

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
13th March 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.

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

In attendance: Guy Langton (Town Clerk & RFO)

2503/654 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

All members of the committee were present. There were three vacant seats.

2503/655 Chair's announcements

The Chair noted that the window for X-Links proposals had closed and that Torridge District Members and the Council itself had submitted comments. The committee noted concerns regarding the environmental impact of the proposals and that the planning process was in its early phases.

2503/656 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.

2503/657 To agree the agenda as published

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

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

2503/658 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 20th February 2025

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 Hames (Majority in favour with two abstentions - not present at that meeting).

2503/659 Public Participation

None present at the meeting

2503/660 To receive an update on the progress of the Northam Neighbourhood Plan

The design phase of the Plan had been completed. The Working Group would meet on Thursday 20th March 2025 to consider that design, which would then be presented to this committee and Full Council before proceeding.

2503/661 Appeal Notifications:

Torridge District Council had notified the Town Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission:

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|----|--------------------------------|--|
| i) | Planning Ref: | 1/0760/2024/FUL |
| | Appeal Reference: | APP/W1145/D/25/3361210 |
| | Appeal Start Date: | 5 th March 2025 |
| | Interested Party Comments due: | to be determined |
| | Proposal: | Roof conversion and rear extension |
| | Location: | 9 Highfield, Northam, Bideford, Devon |

The committee **noted** this council's support for the original proposal during the consultation stage of the planning process.

Chair's initials

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- ii) **Planning Ref:** **1/0205/2022/OUTM**
Appeal Reference: [APP/W1145/W/25/3359853](#)
Appeal Start Date: 3rd March 2025
Interested Party Comments due: 7th April 2025
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, Devon

The committee **noted** this council's objections, as posted, to this proposal during the consultation stage of the planning process.

It was **resolved** to write to the Planning Inspectorate to request a public hearing be held as part of the examination of this appeal and that the Chair of committee request the Planning authority do the same

Proposed: Cllr Tait, Seconded: Cllr Lo-Vel (majority in favour, 1 against)

Action points:

Town Clerk to write to the Planning Inspectorate to request a public hearing.

Cllr Hames to request Torridge District Council write to the Planning Inspectorate to request a public hearing.

Cllr Tait left the meeting at this point (7:00pm)

2503/662 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) **1/0932/2024/FUL (re-consultation)**

Proposal: Roof level extension to form first floor bedroom suite and balcony deck

Location: Duckhaven Stud, Cornborough Road, Westward Ho!, Bideford

It was **resolved** to recommend the proposal be refused permission. The amendments made to the proposal did not address the concerns of the council. The previous comments would be resubmitted.

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

ii) **1/0127/2025/LBC**

Proposal: Internal alterations and associated works, and external signage

Location: 4 & 5 'The Champ' Meeting Street, Appledore, Bideford, Devon

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

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

iii) **1/0145/2025/FUL**

Proposal: Erection of detached garage and associated works

Location: The Retreat, Hilltop Road, Bideford, Devon

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

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

iv) **1/1043/2024/FUL (re-consultation)**

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

Location: Fordlands, Heywood Road, Northam, Bideford

It was **resolved** to recommend the proposal be refused permission. The amendments made to the proposal did not address the concerns of the council. The previous comments would be resubmitted.

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

Chair's initials



v) **1/0156/2025/FUL**

Proposal: Partial removal of existing hedge bank and enlarged conservatory
Location: 8 Mondeville Way, Northam, Bideford, Devon
Response date: 22nd March 2025

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

Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

vi) **1/0157/2025/FUL & 1/0158/2025/LBC**

Proposal: Erection of replacement roof
Location: 16 Bude Street, Appledore, Bideford, Devon
Response date: 24th March 2025

It was **resolved** recommend the proposal be granted permission, with the expectation the proposer would undertake works in line with their submitted ecology report.

Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

vii) **1/0169/2025/LBC**

Proposal: Replacement window
Location: On Track Education, Saunders House, Fore Street, Northam
Response date: 24th March 2025

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

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

viii) **1/0895/2024/FUL (re-consultation)**

Proposal: Construction of detached 3 no. bedroom dwelling with associated external & landscaping works (self build) (Amended red edge)
Location: Land At Norwest, Churchill Way, Northam, Bideford
Response date: 28th March 2025

It was **resolved** to submit no further comments.

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

ix) **1/0174/2025/FUL**

Proposal: Removal of approved loft conversion application number 1/0373/2024/FUL and construction of a new first-floor extension over approved single storey side extension
Location: The Mount, Lakenham Hill, Northam, Bideford
Response date: 28th March 2025

Cllr Newman-McKie proposed the council recommend the proposal be refused permission, there was no seconder.

It was **resolved** to recommend the proposal be granted permission though the council noted with concern that this proposal was a missed opportunity to install solar PV cells on the large roof area and include significant water storage facilities to capture rainwater runoff and requested this be made a condition of any permission granted.

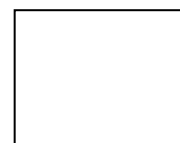
Proposed: Cllr Bach; Seconded: Cllr Hames (majority in favour, 1 abstention)

x) **1/0179/2025/FUL**

Proposal: Extension and Internal Alterations to Existing Clubhouse
Location: Royal North Devon Golf Club, Westward Ho!, Bideford, Devon
Response date: 28th March 2025

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

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



2503/663

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) **1/0035/2025/FUL**

Proposal: Extension to surgery and associated works

Location: Northam Surgery, Bay View Road, Northam, Bideford
(Northam Town Council recommend the proposal be granted permission)

ii) **1/1001/2024/FUL**

Proposal: Replacement outbuildings

Location: 71 Atlantic Way, Westward Ho!, Bideford, Devon
(Northam Town Council recommend the proposal be granted permission)

iii) **1/0891/2023/FUL**

Proposal: Erection of 5 dwellings, creation of access and associated external works (Amended plans)

Location: Green Trees, Buckleigh Road, Westward Ho!, Bideford
(Northam Town Council recommend the proposal be granted permission)

iv) **1/0002/2025/FUH**

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

Location: 2 Venton Drive, Westward Ho!, Bideford, Devon
(Northam Town Council recommend the proposal be granted permission)

There being no further business the meeting closed at 7:50pm.

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

Chair's initials

