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**Minutes of the Planning and Development Committee**

**10th July 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

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

In attendance: Guy Langton (Town Clerk & RFO)

**2507/174 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**

All members were present. There were two vacant seats.

**2507/175 To agree the agenda as published**

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

Proposed Cllr Bach, Seconded Cllr Horrocks (all in favour)

**2507/176 Chair’s announcements**

The Chair announced that Knapp House had apparently been sold to a holiday park developer.

**2507/177 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.

**2507/178 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 19th June 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).

*Cllr Hodson entered at this point (6.35pm)*

**2507/179 Public Participation**

None were present.

**2507/180** **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 Council had heard from the Planning Authority that an officer had been assigned to review the submission.

**Action point: The Town Clerk would contact that officer to clarify the timeline and start date of the formal six-week consultation period.**

**2507/181 To note the Tree Preservation Orders placed on specimen trees at Knapp House (TPO/004/2025)**

The Chair noted that these new TPOs would add to the Order placed on the woodland as a whole and other specimen trees on the site.

**2507/182 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:

1. **1/0511/2025/FUL**

Proposal: Demolition of domestic garage and construction of extensions to the side and rear of dwelling, plus internal refurbishment works and landscaping (Variation of condition 2 of planning approval 1/0961/2024/FUL)

Location: 3 Swanswood Gardens, Westward Ho!

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

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

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**ii) 1/0500/2025/FUL**

Proposal: Erection of ground floor and first floor extensions, including

roof dormer and associated alterations

Location: 10 Highfield, Northam

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

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

**iii)** **1/0438/2025/FUL**

Proposal: Single storey extension to front of dwelling with balcony roof, replacement of existing garage with open carport & associated landscaping

Location: 74 Atlantic Way, Westward Ho!

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

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

**iv) 1/0543/2025/FUL**

Proposal: Extension and alterations to include associated works

Location: Fordlands, Heywood Road, Northam

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

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

**2507/183 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) **1/0395/2025/FUL**

Proposal: Erection of two storey side extension

Location: Oakridge, Limers Lane, Northam

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

**2507/184 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) **1/0251/2025/OUTM**

Proposal: Outline application with all matters reserved except for

access for up to 39no. dwellings

Location: Land At Grid Reference 245543 129173, Northam

(Northam Town Council recommends the proposal be refused permission)

ii) **1/0398/2025/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!

(Northam Town Council recommended that the proposal be granted permission)

iii) **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!

(Northam Town Council recommended that the proposal be granted permission)

There being no further business the meeting closed at 7:00pm.

Signed………………………………………………..Dated……………………………………………….