

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
30th January 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.

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

In attendance: Tina Tucker – Community Engagement Admin Officer

- 2501/562 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**
 There were none
- 2501/563 Chair’s announcements**
 The Chair reported that he had attended a meeting of the Joint Local Plan Review Committee as a member. The committee discussed the changes to the NPPF and progress in reviewing the Local Plan.
- 2501/564 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.
- 2501/565 To agree the agenda as published**
 It was **resolved** to agree the agenda as published.
 Proposed Cllr Newman-McKie, Seconded Cllr Bach (all in favour)
- 2501/566 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 8th January 2025**
 It was **resolved** that to approve the minutes of that Planning & Development committee meeting as a true and correct record.
 Proposed Cllr Newman-McKie, Seconded Cllr Lo-Vel (Majority in favour with one abstention which was not present at that meeting).
- 2501/567 Public Participation**
 None present at the meeting
- 2501/568 To receive an update on the progress of the Northam Neighbourhood Plan**
 Letters have been sent to owners of the proposed Local Green Spaces, notifying them of the inclusion of the sites in the draft Neighbourhood Plan... The Diocese of Exeter, which owns Rectory Gardens and the Marshford allotments, has objected to inclusion of the former, stating that it is not a public open space. We await the response about the allotment site.
- As a result of further comments from the Health Check Examiner some more changes have been made to policies, including those on affordable housing, design, coalescence, local green spaces, parking and heritage assets.
- The maps have been revised and sent to the designer. The revised text will soon be ready to go to the designer and the aim is to send the draft Plan to Torridge District Council in March.
- 2501/569 To receive and note the December 2024 National Planning Policy Framework, as circulated to TDC Plans Committee members**
 The chair sent a report from Torridge District Council, there is also on their website a response to the national planning framework consultation.
 This was noted.

Chair’s initials

2501/570 To consider making a comment on the Xlinks 1 Limited's application for a development consent order (deadline 13th March 2025)

It was **proposed** that councillors can respond individually to the public consultation and defer to a future meeting.

Proposed Cllr Hames, Seconded Cllr Bach (all in favour)

2501/571 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) 1/0002/2025/FUH

Proposal: Removal of existing lean-to front porch and creation of enclosed front porch

Location: 2 Venton Drive, Westward Ho!

Response date: 31st January 2025

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

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

ii) 1/1060/2024/FUL

Proposal: Change of use of lower ground floor flat from holiday let to residential

Location: Culloden House, Fosketh Hill, Westward Ho!

Response date: 10th February 2025

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

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

ii) 1/0035/2025/FUL

Proposal: Extension to surgery and associated works

Location: Northam Surgery, Bay View Road, Northam, Bideford

Response date: 15th February 2025

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

However, to express concerns about the narrowness of the access presenting a hazard for drivers and pedestrians and whether there will be enough parking provision.

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

2501/572 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) 1/0993/2024/FUL

Proposal: Erection of side extension

Location: 37 Burrough Road, Northam

(Northam Town Council recommend the proposal be granted permission)

ii) 1/0975/2024/FUH

Proposal: Ground floor single storey rear and side extension

Location: 32 Amyas Way, Northam

(Northam Town Council recommend the proposal be granted permission)

iii) 1/0990/2024/FUL

Proposal: Erection of hydrotherapy pool building and associated works

Location: Northam Lodge, Rosehill, Heywood Road

(Northam Town Council recommend the proposal be granted permission)

Chair's initials

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- iv) 1/1022/2024/FUL
 Proposal: Conversion of 4 no. flats to 1 no. dwelling
 Location: Appledore House, Meeting Street, Appledore
 (Northam Town Council recommend that this was noted)

2025/573 To Note: Torridge District Council Planning Decisions

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

- i) 1/0915/2024/FUL
 Proposal: Change of use of ancillary domestic accommodation to 1no. open market dwelling
 Location: The Tree Tops Annexe, 43A Richmond Park, Northam
 (Northam Town Council recommend the proposal be refused permission)

- ii) 1/0970/2024/FUL
 Proposal: Erection of rear extension, roof extension, garage and external works
 Location: 36 Fairlea Crescent, Northam
 (Northam Town Council recommended that the proposal be granted permission.)

- iii) 1/0976/2024/FUL
 Proposal: Retrospective creation of vehicular access, including installation of gates, wall, fence, and hedgebank; the partial removal of the unauthorised boundary wall and fencing; closing of the existing vehicular access; and associated works, including landscaping (Affecting a public right of way)
 Location: River View, Bidna Lane, Northam
 (Northam Town Council recommend the proposal be refused permission.)

There being no further business the meeting closed at 7:10pm.

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

Chair's initials

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