

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE****15<sup>th</sup> January 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.**

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

In attendance: Tina Stewardson (Community Engagement Officer) and Mr N Arnold (co-opted member)

**2601/563 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)**

Cllrs Bach and Horrocks. There were two vacant seats.

**2601/564 Chair's announcements**

The Chair announced that an appeal has been lodged regarding refusal of development at Bloody Corner (ref. application 1/0251/2025/OUTM)

**2601/565 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

**2601/566 To agree the agenda as published**It was **resolved** to agree agenda as published.

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

**2601/567 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 18th 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 Hodson, Seconded Cllr Newman-McKie (Majority in favour with 1 abstention not being present at the meeting).

**2601/568 Public Participation**

There were no members of the public present.

**2601/569 To receive an update on the progress of the Northam Neighbourhood Plan**It was **agreed** to note the comments presented to members regarding Torridge District Council's responses to the questions raised by the Examiner.It was also **agreed** to request minutes from the meeting with Torridge District Council in December and to send them to the Examiner.

Members asked to be copied into future responses from TDC regarding the Neighbourhood Plan.

**2601/570 To Note: Torridge District Council Planning Appeals**

Torridge District Council, the determining Authority, has notified the Council that the following appeals have been lodged with the Department of Communities and Local Government against the refusal of Planning Permission.

Proposal: Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 1no. dwelling pursuant to application 1/1293/2021/OUT

Appeal Reference: 6003097

Appeal Start Date: 5th January 2026

Interested Party comments by: 5th February 2026.

This was noted

Chair's initials

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**2601/571 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) **1/0976/2025/FUL**

**Proposal:** Single storey rear extension

**Location:** 50 Bay View Road, Northam,

**Response date:** 10th January 2026 extended to 16th January 2026

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

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

ii) **1/0949/2025/FUL**

**Proposal:** Demolition of existing sunroom and garage with replacement two storey side extension and addition of pitch to adjacent garage roof

**Location:** Daddon Hill Cottage, Daddon Hill,

**Response date:** 10th January 2026 extended to 16th January 2026

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

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

iii) **1/0004/2026/FUL**

**Proposal:** Proposed conversion of integral garage to provide additional habitable accommodation and construction of single garage to side of dwelling (Variation of condition 2 of planning approval 1/0572/2021/FUL)

**Location:** 17 Estuary View, Northam

**Response date:** 30th January 2026

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

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

**2601/572 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:

**1/0843/2025/FUL**

**Proposal:** Single storey rear extension with raised decking

**Location:** 33 Windmill Lane, Northam,

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

ii) **1/0819/2025/FUL**

**Proposal:** Extensions and alterations to existing cottage, including repair/replacement of existing pitched roof (Variation of condition 2 of planning approval 1/0218/2024/FUL)

**Location:** 58 Irsha Street, Appledore

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

iii) **1/0831/2025/FUL**

**Proposal:** Alterations to first floor and roof to create first floor accommodation

**Location:** 101 Bay View Road, Northam

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

Chair's initials



- iv) **1/0850/2025/FUH**  
**Proposal:** First floor rear extension  
**Location:** 4 Windmill Lane, Northam  
(Northam Town Council recommended that the proposal be granted permission.)
  
- v) **1/0835/2025/FUL**  
**Proposal:** Proposed first floor extension to existing garage for new home office/ancillary living accommodation  
**Location:** 59 Hanson Park, Northam  
(Northam Town Council recommended that the proposal be granted permission.)
  
- vi) **1/0733/2025/FUL**  
**Proposal:** Proposed dwelling and garage (Amendment of condition 4 of planning approval 1/0540/2018/FUL)  
**Location:** Land At Southmoor House, Buckleigh Road, Westward Ho!,  
(Northam Town Council recommended that the proposal be granted permission.)
  
- vii) **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  
(Northam Town Council recommended that the proposal be granted permission.)  
These were noted

There being no further business the meeting closed at 7:45pm.

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

Chair's initials

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