

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

Present: Cllrs Bach (Mayor), Hames, Hodson, Horrocks, Lo-Vel and Newman-McKie

In attendance: Guy Langton (Town Clerk & RFO)

7 members of the public

2505/027 Election of the Chair

Cllr Bach **nominated** Cllr Hames as Chair of the Planning & Development Committee. The nomination was seconded by Cllr Newman-McKie. There being no other nominations, the matter was put to a vote. All members were in favour and Cllr Hames was **duly elected Chair of the Planning and Development Committee** for 2025-26.

2505/028 Election of the Vice Chair and signing of acceptance of Office

Cllr Newman-McKie **nominated** Cllr Bach as Vice Chair of the Planning & Development Committee. The nomination was seconded by Cllr Horrocks. There being no other nominations, the matter was put to a vote. All members were in favour. Cllr Bach was **duly Vice Chair of the Planning and Development Committee** for 2025-26.

2505/029 To agree the agenda as published

It was **resolved** to amend the agenda so that planning proposals 1/0239/2025/FUL & 1/0240/2025/LBC were considered immediately after public participation. Proposed Cllr Bach, Seconded Cllr Lo-Vel (all in favour)

2505/030 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 two vacant seats.

2505/031 Chair's announcements

The Chair made no announcements.

2505/032 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.

2505/033 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 24th April 2025

It was **resolved** that to approve the minutes of that Planning & Development committee meeting as a true and correct record, they were signed by the Chair.

Proposed Cllr Newman-McKie, Seconded Cllr Bach (Majority in favour with one abstention - not present at that meeting).

2505/034 Public Participation

Five members of the public addressed the committee, all registering their concerns and objections to proposals 1/0239/2025/FUL & 1/0240/2025/LBC. The objections cited related to:

the loss of parking at Odun Rd car park,

the demolition of historic buildings,

the detrimental effect the scale, height and design of the proposed building would have on the street scene in Odun Rd, within the conservation area, and

the increased likelihood of flooding, the car park having only a single soakaway point.

A sixth member of the public submitted written comments, noting objections to the proposal, which were read out by the Town Clerk.

Chair's initials

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2505/035

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) 1/0239/2025/FUL & 1/0240/2025/LBC

Proposal: Demolition of existing Interpretation Centre and erection of Heritage Boat House building and associated works (Resubmission of application 1/1230/2023/LBC)

Location: North Devon Maritime Museum, Odun House, Odun Road, Appledore
It was **resolved** to submit the same response to two related proposals, recommended that they be refused on the following grounds:

The proposal would cause harm to the Appledore Conservation area and neighbouring listed and undesignated heritage assets. Views of and from the conservation areas would be obscured (south along Odun Road and south-east from New Quay Street) and close views from the green car park. The proposed building is excessive in height and massing, has an inappropriate modern frontage, picture window and roof lantern. The proposal therefore conflicts with policies ST15 and DM07 of the NDAT Local Plan 2031 and policy HE1 in the emerging Northam Neighbourhood Plan. Further, it does not comply with NPPF paragraph 215, which expects less than substantial be harm done to designated conservation area and listed buildings, and undesignated heritage asset of NPPF 215.

In its refusal of permission for the previous application for development at this site (1/0229/2023/FUL), the Planning Authority noted that:

“The development is contrary to Policies ST04 and DM04 of the North Devon and Torridge Local Plan 2018. In particular, the development does not contribute positively to the area nor is it appropriate to its setting and location due to the overbearing height and scale of the design. The scheme is not considered to be of sufficient architectural quality and the materials are inappropriate for this location, in particular the metal roof covering.”

The proposal would harm neighbouring property’s amenity by overlooking the private garden of Lyndale. The fans and extractor units would cause noise and likely produce fumes, which would affect the neighbouring properties (Lyndale and Sundale). proximity of fans, likely fumes and noise to Sundale. The proposal therefore conflicts with policies DM01, DM02 (2)(a) & (c) and does not align with the expectations of NPPF 198(a) with regard to noise pollution.

The scale of the proposal would result in a net loss of parking at the Odun Road car park. This car park is used by local residents and visitors alike, parking cars and camper vans. The car park is used as a ‘park-and-stroll’ location for visitors to Appledore. Five spaces would be lost as a result of this proposal. The proposal therefore conflicts with policy: DM06 (Parking provision) and with policy TR3 of the emerging Northam Neighbourhood Plan. Any public benefit from the proposed development would be outweighed by the adverse impacts listed above and NPPF paragraph 214 applies here. Proposed: Cllr Bach, Seconded: Cllr Newman-McKie (all in favour).

2505/036

To receive an update on the progress of the Northam Neighbourhood Plan

The Northam Neighbourhood Plan had been submitted to the District Council for external examination.

Chair’s initials



2505/037 To note an appeal lodged with the Inspectorate:

TDC Ref: 1/0972/2023/OUT
Appeal Reference: APP/W1145/W/25/3362449
Appeal Start Date: 26th March 2025
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, Bideford, Devon

The appeal was noted.

2505/038 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) 1/0345/2025/FUL

Proposal: Erection of side extension, loft conversion with new dormers to the front and rear

Location: Oaklea, 1 Lea Terrace, Appledore

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

Proposed: Cllr Bach; **Seconded:** Cllr Hodson (all in favour)

ii) 1/0350/2025/FUL

Proposal: Demolition of existing outbuilding and erection of 1 no. dwelling and garage with ancillary accommodation above (self-build)

Location: Land At Pitt Bungalow, Pitt Lane, Appledore

It was **resolved** to submit the following comments on the proposal:

The Council fully expects that, should the proposal be granted permission, the recommendations contained within the submitted arboriculture report be included as conditions on the granting of permission. Further, the proposed re-planting scheme referred to in the Planning, Design and Access statement be included as a condition of the granting of permission.

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

2505/039 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) 1/0169/2025/LBC

Proposal: Replacement window

Location: On Track Education, Saunders House, Fore Street, Northam

(Northam Town Council recommended that this proposal be granted permission.)

ii) 1/0156/2025/FUL

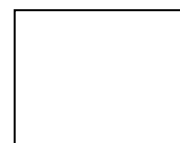
Proposal: Partial removal of existing hedge bank and enlarged conservatory

Location: 8 Mondeville Way, Northam, Bideford, Devon

(Northam Town Council recommended that this proposal be granted permission).

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

Chair's initials



iii) **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

(Northam Town Council recommended that this proposal be granted permission).

There being no further business the meeting closed at 7:40pm.

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

Chair's initials