

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE**18th December 2025 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

Present: Cllrs Hames (Chair), Hodson, Horrocks and Newman-McKie.

In attendance: Guy Langton (Town Clerk & RFO)

2512/527 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

Cllrs Bach and Lo-Vel, and Mr N Arnold (co-opted member) tendered their apologies.
There were two vacant seats.

2512/528 Chair's announcements

The Chair made no announcements.

2512/529 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

2512/530 To agree the agenda as published

It was **resolved** to agree agenda as published.
Proposed Cllr Horrocks, Seconded Cllr Hodson (all in favour)

2512/531 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 12th December 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 Hames, Seconded Cllr Hodson (all in favour).

2512/532 Public Participation

There were no members of the public present.

2512/533 To receive an update on the progress of the Northam Neighbourhood Plan

The Northam Neighbourhood Plan was still with the Examiner.

2512/534 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) 1/0863/2025/PIP

Proposal: Permission in principle for construction of 1no. dwelling
Location: Land At Grid Reference 245009 128576, Cleveland Park,
Northam

The application had been withdrawn.

ii) 1/0941/2025/FUL

Proposal: Replacement conservatory, porch extension and insertion of 1
ground floor window

Location: Glenrose Cottage, Glen Gardens, Bideford

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

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

iii) 1/0928/2025/FUL

Proposal: Loft conversion with rooflights

Location: 35 Cross Street, Northam

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

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

Chair's initials



iv) **1/0926/2025/FUL**

Proposal: Rear extension for WC and store building, and flat roof replacing existing mono-pitched roof

Location: St Marys Church Hall, Appledore

It was **resolved** to recommend the proposal be granted permission, subject to the concerns raised by South West Water in its comments being resolved.

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

v) **1/0869/2025/FUL**

Proposal: Extension and alterations to main house and pool house and partial garage conversion

Location: Fleet, Goats Hill Road, Northam

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

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

vi) **1/0963/2025/FUL**

Proposal: Erection of single storey replacement extension and decking

Location: 44 North Street, Northam

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

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

vii) **1/0953/2025/FUL**

Proposal: Demolition of existing dwelling and erection of 1 dwelling (self-build)

Location: Watersmeet, Churchill Way, Northam

It was **resolved** to recommend the proposal be refused permission on the grounds that the proposed construction would be out of keeping with and have a detrimental effect on the street scene, contrary to Local Plan policy DM04 (a).

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

2512/535 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) **1/0776/2025/FUL**

Proposal: Alterations to front elevation and porch entrance

Location: Waterfront Inn, Golf Links Road, Westward Ho!

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

ii) **1/0796/2025/FUL**

Proposal: Erection of indoor golf coaching facility

Location: Royal North Devon Golf Club, Westward Ho!

(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

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