**Minutes** **Page 198**

**Northam Town Council – Minutes of the Planning Meeting held 22nd February 2024 at 6.30pm in the Council Chamber, Windmill Lane, Northam.**

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

**In attendance:** Guy Langton – Deputy Town Clerk.

**2402/756 Apologies**

Cllr Singh tendered his apologies.

**2402/757 Chair’s Announcements**

The Mayor, Cllr Hames, announced that Bideford Town and Torridge District Councillor Peter Christie had passed away peacefully at Fremington Manor. Cllr Christie had been an active and important member of Local Government, having served on the District Planning committee for many years and serving as Bideford Town Mayor. The Committee noted its sadness at hearing the news.

Cllr Bach announced that he had withdrawn his call-in for the development at 51 Atlantic Way, having received advice from the Planning Manager that the proposal would be refused.

**2402/758 To agree the agenda as published**

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

Proposed Cllr Brading, Seconded Cllr Lo-Vel (All in favour)

**2402/759 Declarations of interest:**

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

**2402/760 To confirm and sign the minutes of the Planning Meeting held 1st February 2024**

It was **resolved to** confirm and sign the minutes of the Planning Meeting held 1st February 2024.

Proposed Cllr Hames, Seconded Cllr Hodson (All in favour)

**2402/761 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.*

**2402/762 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) **1/0044/2024/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

It was **resolved** to recommend that the proposal be granted permission.

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

**Page 199**

ii) **1/0068/2024/FUL** Applicant: Mrs Balkwill

Proposal: Raising roof and insertion of dormers, demolition of garage and erection of extension (annex) and alterations

Location: 33 Windmill Lane, Northam

It was **resolved** to recommend that the proposal be granted permission.

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

iii) **1/0062/2024/FUL** Applicant: Mr Guest

Proposal: Installation of swimming pool to rear garden, modifications to existing garage/workshop to create pool changing and shower room, alterations to existing front porch, creation of patio areas and associated external works

Location: Highlea , First Raleigh,

It was **resolved** to recommend that the proposal be granted permission but the Council would like a condition applied. The Council considers the proposal does not meet the requirement for a net gain in biodiversity and therefore expects the applicant to replace the trees, shrubs and hedgerow removed with a greater number of semi-mature trees and shrubs with a commitment to maintain for a period of at least three years.

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

iv) **1/0090/2024/FUL** Applicant: Mr Smith

Proposal: Replacement flat roof

Location: 10 Tors View, Westward Ho

It was **resolved** to recommend that the proposal be granted permission.

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

v) **1/0111/2024/FUL** Applicant: Mr and Mrs Street

Proposal: Two storey side extension and single storey rear extension

Location: 88 J. H. Taylor Drive, Northam

It was **resolved** to recommend that the proposal be granted permission.

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

**2402/763 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) 1/1083/2023/FUL

Proposal: Construction of self-contained holiday let

Location: Cluden Lodge, Cluden Road, Northam

(Northam Town Council recommended the proposal be refused permission)

ii) 1/1055/2023/FUL

Proposal: Alterations to access, single storey rear extension and increase in roof height to form additional accommodation with dormers

Location: 5 Northdene, Bideford

(Northam Town Council recommended the proposal be refused permission)

iii) 1/1256/2023/FUL

Proposal: Erection of a single storey extension

Location: 24 J. H. Taylor Drive, Northam

(Northam Town Council recommended the proposal be granted permission)

**Page 200**

iv) 1/1153/2023/FUL

Proposal: Change of use of ancillary annex to dwelling (Affecting a Public Right of Way)

Location: Flagstaff House, Lower Cleave, Northam

(Northam Town Council recommended the proposal be refused permission)

v) 1/1244/2023/FUL

Proposal: Removal of existing chimney, construction of new chimney. Replacing concrete tiles with natural slates and insertion of rooflights

Location: 42 Bude Street, Appledore

(Northam Town Council recommended the proposal be granted permission)

**2402/764 Members agreed to note the Torridge District Council Planning Decisions** Torridge District Council, the determining Authority, has notified the Council that the following applications have been **withdrawn**:

i) 1/1065/2023/FUL

Proposal: Erection of 1no. dwelling to include access and drainage arrangements (Variation of condition 2 of planning approval 1/0248/2023/FUL)

Location: Land At Grid Reference 244396 129269, Tadworthy Road, Northam

(Northam Town Council recommended the proposal be refused permission)

**2402/765 To receive Section 106 report from Torridge District Council regarding developer contributions in the Parish of Northam.**

The reports were received, noting the density of the information contained. Further consideration was deferred to a future meeting of the committee.

**Action point: Re-present the information in a less dense way.**

**Action point: Ask Torridge District Council what funds have already been earmarked.**

**Action point: Include the matter on a future agenda.**

There being no further business the meeting closed at 7.55pm

Signed………………………………………………..Dated……………………………………………….