

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**19th June 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

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

In attendance: Guy Langton (Town Clerk & RFO)

N Arnold – member of the NNP working Group

1 member of the public

2506/116 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

Cllr Newman-McKie tendered her apologies, the reasons for which were approved. There were two vacant seats.

2506/117 To agree the agenda as published

It was **resolved** to agree agenda as published were considered immediately after public participation.

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

2506/118 Chair's announcements

The Chair had put down a resolution at Torridge District Council regarding the Government's Infrastructure Bill and the effect on biodiversity and wildlife.

The Town Clerk announced that the District Council had placed tree protection orders on three trees at Knapp House, the details would be presented to the next meeting of this committee.

The Town Clerk read out a short news article from the SLCC regarding the withdrawal of MHCLG funding for neighbourhood plans as a result of the spending review, and that they could not be funding new neighbourhood planning support services from 2025 onwards, including Plan reviews, external examination fees and referenda.

2506/119 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.

2506/120 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 8th May 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 Bach, Seconded Cllr Horrocks (all in favour).

2506/121 Public Participation

It was agreed the member of the public present would address the committee when it considered the relevant planning proposal.

2506/122 To receive an update on the progress of the Northam Neighbourhood Plan and consider the establishment of a working group to review the feedback from the Planning Authority and Independent External Examiner

The final draft of the Northam Neighbourhood Plan had been submitted to the District Council, acknowledged on the 15th May 2025. The Town Clerk would seek an update from the District Council in advance of the next meeting of this committee.

The committee heard from Nick Arnold, who outlined the 4 stages the Neighbourhood Plan had before it:

Chair's initials

--

1. Examination – to be arranged by Torridge District Council but may benefit from closer liaison by Northam Town Council.
2. Prepare for the consultation exercise. Again, this is led by Torridge District Council but the Town Council could beneficially assist.
3. Prepare for the responses from the external examination and feedback from the District Council (if any) and amend the Neighbourhood Plan as appropriate.
4. Referendum – this would need a high turn-out to add weight to the Neighbourhood Plan if challenged by future development proposals.

It was **resolved** to continue with the NNP Working Group, made up of Cllr Hames, N Arnold and the Town Clerk, reporting work and progress to this committee, seeking approval as appropriate.

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

2506/123**To Note: Torridge District Council Planning Appeals**

It was noted that Torridge District Council, the determining Authority, had notified the Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission.

i)

Our Ref:	Our Ref: 1/0205/2022/OUTM
Appeal Reference:	Appeal Reference: APP/W1145/W/25/3359853
Appeal Start Date:	Appeal Start Date: 3rd March 2025
Date:	Date: 9th May 2025
Proposal:	Proposal: Outline application for No.36 dwellings, public open space
Location:	Land At Wooda Road Pitt Lane Appledore Devon

The Town Clerk reported that the District Council has published the public hearing date for this for this appeal as the 22nd July 2025. Any interested party could register to attend with the District Council by contacting Planning Support.

ii)

Our Ref:	1/0174/2025/FUL
Appeal Reference:	APP/W1145/D/25/3365873
Appeal Start Date:	19th May 2025
Date:	19th May 2025
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

2506/124**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) 1/0398/2025/REM

Proposal:	Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 1 dwelling pursuant to application 1/1293/2021/OUT
Location:	Culloden House, Fosceth Hill, Westward Ho!

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (all in favour)

Chair's initials



ii) 1/0399/2025/FUL

Proposal: Erection of 1no. dwelling (Variation of Condition 1 of planning approval (1/1249/2022/REM)

Location: Land At Grid Reference 243202 129005, Kingsley Road, Westward Ho!

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (all in favour)

iii) 1/0403/2025/FUL

Proposal: Erection of conservatory to side of property

Location: 32 Dudley Way, Westward Ho!

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

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

iv) 1/0395/2025/FUL

Proposal: Erection of two storey side extension

Location: Oakridge, Limers Lane, Northam

It was **resolved** to suspend standing orders to hear from the member of the public.

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

The committee was addressed by the applicant, who outlined the reasons for the proposal and explained the design principles used.

It was **resolved** to reinstate standing orders.

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

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

Proposed: Cllr Bach; Seconded: Cllr Horrocks (all in favour)

v) 1/0422/2025/FUL

Proposal: Part retrospective change of use to a Microbrewery, Bar and Food Outlet (Hot Food) including Beer Garden

Location: 20 Fore Street, Northam

It was **resolved** to recommend the proposal be granted permission, subject to the concerns of the Environmental Protection Team being addressed to that team's satisfaction.

Proposed: Cllr Horrocks; Seconded: Cllr Hodson (all in favour)

vi) 1/0373/2025/FUL

Proposal: Part retrospective application for the extension of an existing garage and conversion of the garage to ancillary accommodation

Location: 2 Richmond Park, Northam

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

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

vii) 1/0439/2025/FUL

Proposal: Conversion of redundant agricultural building into a one-bedroom dwelling (Affecting a Public Right of Way)

Location: Barn At Grid Reference 245505 128192, Lower Cleave, Northam

Cllr Lo-Vel declared that she knew the applicant and would not take part in the discussion or vote.

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

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

Chair's initials



viii) 1/0467/2025/FUL

Proposal: Proposed front extension to accommodate single storey front porch and single storey extension to bedroom (Disabled Access)

Location: 6 Shoreland Way, Westward Ho!

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

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

2506/125**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) 1/1071/2024/FUL

Proposal: Alterations and extension to outbuilding to form ancillary accommodation

Location: Wellesbourne, Limers Lane, Northam

(Northam Town Council did not wish to make comment without the views of the conservation officer, which was submitted on the 25th April. The Town Council was not made aware of any re-consultation.)

ii) 1/0288/2025/FUH

Proposal: Alterations to roof dormers and associated works (amended description)

Location: 7 Hillcliff Terrace, Irsha Street, Appledore

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

iii) 1/0195/2025/FUL

Proposal: Conversion of loft into additional bedroom with en-suite and associated works.

Location: 6 Eastbourne Terrace, Westward Ho!

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

iv) 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!

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

v) 1/0239/2025/FUL and 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

(Northam Town Council objected to the two related proposals, recommending that they be refused.)

vi) 1/0303/2025/FUL

Proposal: Extension to existing reception

Location: The Pier House, Merley Road, Westward Ho!

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

vii) 1/0190/2025/FUL

Proposal: Demolition of existing garage, erection of single storey rear extension and two storey side extension

Location: The Challenge, Limers Lane, Northam,

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

Chair's initials



Page a

viii) **1/0279/2025/FUL**

Proposal: Installation of air source heat pump

Location: 17 Graham Way, Westward Ho!

(Northam Town Council did not wish to comment).

ix) **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

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

There being no further business the meeting closed at 7:30pm.

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

Chair's initials

