

Northam Town Council – Minutes of the Planning Meeting held 1st February 2024 at 6.30pm in the Council Chamber, Windmill Lane, Northam.

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

In attendance: Mrs J Mills – Town Clerk

2402/724 **Apologies**
All present.

2402/725 **Chair's Announcements:**
The Chair advised that items 7, vi and vii may be deferred due to insufficient time for members of the public to consider them.
He also advised he had been looking at the documents received from TDC on enforcement, which made interesting reading. He has also called in the application for 51 Atlantic Way

2402/726 **To agree the agenda as published**
It was **resolved** to agree the agenda as published
Proposed Cllr Hodson, Seconded Cllr Bruins, (All in favour)

2402/727 **Declarations of interest:**
Members were reminded that all interests should be declared prior to the item being discussed.

2402/728 **To confirm and sign the minutes of the Planning Meeting held 11th January 2024**
It was **resolved** to confirm and sign the minutes of the Planning Meeting held 11th January 2024
Proposed Cllr Leather, Seconded Cllr Brading (All in favour)

2402/729 **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.

2402/730 **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) 1/0002/2024/FUL Applicant: Mr & Mrs Rogers & Hellyer
Proposal: Erection of a first floor extension
Location: 52 Taylor Crescent, Westward Ho!
Response date: 29th January 2024 (extension granted to the 5th February 2024)
It was **resolved** to recommend approval, subject to consideration being given to all neighbouring properties during the construction work to ensure access to other properties is reasonably maintained.
Proposed Cllr Hodson, Seconded Cllr Brading, (All in favour)

- ii) 1/0016/2024/FUH Applicant: Mr James Corry
 Proposal: Retrospective erection of games room
 Location: 4 Boulevard Way, Westward Ho!
Response date: 1st February 2024 (extension granted to the 5th February 2024)
 It was **resolved** to recommend approval.
 Proposed Cllr Hodson, Seconded Cllr Bruins, (All in favour)
- iii) 1/1153/2023/FUL (Re-consultation) Applicant: Mr M Ashton
 Proposal: Change of use of ancillary annex to dwelling (Affecting a Public Right of Way)
 Location: Flagstaff House, Lower Cleave, Northam, Bideford
Response date: 8th February 2024
 It was **resolved** to recommend refusal on the same grounds as previously.
 (Northam Town Council resolved to recommend the proposal for refusal on the grounds that by changing the status from an annexe to the neighbouring building to a separate dwelling, it is an overdevelopment of what is already a cramped site compounded by the possibility that both buildings could be permanently occupied)
 Proposed Cllr Hodson, Seconded Cllr Brading, (Majority in favour, one abstention and one vote against)
- iv) 1/0025/2024/FUL Applicant: Maxika Homes
 Proposal: Change of use of lower ground floor flat from holiday let to C3 residential use
 Location: Culloden House, Fosceth Hill, Westward Ho!
Response date: 10th February 2024
 It was **resolved** to recommend refusal, on the grounds that it was considered a poorly designed layout of the accommodation, with limited natural light in the principal rooms. Also, no identified amenity space.
 Proposed Cllr Leather, Seconded Cllr Bruins, (Majority in favour one abstention and one vote against)
- v) 1/0042/2024/OUT Applicant: Mr Barritt
 Proposal: Outline application with all matters reserved for 1no. dwelling
 Location: Breakers View, Park Avenue, Westward Ho!
Response date: 12th February 2024
 It was **resolved** to recommend approval.
 Proposed Cllr Leather, Seconded Cllr Hodson, (Majority in favour two votes against)
- vi) 1/0044/2024/FUL Applicant: Mr Warwick
 Proposal: External alterations including new roof and re-slating of existing duo-pitched roof, roof lights and windows, window alterations, front door and internal alterations
 Location: 2 Pitt Court, Appledore
Response date: 16th February 2024
 It was **resolved** to defer this item to enable comments from the public
 Proposed Cllr Hames, Seconded Cllr Hodson, (Majority in favour, one abstention)
- vii) 1/0033/2024/OUT Applicant: Mr Burgess
 Proposal: Outline application for 2no. dwellings with all matters reserved (Resubmission of 1/1095/2018/OUT)
 Location: Witten Lodge, Heywood Road, Northam
Response date: 16th February 2024
 It was proposed by Cllr Hames to defer this item, there was no seconder, the motion failed.
 It was **resolved** to recommend approval.
 Proposed Cllr Leather, Seconded Cllr Brading, (Majority in favour, two abstentions, one vote Against)

2402/731

Members agreed to note the Torridge District Council Planning Decisions

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

- i) **1/1028/2023/FUL**
Proposal: Proposed internal alterations and first floor extension
Location: Mischief Cottage, Golf Links Road, Westward Ho!
(Northam recommended that this proposal be granted permission)
- ii) **1/1156/2023/FUH**
Proposal: Erection of porch to front elevation & conversion of garage to provide additional habitable accommodation
Location: 8 Ridgeway Drive, Westward Ho!
(Northam recommended that this proposal be granted permission)
- iii) **1/1206/2023/FUL**
Proposal: Raising of roof to create second floor, and alterations to dwelling and associated works
Location: 26 Riverside Court, Bideford
(Northam Town Council noted this proposal and resolved to not submit any further comments)
- iv) **1/1239/2023/DEM**
Proposal: Removal of all remaining buildings & partial structures and boundary wall to New Quay Street
Location: Torridge District Council, Middle Dock, New Quay Street, Appledore
(Not presented by the Planning Authority for consultation with Northam Town Council)
- v) **1/1161/2023/FUL**
Proposal: Part retrospective application for regularisation of rear decking and fenestration alterations and proposed front porch
Location: 43 Nelson Road, Westward Ho!
(Northam Town Council resolved to recommend the proposal be refused permission)
- vi) **1/1254/2023/FUL**
Proposal: Variation of condition 1 of planning approval 1/0126/2023/FUL (Plans schedule)
Location: The Fairway Buoy, Golf Links Road, Westward Ho!
(Northam recommended that this proposal be granted permission)

2402/732

Members agreed to note Torridge District Council Planning Appeals

Torridge District Council, the determining Authority, has notified the Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission

- i) Appeal Reference: APP/W1145/D/24/3336373
 Appeal Start Date: 23rd October 2023
 Interested Party comments by: Not yet available
 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) - Amended Red Edge and Description
 Location: Tree Tops, Durrant Lane, Northam, Bideford
 Appeal Initial Notification 1/0608/2023/FUL

There being no further business the meeting closed at 7.40pm

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