

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:

i) 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)

Chair's initials



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.....

Chair's initials

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