



NORTHAM TOWN COUNCIL

Town Hall, Windmill Lane, Northam EX39 1BY

Town Clerk: Guy Langton (CiLCA, PSLCC)

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Please scan QR code for the Council's website



To all members of the Council:

You are hereby summoned to attend the **PLANNING AND DEVELOPMENT MEETING** on
THURSDAY 24th April 2025 at 6.30pm

at The Town Hall, Windmill Lane, Northam for the transaction of the business listed on the agenda overleaf.

Membership: Cllr Hames (Chair), Cllr Bach (Deputy Chair), Cllr Lo-Vel and Cllr Newman-McKie, plus the Mayor, Cllr Tait, ex-officio. Three vacancies.

Questions by the public: There will be a period for questions by the public. In accordance with Standing Order 3, members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of any Council business at Full Council, and at Committee meetings in respect of business on the agenda.

Anyone wishing to ask questions is requested to notify the Town Clerk by 12 noon on the day of the meeting.

Recording, photographs and filming: In accordance with the Council's policy on filming and recording of Local Council and Committee meetings (available to read in the Chamber) and arising from the *Local Government and Accountability Act 2014* the press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such, members of the public may be recorded or photographed during the meeting. Anyone wishing to record or photograph the meeting must notify the Town Clerk before the commencement of the meeting.

Public attendance at Council and committee meetings

As a public body, Northam Town Council understands the need for transparency and accountability. The Council will therefore seek to conduct meetings using practices and procedures set out within the Public Bodies (Admission to Meetings) Act 1960, which states: *Subject to subsection (2)* below, any meeting of a body exercising public functions, being a body to which this Act applies, shall be open to the public.*

Subsection (2) states:

Where a meeting is open to the public, a body may, by resolution exclude the public from the meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies.

Therefore, the Council's policy is to allow public access to meetings unless the business being transacted is confidential or there are 'other special reasons' to exclude the public.

Guy Langton

Guy Langton, Town Clerk & RFO

Date of issue: 16th April 2025

AGENDA

- 1 **To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85(1)** *All apologies must be notified to the Town Council offices prior to the meeting.*
- 2 **Chair's announcements**
- 3 **To receive any dispensations and disclosable pecuniary or other interests**
Members are reminded that all interests must be declared prior to the item being discussed.
- 4 **To agree the agenda as published**
- 5 **To confirm as a correct record and sign the minutes of the Planning and Development Meeting held on 3rd April 2025 (to follow)**
- 6 **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.
- 7 **To receive an update on the progress of the Northam Neighbourhood Plan (verbal)**
- 8 **To note correspondence regarding the XLinks project and to consider attending the preliminary meeting (page 9)**
- 9 **Torrige District Council Planning Applications:**
Torrige District Council, the determining Authority, has asked for comments from the Town Council on the following Parish planning applications:
 - i) **[1/0178/2025/FULM](#)**
Proposal: Erection of shelter over dry dock with PV panels, ancillary welfare building, realigning and rebuilding part of the boundary wall and installation of new gates
Location: Richmond Dock, New Quay Street, Appledore
Response date: 21st April 2025 (extension granted until 25th April 2025)
 - ii) **[1/0288/2025/FUH](#)**
Proposal: Conversion of loft into additional bedroom with en-suite and associated works.
Location: 6 Eastbourne Terrace, Westward Ho!
Response date: 24th April 2025 (extension granted until 25th April 2025)
 - iii) **[1/0057/2025/FUL](#)**
Proposal: Erection of double garage and widening of existing access in connection with an existing dwelling (Amended red edge and certificate)
Location: Lower Lodge, Golf Links Road, Westward Ho!
Response date: 26th April 2025
 - v) **[1/0303/2025/FUL](#)**
Proposal: Extension to existing reception
Location: The Pier House, Merley Road, Westward Ho!
Response date: 26th April 2025
 - vi) **[1/0311/2025/FUL](#)**
Proposal: Erection of 2 single storey extensions
Location: 48 Goodwood Park Road, Northam
Response date: 28th April 2025
 - vii) **[1/0195/2025/FUL](#)**
Proposal: Alterations to roof dormers and creation of first floor bay window with associated works
Location: 7 Hillcliff Terrace, Irsha Street, Appledore
Response date: 1st May 2025
 - viii) **[1/0254/2025/FUL](#)**
Proposal: Retrospective application for the erection of a new bar and storage building, pergolas and proposed band stand shelter with the associated works.
Location: Land At Grid Reference 243195 129182, Golf Links Road, Westward Ho!
Response date: 1st May 2025

