objections noted but were not able to attend the meeting. Her husband had submitted a written statement to the Chair of the committee, which was read out by Cllr Bach. The statement noted his objections to the proposal (1/1252/2023/FUL), which were that the developer had ignored the requirements of the previous permission (1/0172/2022/FUL) from the start of the build, which should have been stopped and a variation or new proposal be submitted sooner. The way it had been done appeared to flout the planning system.

**2401/646 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:

- v) **1/1252/2023/FUL** Applicant: Majic Property (Two) Ltd  
Proposal: Demolition of existing dwelling and erection of 3 dwellings (Variation of condition 2 of planning approval 1/0172/2022/FUL)  
Location: Site Of 51, Atlantic Way, Westward Ho!,  
**Response date: 13<sup>th</sup> January 2024**  
The committee considered the proposal.

It was **resolved** to suspend standing orders to allow members of the public to answer questions and address the committee.

Proposed: Cllr Bach, Seconded: Cllr Brading (all in favour)

One member of the public (the developer) addressed the committee, confirming that the ridge height would increase by 654mm. This was caused by the requirement to raise the base floor height so the properties could be connected to the main drainage system.

A second member of the public asked the committee how the developer had been allowed to progress the build as far as they had? The Deputy Town Clerk advised she address her questions to the District Council.

It was **resolved** to reinstate standing orders.

Proposed: Cllr Bach, Seconded: Cllr Brading (all in favour)

Cllr Singh proposed that refusal of permission was recommended by the committee. Cllr Hodson noted the planning considerations that the application could be considered to be in contravention of.

It was **resolved** to recommend the proposal be refused permission on the grounds that it represented over development of the site, the resulting building would be overbearing and have a detrimental effect on the street scene. The windows to the east and west elevations and the balconies on the northern elevation would overlook and therefore have a detrimental effect on the privacy enjoyed by neighbouring properties. The increased height of the building would mean the upper floor could overlook the properties to the north, similarly affecting the occupiers' privacy.

Proposed: Cllr Singh, Seconded: Cllr Lo-Vel (all in favour)

- i) **1/1154/2023/FUL** Applicant: Mr & Mrs Ryan  
Proposal: Use of property as a single dwelling with alterations and extensions  
Location: Orchard Hill Hotel, Orchard Hill  
**Response date: 6<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**  
Cllr Hodson declared that relatives owned the adjacent property, which shared access with Orchard Hill Hotel and thus would refrain from discussing the proposal and abstain in any vote.

Cllr Leather proposed and it was seconded by Cllr Brading that the proposal be recommended for approval, subject to any issues with overlooking being resolved. There were two votes for and four votes against. The proposal fell.

It was **resolved** to recommend the proposal be refused permission on the grounds that it would have a significant impact on a non-listed heritage asset. Further, the balcony over the garage extension would overlook and therefore affect the amenity of neighbouring priorities, reducing the privacy they currently enjoy.

Proposed: Cllr Hames, Seconded: Cllr Lo-Vel (majority in favour)

