

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**11th September 2025 at 7.00pm 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)

2509/xxx 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.

2509/xxx Chair's announcements

The Chair announced that the appeal against the refusal of permission for application 1/0205/2022/OUTM (36 homers at land adjacent to Pitt Lane in Appledore) had been dismissed by the Inspector on the grounds that the combination of the harms arising from the proposal would bring it into conflict with the NDaT Local Plan 2031 when read as a whole.

2509/xxx 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

2509/xxx To agree the agenda as publishedIt was **resolved** to agree agenda as published.

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

2509/xxx To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 21st August 2025It 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).

2509/xxx Public Participation

None were present.

2509/xxx To receive an update on the progress of the Northam Neighbourhood Plan

The consultation period for the Northam Neighbourhood Plan was underway, closing on the 26th September 2025. Mr Arnold had been promoting the consultation through the dedicated Facebook page, indicating the ways the Plan could be responded to. 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 District Council had identified a suitable examiner. The committee considered the candidate examiner (Andrew Mead BSc(Hons) MRTPI MIQ), who had reviewed other Plan locally and considered his appointment appropriate.

It was **resolved** to respond to the District Council on this Council's behalf approving the nomination.

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

2509/xxx 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) 1/0650/2025/FUL

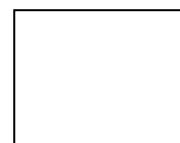
Proposal: Conversion of redundant outbuilding to form ancillary building

Location: 31 Fore Street, Northam

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

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

Chair's initials



N Arnold left the meeting at this point (19:05)

ii) **1/0635/2025/FUL**

Proposal: Change of use of ancillary domestic accommodation to 1no. holiday let

Location: The Tree Tops Annexe, 43A Richmond Park, Northam,

It was **resolved** to recommend the proposal be refused permission on the grounds that condition 3, applied to the granting of planning permission 1/0002/2017/FUL considered there to be insufficient amenity space for the annexe to be a separate dwelling. The Council cannot see how the available amenity space has improved in the 7 years since. Further, the council was concerned that to excise the current annexe from the main property would increase the problems created by on-road parking as there would be no off-road parking available for the main dwelling.

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

Cllr Hodson entered the meeting at this point (19:10)

iii) **1/0649/2025/FUL**

Proposal: Retrospective minor additions/adjustments to dwelling and additional outbuilding.

Location: Lenwood Cottage, Silford Road, Northam

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

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

2509/xxx 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) **1/0438/2025/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!,

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

ii) **1/0495/2025/FUL**

Proposal: Erection of single garage and associated works

Location: 112 Bay View Road, Northam,

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

iii) **1/0543/2025/FUL**

Proposal: Extension and alterations to include associated works

Location: Fordlands, Heywood Road, Northam,

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

2509/xxx Torridge District Council Planning Decisions

It was noted that Torridge District Council, had advised the following planning applications had been **withdrawn**.

i) **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,

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

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

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

Chair's initials

--