- ix) [1/0190/2025/FUL](#)
 Proposal: Demolition of existing garage, erection of single storey rear extension and two storey side extension
 Location: 17 Graham Way, Westward Ho!
 Response date: 1st May 2025
- x) [1/0331/2025/FUL](#)
 Proposal: Erection of 1 no. dwelling and additional double garage with associated works
 Location: Woodbine Cottage, Tadworthy Road, Northam
 Response date: 5th May 2025
- xi) [1/0279/2025/FUL](#)
 Proposal: Installation of air source heat pump
 Location: The Challenge, Limers Lane, Northam
 Response date: 10th May 2025
- 10 To note British Telecom’s intention to remove payphones and consider if representatives should be made and/or if the Council should adopt the red telephone box(es)**
 Proposal: Representation request for removal of (two) payphones
GE/0245/2025 Location: Telephone Kiosk At Grid Reference 246260 130911, Irsha Street, Appledore
GE/2047/2025 Location: Land At Grid Reference 246506 130635, The Quay, Appledore
 Closing date for representations: 10th July 2025 (*details on page 10*)
- 11 Torridge District Council Planning Decisions**
 Torridge District Council, the determining Authority, has **granted** permission for the following applications with conditions as filed:
- i) [1/0068/2025/FUL](#)
 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
 (Northam Town Council did not wish to make a comment on this resubmission).
- ii) [1/0932/2024/FUL](#)
 Proposal: Roof level extension to form first floor bedroom suite and balcony deck
 Location: Duckhaven Stud, Cornborough Road, Westward Ho!
 (Northam Town Council recommended that this proposal be refused permission).
- iii) [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) (Amended Plans)
 Location: Fordlands, Heywood Road, Northam
 (Northam Town Council recommended that this proposal be refused permission).
- iv) [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
 (Northam Town Council commented on the application).
- v) [1/0127/2025/LBC](#)
 Proposal: Internal alterations and associated works, and external signage
 Location: 4 & 5 'The Champ' Meeting Street, Appledore
 (Northam Town Council recommended that this proposal be granted permission.)
- vi) [1/0157/2025/FUL and 1/0158/2025/LBC](#)
 Proposal: Erection of replacement roof
 Location: 16 Bude Street, Appledore
 Northam Town Council recommended that this proposal be granted permission.

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
3rd April 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)
 N Arnold (co-opted member of the NNP working group)
 44 members of the public

2504/xxx 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.

2504/xxx Chair's announcements

The Chair made no announcements.

2504/xxx 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.

2504/xxx To agree the agenda as published

It was **resolved** to amend the agenda so that the planning proposals were taken in reverse order, the majority of the members of the public attending wishing to comment on or hear the Council's deliberations of two proposals. The Northam Neighbourhood Plan update would follow the consideration of planning proposals

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

2504/xxx To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 13th March 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).

2504/xxx Public Participation

Seven members of the public addressed the committee, three regarding proposal 1/0251/2025/OUTM (*Outline application with all matters reserved except for access for 39no. dwellings (affecting a public right of way)*) and four regarding proposal 1/0150/2025/LBC (*Erection of shelter over dry dock with PV panels, ancillary welfare building, realigning and rebuilding part of the boundary wall and installation of new gates*).

All three addressing the committee regarding proposal 1/0251/2025/OUTM noted their objections to the proposal.

Two of those addressing the committee regarding proposal 1/0150/2025/LBC noted concerns but were not wholly objecting to the proposal, though concerns remained regarding design and construction methods.

One of those addressing the committee regarding 1/0150/2025/LBC considered that the proposal did not add value to the local community.

Another of those addressing the committee noted their concerns regarding the plans to alter the dock from a dry dock to float a vessel on a permanent basis.

The Town Clerk read out the comments submitted by a member of the public who was unable to attend, noting his objections to the proposal.

2504/xxx 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) **1/0251/2025/OUTM**

Proposal: Outline application with all matters reserved except for access for 39no. dwellings (affecting a public right of way)

Location: Land At Grid Reference 245543 129173, Northam

It was **resolved** to recommend the proposal be **refused permission**, having numerous reasons for objecting to the proposal.

The council noted that a similar proposal for development at the land had previously been refused and the appeal against the refusal dismissed. Similarly, it was at a time when the Planning Authority could not demonstrate a 5-year land supply (Inspector's report, 2022, paragraph 29).

