

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**13th November 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

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

In attendance: Guy Langton (Town Clerk & RFO), Mr N Arnold (Co-opted member of the NNP working group).

2511/436 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

Cllr Horrocks tendered his apologies, the reason for which were approved. There were two vacant seats.

2511/437 Chair's announcements

The Chair made no announcements.

2511/438 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

2511/439 To agree the agenda as publishedIt was **resolved** to agree agenda as published.

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

2511/440 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 23rd October 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).

2511/441 Public Participation

There were no members of the public present.

2511/442 To receive an update on the progress of the Northam Neighbourhood Plan

The Working Group had considered the 119 responses to the Regulation 16 consultation, which had closed on the 26th September 2025 and a response to the main points had been drafted and would be sent to the Examiner. The most detailed comments had been received from Torridge District Council, making 116 comments. These comments included objecting to the inclusion of two Local Green Spaces within its ownership (Tors View and the Village Green, both in Westward Ho!). That Council had provided feedback on the Plan on numerous occasions previously and not indicated any objection.

The appointed examiner for the Plan had also provided his initial feedback in the form of questions to Northam Town Council and the District Council regarding the detail of a number of the policies. A response would be prepared and considered by Full Council before being sent, for which the Town Council would need to request an extension to the requested response date of the 24th November.

Action point: Circulate the full set of responses to the Regulation 16 consultation and the Examiner's to all members of the Council.

2511/443 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) **1/0835/2025/FUL**

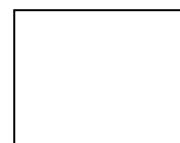
Proposal: Proposed first floor extension to existing garage for new home office/ancillary living accommodation

Location: 59 Hanson Park, Northam

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

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

Chair's initials



Mr Arnold left the meeting at this point (18:55)

ii) **1/0837/2025/FUL**

Proposal: Erection of two-storey side extension and decking with associated alterations

Location: The Mount, Lakenham Hill, Northam

It was **resolved** to recommend the proposal be granted permission, noting concern that the proposal did not accommodate solar PV panels. The Council considered that to not instal solar panels was a missed opportunity.

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

iii) **1/0843/2025/FUH**

Proposal: Single storey rear extension with raised decking

Location: 33 Windmill Lane, Northam,

It was **resolved** to recommend the proposal be granted permission. The Council expects a condition to be applied to any permission that the one-bedroom extension remain an annex to the main dwelling and not be used as a separate, self-contained unit. With the increased roof area, the Council considered that it would have been an opportunity to instal solar PV panels.

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

iv) **1/0850/2025/FUH**

Proposal: First Floor Rear Extension

Location: 4 Windmill Lane, Northam,

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

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

2511/444 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) **1/0679/2025/FUL**

Proposal: Single storey rear extension and internal alterations

Location: 8 Orchard Gardens, Bideford

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

ii) **1/0422/2025/FUL**

Proposal: Part retrospective change of use to a Microbrewery, Bar and Food Outlet (Hot Food) including Beer Garden (sui generis)

Location: 20 Fore Street, Northam

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

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

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

Location: Lenwood Cottage, Silford Road, Northam,

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

There being no further business the meeting closed at 7:10pm.

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

Chair's initials