- ii) **1/1230/2023/LBC** and **1/1229/2023/FUL** Applicant: North Devon Maritime Museum  
Proposal: Demolition of existing Interpretation Centre and erection of Heritage Boat House building  
Location: North Devon Maritime Museum, Odun House, Odun Road  
**Response date: 6<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour)
- iii) **1/1235/2023/FUL** Applicant: Mr Adams - LJ Developments  
Proposal: Variation of condition 2 of planning approval 1/0460/2020/FUL (Plans schedule)  
Condition Number(s): 2  
Conditions(s) Removal:  
Revise design and layout  
Location: Land At Grid Reference 244149 127690, Raleigh Hill  
**Response date: 7<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**  
It was **resolved** to recommend the proposal be refused permission on the grounds that it would have significant adverse impact on the open countryside.  
Proposed: Cllr Hames, Seconded: Cllr Brading (majority in favour)
- iv) **1/1244/2023/FUL** Applicant: Mr and Mrs Steer  
Proposal: Removal of existing chimney, construction of new chimney. Replacing concrete tiles with natural slates and insertion of rooflights  
Location: 42 Bude Street, Appledore  
**Response date: 11<sup>th</sup> January 2024 (extension granted to the 12<sup>th</sup> January 2024)**  
It was **resolved** to recommend the proposal be granted permission.  
Proposed: Cllr Brading, Seconded: Cllr Leather (all in favour)
- vi) **1/1254/2023/FUL** Applicant: Braddicks Leisure Ltd  
Proposal: Variation of condition 1 of planning approval 1/0126/2023/FUL (Plans schedule)  
Location: The Fairway Buoy, Golf Links Road,  
**Response date: 13<sup>th</sup> January 2024**  
It was **resolved** to recommend the proposal for approval.  
Proposed: Cllr Hodson, Seconded: Cllr Singh (all in favour)
- vii) **1/1256/2023/FUL** Applicant: Mr and Mrs Holloway  
Proposal: Erection of a single storey extension  
Location: 24 J. H. Taylor Drive, Northam  
**Response date: 14<sup>th</sup> January 2024**  
It was **resolved** to recommend the proposal for approval.  
Proposed: Cllr Hames, Seconded: Cllr Brading (all in favour)

viii) **1/1083/2023/FUL re-consultation**

Applicant: Mr Burchill

Proposal: Construction of self-contained holiday let and creation of pedestrian access gateway

Location: Cluden Lodge, Cluden Road, Northam

**Response date: 16<sup>th</sup> January 2024**

It was **resolved** to recommend the proposal be refused permission. The amendments submitted had not addressed the concerns of the council and therefore the original reasons were to be resubmitted, as follows:

The proposal was for a structure whose design and style of build was out of keeping for the area.

There was insufficient parking on site for both the dwelling and the holiday let. The allocated space for the proposed holiday let was at significant distance from that buildings location.

The proposed pedestrian access to Chope Road would result in those staying at the holiday let parking on that road, closer to the building. The resulting increase in parking would cause problems for the traffic passing on Chope Road.

Proposed: Cllr Brading, Seconded: Cllr Hames (majority in favour)

ix) **1/1164/2023/FUL**

Applicant: Mr Bath

Proposal: Create off road parking in existing front garden

Location: 26 Atlantic Way, Westward Ho!,

**Response date: 26<sup>th</sup> January 2024**

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

Proposed: Cllr Brading, Seconded: Cllr Hodson (all in favour)

**2401/647 Torridge District Council Planning Decisions**

Torridge District Council, the determining Authority, has **granted permission** for the following applications with conditions as filed:

i) **1/1056/2023/FUL**

Proposal: Removal of the existing roof and the construction of a flat parapet roof and an extension, incorporating a larger garage, a garden room and a balcony

Location: 88 Bay View Road, Northam  
(Northam recommended that this proposal be granted permission)

ii) **1/1076/2023/FUL**

Proposal: Replacement of conservatory with orangery style extension, extension of cottage, installation of a link between existing house and cottage, replacement doors and internal alterations

Location: Garth, Diddywell Road, Appledore  
(Northam recommended that this proposal be granted permission)

iii) **1/0962/2023/FUL**

Proposal: Replacement dwelling

Location: 19 Dudley Way, Westward Ho!  
(Northam recommended that this proposal be refused permission)

iv) **1/1116/2023/FUL**

Proposal: Erection of detached garage with storage over

Location: Glen House, Orchard Hill, Bideford  
(Northam recommended that this proposal be granted permission)

**2401/648 Torridge District Council Planning Decisions**

Torridge District Council, the determining Authority, has notified the Council that the following applications have been **refused** permission:

i) **1/1027/2023/FUL**

Proposal: Proposed flats and associated parking (Variation of condition 2 of planning permission 1/0831/2017/FUL) (Variation of Condition 2 of planning approval 1/0618/2019/FUL)

Location: The Pines, 76 Atlantic Way, Westward Ho!  
(Northam recommended that this proposal be granted permission)

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

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