In the deciding the appeal the Inspector, in his report dated 20 June 2022, determined that: "Whilst the proposal would be adjacent to the built development of Northam, it would be a clear encroachment into the countryside, eroding the rural character of this area and would also detract from the unspoilt character and appearance of the undeveloped coastal zone. The proposal is in outline but nonetheless could result in 39 dwellings in this field which would, in my view, result in this harm. The proposal is therefore contrary to policies DM08A, ST09(7) and ST14 of the North Devon and Torridge Local Plan 2011-2031. These policies seek to ensure development does not detract from the unspoilt character, appearance and tranquillity of the undeveloped coast; protect and enhance local landscape and seascape character; and to recognise the importance of the undeveloped coastal environments." (paragraph 16)

The Inspector concludes by stating:

"I have found that the development fails to accord with Development Plan policies as it would erode the rural character of this area and also detract from the unspoilt character and appearance of the undeveloped coastal zone. This aspect of the development would be significantly harmful. In this regard, the proposal is also contrary to the Framework, in that the proposal would fail to adequately recognise the intrinsic character and beauty of the countryside or maintain the character of the undeveloped coast." (paragraph 38)

The Council considers that:

- a) The reasons given by the Inspector for refusing a previous appeal against the Planning Authority's refusal of planning permission for a similar development at this site to be conclusive and remain current, applicable to this proposal.
- b) The proposal as submitted does not comply with the requirements of the National Planning Policy Framework (December 2024) paragraph 187, (section 15: Conserving and enhancing the natural environment).
- c) The proposal as submitted does not comply with Local Plan policies:
 - i ST09 (Coast and Estuary Strategy), the proposal is to build in the undeveloped coast and the applicant has not satisfied that Council that the proposal could not be built elsewhere, outside the undeveloped coast.
 - ii DM08A (Landscape and Seascape Character), development proposals should not affect the setting of the North Devon Coast National Landscape (formerly the North Devon Coast AONB) and should avoid adverse landscape and seascape impacts. It is not clear from the proposal how the developer would seek to address this.

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

ii) **1/0150/2025/LBC**

Proposal: Erection of shelter over dry dock with PV panels, ancillary welfare building, realigning and rebuilding part of the boundary wall and installation of new gates

Location: Richmond Dock, New Quay Street, Appledore

Cllr Bach proposed that the Council make no comments at this stage of the planning process, noting that the proposal was to improve a listed building that was otherwise dilapidating and that proposals to restore and maintain the Grade II* listed dry dock were welcome, in principle. There was no seconder.

It was **resolved** to recommend the proposal be **refused permission**, having numerous reasons for objecting to the proposal.

The proposal was to cover a Grade II* listed dry dock, filling it with sufficient water to float a historic second World War era German vessel. The National Planning Policy Framework (NPPF) (December 2024) requires development proposals to “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats” (paragraph 203). The proposals as presented do not include detail setting out how the applicant would meet this requirement. The proposed filling of the dry dock would affect the local water tables and the structure of the Grade II* listed dry dock itself. The effect of heavy rain and tides on local water tables has not been investigated by the applicant. To do so would be required to demonstrate that the proposals would not have a detrimental effect on the other structures and buildings in the locality.

Paragraph 214 of the NPPF (December 2024) requires planning authorities to “refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss”. The Council does not consider that the proposal as submitted has addressed the harm that both the eventual structure and the construction process (driving piles into the ground) would have on both the Grade II* listed dry dock or the adjacent listed buildings on Marine Parade and the conservation areas. The proposal does not include any plans for public access to view the Grade II* listed dry dock, nor to use the site as a heritage centre for the public to view the item(s) in the collection. The Council does not therefore consider that the harm the proposal would have on the Grade II* listed site and the setting of the listed buildings and conservation areas would be outweighed by the public benefits of the proposal.

Proposals affecting heritage assets (Paragraph 207 of the NPPF December 2024) requires that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. In the case of the proposal submitted, there are numerous surrounding heritage assets to the application site which will be affected. The Council considers it reasonable to expect a detailed assessment on the effect of the proposals on the wider setting, including the effect of the planned construction method (deep pile driving) on the structure of those buildings.

The planned structure would be approximately twice the height of the existing wall. The proposed structure would detrimentally affect the setting of the adjacent conservation areas and be overbearing on the street scene.

The emerging Northam Neighbourhood Plan, states, at policy HE2 that:

“Redevelopment of Richmond Dock will be supported for maritime-related or small business use provided that:

i the integrity of the structure and setting are retained; and

ii the dry dock remains capable of its original use, with sufficient vehicular access and clear working space; and

iii the construction methods do not adversely impact on the historic structure and setting.”

(the Northam Neighbourhood Plan is available to view on the Town Council’s website

www.northamtowncouncil.gov.uk). The Council does not consider the proposal to be in line with the expectations of this emerging policy. The proposal is to float a vessel in the dry dock. This cannot be done whilst also retaining the Grade II* listed asset as capable of use as a dry dock. Proposed: Cllr Tait; Seconded: Cllr Newman-McKie (majority in favour)

Approximately 20 members of the public left at this point (7:50pm)

iii) **1/0232/2025/REM**

Proposal: Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 1no. dwelling pursuant to application 1/1293/2021/OUT

Location: Culloden House, Fosketh Hill, Westward Ho!

It was resolved to recommend the proposal be granted permission.

