

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**3rd October 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), two members of the public.

2510/354 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.

2510/355 Chair's announcements

The Chair announced that the Planning Authority Plans Committee had granted permission for proposal **1/0254/2025/FUL**, a Retrospective application for the erection of a new bar and storage building, pergolas and proposed band stand shelter with the associated works.

2510/356 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

2510/357 To agree the agenda as published

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

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

2510/358 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 11th September 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 Lo-Vel, Seconded Cllr Newman-McKie (all in favour).

2510/359 Public Participation

One member of the public addressed the committee, providing background to, reasons for and in support of her application (**1/0698/2025/FUL**, Proposed equestrian stables, part-retrospective access), which was on the agenda for consideration. and associated works

2510/360 To receive an update on the progress of the Northam Neighbourhood Plan

The consultation period for the Northam Neighbourhood Plan had closed on the 26th September 2025. The District Council were in the process of appointing their nominated examiner to review the Northam Neighbourhood Plan.

2510/361 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) **1/0679/2025/FUL**

Proposal: Single storey rear extension and internal alterations

Location: 8 Orchard Gardens, Bideford

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

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

ii) **1/0331/2025/FUL**

Proposal: Erection of 1 no. dwelling and additional double garage with associated works (amended plans and red edge)

Location: Woodbine Cottage, Tadworthy Road, Northam

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

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

Chair's initials



iii) **1/0576/2021/FUL**

Proposal: Erection of 2 no. dwellings (amended information)

Location: Land Adjacent to Greenacres, Pitt Lane, Appledore

It was **resolved** to note the proposal only, the committee having no further comments to make, though it noted that a High Court decision had quashed the previous approval of an earlier and closely related iteration of the proposal.

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

iv) **1/0704/2025/FUL**

Proposal: Alterations to roof dormers and associated works (amended description)

(Variation of condition 2 of planning approval 1/0195/2025/FUL)

Location: 7 Hillcliff Terrace Irsha Street Appledore

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

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

v) **1/0737/2025/FUL**

Proposal: Construction of ground floor conservatory to rear elevation

Location: Dunsborough, Glentorr Road, Bideford

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

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

vi) **1/0698/2025/FUL**

Proposal: Proposed equestrian stables, part-retrospective access and associated works

Location: Land At Grid Reference 244880 129879, Northam,

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

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

2510/362 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) **1/0569/2025/FUL**

Proposal: Replacement extension and associated alterations

Location: 16 Vernons Lane, Appledore,

(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

