

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
20th February 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.

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

In attendance: Guy Langton (Town Clerk & RFO)

- 2502/616 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**
 Cllr Bach tendered his apologies, the reasons for which were approved by the committee.
- 2502/617 Chair's announcements**
 The Chair reported that the District Council continued to discuss local government devolution, which was an evolving process. No firm proposals were prepared at this stage.
- 2502/618 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.
- 2502/619 To agree the agenda as published**
 It was **resolved** to agree the agenda as published.
 Proposed Cllr Lo-Vel, Seconded Cllr Newman-McKie (all in favour)
- 2502/620 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 30th 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).
- 2502/621 Public Participation**
 None present at the meeting
- 2502/622 To receive an update on the progress of the Northam Neighbourhood Plan**
 The Plan was with the designer. It was expected that the Plan would be ready to be taken to the next stage in March 2025, to malign with the introduction of the revised National Planning Policy Framework.
- 2502/623 To note the information of Tadworthy Road, Northam PROPOSED Prohibition of HGVs over 7.5t Order 5949**
 The Committee noted that pursuant to Devon County Council (Tadworthy Road, Northam) (Prohibition of HGVs over 7.5t) Order 5949, there would be a southbound weight restriction placed upon this road at the junction with Boulevard Way and Atlantic Way. A consultation would run from 20th February until 13th March at Devon County Council. Members would respond individually if they wished to.
- 2502/624 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) **1/0068/2025/FUH**
 Proposal: Rear extension, roof extension creating new first floor and external works including new garage (Resubmission of 1/0970/2024/FUL)
 Location: 36 Fairlea Crescent, Northam
 Response date: 23rd February 2025

Chair's initials

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It was **resolved** that no comments would be submitted.

Proposed: Cllr Newman-McKie; Seconded: Cllr Hames (majority in favour, 1 abstention)

ii) **1/0057/2025/FUL**

Proposal: Erection of double garage and widening of existing access in connection with an existing dwelling

Location: Lower Lodge, Golf Links Road, Westward Ho!

Response date: 24th February 2025

It was **resolved** to recommend that the proposal be refused permission. The Council's objections to the proposal were that:

The planned exit of the driveway was into a public car park, operated by Torridge District Council. The safety of pedestrians walking through the carpark would be adversely affected, especially as the carpark acts as a pedestrian route from the seafront and shopping area to Westward Ho! Park.

The planned exit of the driveway was onto a public car park, which is land held by the District Council, rather than a public highway or private road. It was not clear if permission for this had been sought, or an easement considered as part of this proposal.

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

iii) **1/0076/2025/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)((Plans Schedule))

Location: The Pines, 76 Atlantic Way, Westward Ho!

Response date: 28th February 2025

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

Proposed: Cllr Newman-McKie, Seconded: Cllr Lo-Vel (majority in favour, one abstention)

iv) **1/0085/2025/FUL**

Proposal: Construction and operation of a micro energy storage

Location: Active Torridge, Torridge Pool, Benson Drive, Northam

Response date: 1st March 2025

It was **resolved** to submit the following comment:

The Council noted that the submitted response of the Environmental Protect team at Torridge District Council was that the noise assessment did not take account of the properties within 20m of the proposed battery box in the submitted noise assessment. Further, that team considered that to accurately assess the noise impact, a BS4142 noise assessment was required, which had not been submitted. Northam Town Council considers that without this assessment it is unable to effectively consider the proposal. The Council also noted the comment submitted by a neighbouring property, that indicated the noise levels in the summer, in warmer weather, could be sufficient to disturb those occupying adjacent properties.

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

Chair's initials



v) **1/0101/2025/LA**

Proposal: Proposed refurbishment of dwelling, including a single storey rear extension and raising of the ridge height of the roof to incorporate first floor accommodation

Location: 5 Century Drive, Northam

Response date: 7th March 2025

The variation was noted by the Council. No further comment was made.

vi) **1/0099/2025/FUL**

Proposal: Proposed refurbishment of dwelling, including a single storey rear extension and raising of the ridge height of the roof to incorporate first floor accommodation

Location: 5 Century Drive, Northam

Response date: 7th March 2025

It was **resolved** to submit the following comment:

Northam Town Council considers the proposal, as submitted, to be a missed opportunity to have solar PV installed on the south facing aspect of the roof and therefore does not align with Local Plan policy ST16 (Delivering Renewable Energy and Heat), ST05 (Sustainable Construction of Buildings), ST01 (Principles of Sustainable Development), nor ST02 (Mitigating Climate Change).

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

2502/625**To Note: Torridge District Council Planning Decisions**

It was noted that Torridge District Council, the determining Authority, had **granted** permission for the following applications with conditions as filed:

i) **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

(Northam Town Council recommend the proposal be granted permission)

ii) **1/1016/2024/FUL**

Proposal: Replacement single storey rear extension

Location: 15 Kimberley Park, Northam

(Northam Town Council recommend the proposal be granted permission)

iii) **1/1235/2023/FUL**

Proposal: Variation of condition 2 of planning approval 1/0460/2020/FUL (Plans schedule - Layout and design)

Location: Land To The West Of Hampton Park, Raleigh Hill

(Northam Town Council recommend the proposal be refused permission)

2502/626**To Note: Torridge District Council Planning Decisions**

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

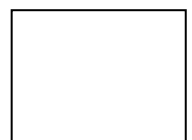
i) **1/0205/2022/OUTM**

Proposal: Outline application for No.36 dwellings, public open space and associated infrastructure with all matters reserved except access

Location: Land At Wooda Road , Pitt Lane, Appledore

(Northam Town Council recommend the proposal be refused permission)

Chair's initials



2502/627 To Note: Torridge District Council Planning Decisions

It was noted that Torridge District Council, the determining Authority, has notified the Council that the following applications had been **withdrawn**:

i) 1/1028/2024/FUL

Proposal: Installation of Air Source Heat Pump

Location: 129 Atlantic Way, Westward Ho!

There being no further business the meeting closed at 7:25pm.

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

Chair's initials