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

iv) **1/0196/2025/FUL**

Proposal: Single storey front extension and rear extension and associated works

Location: Hazeldene, 26 North Street, Northam

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

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

Cllr Tait and approximately 20 members of the public left at this point, four members of the public remained (8:00pm)

2504/xxx To receive an update on the progress of the Northam Neighbourhood Plan

The design phase of the Plan had been completed. The final draft for submission, along with its appendices, supporting documents and evidence base had been completed.

It was **resolved** to recommend that Full Council approve the Northam Neighbourhood Plan, its appendices, supporting documents and evidence base for submission to the Local Planning Authority for independent examination.

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

Action point: include consideration of the proposal to submit the Plan for independent examination on the Full Council agenda for 23rd April 2025.

2504/xxx 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) **1/0145/2025/FUL**

Proposal: Erection of detached garage and associated works

Location: The Retreat, Hilltop Road, Bideford

(Northam Town Council recommend the proposal be granted permission)

2504/xxx To Note: Torridge District Council Planning Decisions

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

i) **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!

(Northam Town Council recommend the proposal be granted permission)

2504/xxx To Note: Torridge District Council Planning Decisions

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

i) **1/0085/2025/FUL**

Proposal: Construction and operation of a micro energy storage

Location: Active Torridge, Torridge Pool, Benson Drive, Northam
(Northam Town Council made a comment)

There being no further business the meeting closed at 8:20pm.

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

Item 8 To note correspondence regarding the XLinks project and to consider attending the preliminary meeting

Copy of email correspondence received:



Planning Inspectorate
Arolygiaeth Gynllunio

Application by Xlinks 1 Limited for an Order Granting Development Consent for the Xlinks Morocco-UK Power Project

Appointment of the Examining Authority, and invitation to the Preliminary Meeting and Notification of Hearings

Interested Party Reference number: XLIN-SP010

(You must quote your Interested Party Reference number in all correspondence with the Planning Inspectorate).

Dear Sir/Madam

Please find below a link to a letter from the Examining Authority (ExA) that has been published on the National Infrastructure Planning website.

This letter (the 'Rule 6' letter) is an invitation to the Preliminary Meeting for the above application which will be held on 20 May 2025, 10.00, The Park Hotel, 1 Taw Vale, Barnstaple, EX32 9AE and virtually via Microsoft Teams. The letter includes an agenda for the meeting, a draft Examination Timetable and other important matters.

The letter also provides notification of the following events at The Park Hotel and virtually via Microsoft Teams:

20 May 2025, 5.00pm – Open floor hearing 1 (OFH1)

21 May 2025, 10.00am – Issue specific hearing 1 (ISH1)

Other important information about the hearings, including details about how to make a request to be heard and the procedure that will be followed at the hearings is included in the letter.

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010164-000426-Rule%206%20letter%20&%20annexes.pdf>

You can also view the letter under the Documents tab on the project webpage of the National Infrastructure Planning website:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010164>

Yours faithfully

Xlinks Morocco-UK Power Project Case Team

National Infrastructure Planning

Item 10 GE/0247/2025 and GE/0245/2025

Ref.	Call box ID	Address	Post Code	Relevant Public Body	Removal proposal sent	Representation period ends	Mobile coverage				Mobile Coverage OK?	Total calls (last 12 months)	Helpline calls (last 12 months)	High frequency accident location	High frequency suicide location	BT Evidence of other reasonable need
							EE	Three	O2	Vodafone						
							EE	Three	O2	Vodafone		<52 calls	<12 calls or Helplines Partnership approve	No pattern of serious accidents in close proximity	Not identified by Helplines Partnership	No other evidence
1	01237473974	PCO PCO1 IRSHA STREET APPLIEDORE BIDEFORD	EX39 1RZ	Torridge District	11/04/2025	10/07/2025	3	3	3	3	YES	22	0	No	No	No
2	01237474215	PCO PCO1 CAR PARK THE QUAY APPLIEDORE BIDEFORD	EX39 1QS	Torridge District	11/04/2025	10/07/2025	3	3	3	3	YES	40	0	No	No	No

Communities can ‘adopt’ phone boxes to turn into something completely different

With payphone usage falling, communities are looking at new ways of using them. Thousands of boxes have been reinvented as cafes, mini-libraries, and defibrillator sites. Communities can adopt most red boxes for just £1.

They can also adopt modern glass boxes if they want to house a defibrillator. Visit bt.com/adopt for more information

You can make representations in the next 90 days until 10 July 2025

We’ll take account of representations you make about our plans when we’re making our final decision. We’ll also write to with you the reasons for our decision (we’ll also publish the reasons on www.bt.com/payphones/service).

If you’ve got any questions or want to make representations, please email us at btp.authorisation.team@bt.com.