

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**31st 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: Miss Tina Tucker Community Engagement Admin Officer

2507/228 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.

2507/229 Chair's announcements

The chair pointed out that there was an appeal hearing in the chambers last week for 36 houses on Pitt Lane and it will be a while before we hear the outcome.

2507/230 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. There were none

2507/231 To agree the agenda as published

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

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

2507/232 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 10th July 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 Newman-McKie (all in favour).

2507/233 Public Participation

None were present.

2507/234 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 document is still with Torridge District Council.

We have asked them to expedite the review of it. One of their initial comments is that the parish map is not accurate. The Town Clerk has asked for a correct map to be supplied

2507/235 To note the revised street naming policy adopted by the Planning Authority

This was noted

2507/236 To receive an update on the future of the two red BT boxes in Appledore (GE/0245/2025 & GE/0247/2025)

Full council agreed to adopt the box.

2507/237 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) [1/0495/2025/FUL](#)

Proposal: Erection of single garage and associated works

Location: 112 Bay View Road, Northam

Response date: 28th July 2025 - extension requested until 1st August 2025

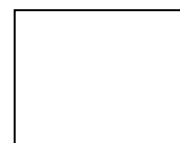
It was **resolved** to recommend the proposal be granted permission.

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

ii) [1/0553/2025/FUL](#) and [1/0554/2025/LBC](#)

Proposal: Alterations, renovation and partial demolition of existing

Chair's initials



building, erection of new garage, and merging of 'Staddon House' and 'Little Staddon' into one dwelling

Location: Staddon House And Little Staddon, Appledore

Response date: 1st August 2025.

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

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

iii) [1/0552/2025/FUL](#)

Proposal: Conversion of loft space with addition of three roof lights.

Location: 11 New Street, Appledore

Response date: 2nd August 2025

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

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

iv) [1/0480/2025/FUL](#)

Proposal: Erection of replacement dwelling, garage, outbuilding and associated landscaping (self-build)

Location: Westleigh, Diddywell Road, Northam

Response date: 7th August 2025.

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

Proposed: Cllr Bach; Seconded: Cllr Newman-McKie (Majority in favour 1 abstention and 1 against)

v) [1/0569/2025/FUL](#)

Proposal: Replacement extension and associated alterations

Location: 16 Vernons Lane, Appledore

Response date: 7th August 2025.

It was **resolved** to recommend the proposal be granted permission subject to the conservation officer's observations.

Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (Majority in favour with 1 abstention)

There was a further **proposal** that the Town Clerk writes to the Conservation Officer asking her to in future provide members with her comments on all Listed Building applications and all applications in Conservation Areas in order to help members come to decisions on these applications.'

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

Action Point: Town Clerk writes to the Conservation Officer asking her to in future provide members with her comments on all Listed Building applications and all applications in Conservation Areas in order to help members come to decisions on these applications.'

vi) [1/0566/2025/FUL](#)

Proposal: Installation of a sea wall (affecting a Public Right of Way)

Location: Land North Of The Pier House, Merley Road, Westward Ho!

Response date: 9th August 2025.

To ask Torridge District Council to allow the Committee to defer comment on this application until a Flood Risk Assessment has been provided to the Environment Agency by the applicant.'

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

Action Point: To ask Torridge District Council to allow the Committee to defer comment on this application until a Flood Risk Assessment has been provided to the Environment Agency by the applicant.'

Chair's initials



2507/238 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) **1/0403/2025/FUL**
Proposal: Erection of conservatory to side of property
Location: 32 Dudley Way, Westward Ho!
(Northam Town Council recommended that the proposal be granted permission.)
- ii) **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
(Northam Town Council recommended that the proposal be granted permission.)
- iii) **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!, Bideford, Devon
(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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