

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
8th January 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.

Present: Cllrs Brading, Hames (Chair), Lo-Vel and Newman-McKie

In attendance: Guy Langton, Town Clerk & RFO

- 2501/509 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**
Cllrs Bach and Tait gave their apologies, the reasons for which were approved by the meeting.
- 2501/510 Chair's announcements**
The Town Clerk reported that the Devon Association of Local Councils had published a list of Zoom events that members of the committee may be interested in.
- Heritage Issues and the Planning System:** Designed for councillors and officers wanting a greater understanding of the planning system as it relates to heritage issues.
19 February, 18.30-20.15
- Planning Enforcement, Appeals and Planning obligations:** Designed for all councillors and officers to give all a greater understanding of planning appeals and enforcement as well as S.106 agreements, CIL and other planning obligations.
28 January, 18.30-20.15
- Introduction to Planning:** Designed for both councillors and clerks wanting an overview of the planning system and their council's role within it.
13 February 18:30-20:15
- The details would be circulated to members.
- 2501/511 To receive any dispensations and disclosable pecuniary or other interests**
Members were reminded that all interests must be declared prior to the item being discussed.
- 2501/512 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)
- 2501/513 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 12th December 2024**
It was **resolved** that to approve the minutes of that Planning & Development committee meeting as a true and correct record.
Proposed Cllr Lo-Vel, Seconded Cllr Brading (all in favour).
- 2501/514 Public Participation**
None present at the meeting
- 2501/515 To receive an update following the receipt of the report from the NDP Examiner engaged to undertake a 'health check' of the Northam Neighbourhood Plan**
The Chair reported that the NNP Working Group had considered an examiner's report on the draft Plan, had completed some of the amendments she suggested, including separating the Local Green Spaces from the sports fields within the policy appendices. The Council's mapping provider had been asked to redraw the maps. The owners of the proposed Local Green Spaces had been written to. One reply had been received and the others would be followed up in due course.
There remained work to do to complete the Plan for submission but the Working Group was continuing to progress that work.

Chair's initials



2501/516

Torridge District Council Planning Applications:

Torridge District Council, the Determining Authority, asked for comments from the Town Council on the following Parish planning applications:

i) 1/1043/2024/FUL

Proposal: Extension and alterations to existing dwelling including new garage and driveway (Variation of Condition 2 of Planning Permission 1/0326/2023/FUL)

Location: Fordlands, Heywood Road, Northam

Response date: 30th December 2024 (extension granted until 10th January 2025)

It was **resolved** to recommend that the proposal be refused permission on the grounds that it would have an adverse visual impact on a listed building and affects the amenity of other properties locally.

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

ii) 1/1016/2024/FUL

Proposal: Replacement single storey rear extension

Location: 15 Kimberley Park, Northam

Response date: 2nd January 2025 (extension granted until 10th January 2025)

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

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

iii) 1/1063/2024/FUL

Proposal: Adaptation/replacement of single storey extensions to side/rear of dwelling, enlargement of garage & internal refurbishment works including insertion of roof lights to side elevations

Location: Cedarwood, Lakenham Hill, Northam

Response date: 5th January 2025 (extension granted until 10th January 2025)

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

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

iv) 1/1071/2024/FUL and 1/1072/2024/LBC

Alterations and extension to outbuilding to form ancillary accommodation

Location: Wellesbourne, Limers Lane, Northam

Response date: 13th January 2025

It was **resolved** to recommend that consideration of the proposal be deferred so the Conservation Officer's report could be reviewed.

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

Action point: request an extension to the 31st January 2025.

v) 1/1001/2024/FUL

Replacement outbuildings

Location: 71 Atlantic Way, Westward Ho!

Response date: 16th January 2025

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

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

2501/517

To Note: Torridge District Council Planning Decisions

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

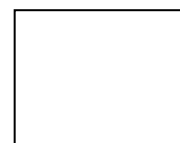
i) 1/0944/2024/FUL

Proposal: Erection of rear extension and internal alterations

Location: Norlow, First Raleigh

(Northam Town Council recommend the proposal be granted permission)

Chair's initials



ii) 1/0898/2024/FUL

Proposal: Part retrospective works and extension to existing outbuilding

Location: Sylvaner, Chircombe Lane, Northam

(Northam Town Council recommend the proposal be granted permission)

iii) 1/0934/2024/FUL

Proposal: Erection of a garage

Location: Adderley House, 135 Bay View Road, Northam

(Northam Town Council recommend the proposal be refused permission)

iv) 1/0961/2024/FUL

Proposal: Demolition of domestic garage and construction of extensions to the side and rear of dwelling, plus internal refurbishment works and landscaping

Location: 3 Swanswood Gardens, Westward Ho!

(Northam Town Council recommend the proposal be granted permission)

2501/518

To Note: Torridge District Council Planning Decisions

Torridge District Council, the determining Authority, had refused permission for the following applications with conditions as filed:

i) 1/0972/2023/OUT

Proposal: Outline application for 1no. dwelling with all matters reserved (Affecting a Public Right of Way)

Location: Land At Grid Reference 244709 127666, Raleigh Hill

(Northam Town Council recommend the proposal be refused permission)

ii) 1/0760/2024/FUL

Proposal: Roof conversion and rear extension

Location: 9 Highfield, Northam

(Northam Town Council recommend the proposal be granted permission)

There being no further business the meeting closed at 7:20pm.

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

Chair's initials

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