

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**4th December 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), Cllr P Sawyer (non-committee member)

2512/486 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.

2512/487 Chair's announcements

The Chair made no announcements.

2512/488 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

2512/489 To agree the agenda as published

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

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

2512/490 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 13th November 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).

2512/491 Public Participation

There were no members of the public present.

2512/492 To receive an update on the progress of the Northam Neighbourhood Plan and consider:

a) the response to be submitted to the Examiner's initial questions (verbal and attached), and

The Working Group had considered the 22 initial questions raised by the Examiner and the drafted responses were reported to the committee:

- The list of community facilities was not considered necessary as part of the main body of text and would be removed, with the indicative list remaining in the appendices.
- The Examiner had proposed combining policies EN2 & EN3. The response continued to justify including both policies but recognised the possibility the Examiner would require their combination.
- Policy HO1: Size of Dwellings, clause 2. The examiner had introduced the term 'age-friendly', the response seeks to clarify the term used in the NNP – 'Lifetime home'.
- Policy EN3a: Dark Skies would be clarified and the source of the detail identified.
- Policy ED1: Business would be amended slightly to clarify the preference for development on the limited number of brownfield sites currently identified in the parish in the first clause. In the second clause, the term Local Economy would be removed, there being no clear definition that would be appropriate for this policy available. 'Small Scale Economic Development' would be included in the glossary, utilising the same definition as the Local Plan.
- Policy ED2: Tourism Attraction and Accommodation the word extensions would be replaced by expansion, as advised by the Examiner.

Chair's initials

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- Policy ED3: Appledore Maritime Employment Zone had been tweaked to refer to business requiring a coastal location rather than specifically maritime.

It was **resolved** to submit the response as presented.

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

b) engaging a planning specialist to prepare maps as identified by the Planning Authority and Examiner

Maps supporting the policies below would be produced in conjunction with officers at Torridge District Council and thus bear no further cost at this stage.

- Policies EN3, EN3a: The Local Gap (map N1)
- Policy EN4: Protected Views Map (maps N3)
- Policy EN5: Primary Green Corridor maps 5(a), 5(b) and 5(c)
- Policy HE2: Richmond Dock
- Policy ED3: The Appledore Maritime Employment Zone

Action points:

Submit the response to the Examiner.

Liaise with TDC regarding the production of the required maps.

Mr N Arnold left the meeting at this point (7:20pm)

2512/493 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) **1/0859/2025/FUL**

Proposal: Erection of rear extension, loft conversion, front porch, detached garage and associated works (affecting public right of way)

Location: Tree Tops, Durrant Lane, 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 Newman-McKie; Seconded: Cllr Bach (all in favour)

ii) **1/0832/2025/ADV**

Proposal: Town Council notice board

Location: Northam Town Council, Council Offices, Windmill Lane

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

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

2512/494 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) 1/0331/2025/FUL

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

Location: Woodbine Cottage, Tadworthy Road, Northam, Bideford
(Northam Town Council recommended that the proposal be granted permission.)

Chair's initials



ii) **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!, Bideford

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

iii) **1/0741/2025/FUL****Proposal:** Conversion of existing garage into granny annexe and erection of single garage**Location:** Roborough , First Raleigh,

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

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,

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

v) **1/0716/2025/FUL****Proposal:** New dormers and balconies to front elevation**Location:** 27 Staddon Road, Appledore,

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

vi) **1/0553/2025/FUL and 1/0554/2025/LBC****Proposal:** Alterations, renovation and partial demolition of existing building, erection of new garage, and merging of 'Staddon House' and 'Little Staddon' into one dwelling**Location:** Staddon House And Little Staddon , Appledore,

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

2512/495**Torridge District Council Planning Decisions**It was noted that Torridge District Council, the determining Authority, had **refused** permission for the following applications with conditions as filed:i) **1/0575/2025/FUL****Proposal:** Creation of parking space and repositioning of street sign (Amended description)**Location:** 2 New Causeway, Northam,

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

ii) **1/0757/2025/FUL****Proposal:** Removal of condition 4 of decision notice 1/0581/2011/FUL (holiday occupancy)**Location:** The Old Coach House, 3A St Helens, Padshall Park,

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

There being no further business the meeting closed at 7:40pm.

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

Chair's initials

