

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**21st August 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

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

In attendance: Guy Langton (Town Clerk & RFO), Nick Arnold (co-opted member of NNP working group)

2508/255 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.

2508/256 Chair's announcements

The Chair made no announcements.

2508/257 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

2508/258 To agree the agenda as published

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

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

2508/259 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 31st 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 Lo-Vel (all in favour).

2508/260 Public Participation

None were present.

2508/261 To receive an update on the progress of the Northam Neighbourhood Plan

The District Council had completed the required checks and the Northam Neighbourhood Plan had been open for consultation, from the 13th August until the 26th September 2025. The working group has drafted a poster/leaflet to be circulated to local businesses and organisations to advertise the consultation period to the public. The website and Facebook pages would also be used.

At the end of the consultation period, the District Council will make the representations available to the working group to review and comment if required.

The Plan would then be passed to an external examiner for review, along with all the evidence the Council has produced and the representations. The Examiner may choose to hold formal hearings, undertake site visits or simply undertake a desk-based exercise. Any feedback from the examination would be considered by this committee and the working group.

The amended Plan would then be put before Full Council for approval before submission to the District Council for referendum and in due course, it was hoped, adoption. It was expected that the Northam Neighbourhood Plan would be adopted in 2026.

2508/262 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) **1/0350/2025/FUL re-consultation**

Proposal: Demolition of existing outbuilding and erection of 1 dwelling with attached annexe and garage (self-build) (Amended Description)

Location: Land At Pitt Bungalow, Pitt Lane, Appledore

Cllr Hames reported that he, as ward member, had called the proposal in, so it would be considered by the Torridge District Council plans committee.

Chair's initials

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It was **resolved** to submit no further comments.

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

N Arnold left the meeting at this point (18:45)

ii) **1/0575/2025/FUL**

Proposal: Creation of parking space and removal of street sign

Location: 2 New Causeway, Northam

It was **resolved** to recommend the proposal be granted permission, though the Council expected a condition be applied to any granted permission requiring the applicant to meet the full cost of relocating the sign and post to a suitable location.

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

2508/263 North Devon Council Planning Applications:

The committee was asked if it wished to comment on the following application:

i) **80423**

Proposal: Outline application for erection of 9 dwellings (6 market and 3 affordable) to include access and scale (appearance, landscaping and layout reserved)

Location: Land at Westleigh Devon

The outline application was noted but the committee did not wish to submit any comments at that stage.

2508/264 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) **1/0500/2025/FUL**

Proposal: Erection of ground floor and first floor extensions, including roof dormer and associated alterations

Location: 10 Highfield, Northam

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

ii) **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!

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

iii) **1/0311/2025/FUL**

Proposal: Erection of 2 single storey extensions

Location: 48 Goodwood Park Road, Northam

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

iv) **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!

(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

