

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
30th April 2026 at 6pm in the Town Hall, Windmill Lane, Northam.

Present: Cllrs Bach, Hames (Chair), Hodson, Horrocks, Newman-McKie and Lo-Vel.
 In attendance: Guy Langton (Town Clerk & RFO), Sarah Chappell (TDC Conservation Officer)

2604/776 To receive and approve apologies for absence, in accordance with Local Government Act 1972 s85 (1)

There were no apologies. There were two vacant seats.

2604/777 Chair's announcements

The Chair made no announcements.

2604/778 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.

2604/779 To agree the agenda as published

It was **resolved** to amend the agenda to consider proposal 1/0239/2026/LBC before other planning proposals, the remainder of the agenda was agreed as published.
 Proposed Cllr Hodson, Seconded Cllr Newman-McKie (all in favour)

2604/780 To confirm as a correct record and sign the minutes of the Planning & Development Committee meetings held on

- **19th March 2026**

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 Horrocks (Majority in favour with 2 abstention - not present at the meeting).

- **9th April 2026**

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 Newman-McKie, Seconded: Cllr Horrocks (all in favour).

2604/781 Public Participation

There were no members of the public present.

2604/782 To receive the Northam Neighbourhood Plan Examiner's report and receive an update on the next steps

An extra examination of the Neighbourhood Plan was required, pursuant to [The Levelling-up and Regeneration Act 2023 \(Commencement No. 11 and Saving and Transitional Provisions\) Regulations 2026](#), commence [sections 98](#) and [99](#) of the Levelling-up and Regeneration Act 2023, which came into effect on [25 March 2026](#).

Full Council had approved the engagement of the same examiner for this extra work, which would again be coordinated by the District Council.

It was anticipated that Northam's Neighbourhood Plan would be considered by the June 2026 meeting of Full Council at Torridge. If approved, the referendum would need to be within 56 days of that approval.

2604/783 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) **1/0239/2026/LBC**

Proposal: Alterations, repairs and improvements to ground floors and alteration of existing external door openings in north elevation to window openings

Location: Staddon House, Staddon Road, Appledore,

Chair's initials

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It was **resolved** to recommend the proposal be granted permission.
Proposed: Cllr Bach; Seconded: Cllr Lo-Vel (all in favour)

ii) **1/0268/2026/FUL**

Proposal: Demolition of conservatory and erection of single storey extension

Location: 2 Tower Street, Northam,

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

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

Sarah Chappell left the meeting at this point (6:20pm)

iii) **1/0277/2026/FUL**

Proposal: Proposed extension and alterations of existing garage into office, shower room and gym

Location: Clover Bank, Sandymere Road, Northam,

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

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

iv) **1/0250/2026/FUL**

Proposal: Demolition of existing barns and erection of 2no. dwellings

Location: Agricultural Buildings at Duckhaven Stud, Cornborough Road, Westward Ho!,

It was **resolved** to note the proposal and make no further comment at this stage.

Proposed: Cllr Newman-McKie, Seconded: Cllr Horrocks (majority in favour, 2 abstentions)

2604/784

Torrige District Council Planning Decisions

It was noted that Torrige District Council, the determining Authority, had **granted** permission for the following applications with conditions as filed:

i) **1/0104/2026/FUL**

Proposal: Change of use application from C2 (residential institutions) to C3 (dwelling house), construction of replacement porch, storage area & total refurbishment of the property, including associated landscaping works (amended description)

Location: 17 Estuary View, Northam,

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

ii) **1/0953/2025/FUL**

Proposal: Demolition of existing dwelling and erection of 1no. dwelling (amended description)

Location: Watersmeet, Churchill Way, Northam,

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

iii) **1/0091/2026/FUL**

Proposal: Proposed Extension (Amended Plans) - (Variation of condition 2 of planning permission 1/0005/2022/FUL)

Location: Sea Fret, 4 Pebbleridge Road, Westward Ho!,

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

iv) **1/0118/2026/FUL**

Proposal: Construction of single storey extension to rear of property, replacement porch and garage

Location: 3 Southcott Road, Bideford,

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

Chair's initials

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v) **1/0143/2026/FUL**

Proposal: Replacement single storey extension to front and erection of single storey extension to rear

Location: Buckleigh Pines, Cornborough Road, Westward Ho!,
(Northam Town Council recommended that the proposal be granted permission.)

vi) **1/0190/2026/FUL**

Proposal: First floor side extension including conversion of garage.

Location: 49 Hanson Park, Northam,
(Northam Town Council recommended that the proposal be refused permission.)

2604/785 Torridge District Council Planning Decisions

It was noted that Torridge District Council, had notified the Council that the following applications had been **withdrawn**:

i) **Proposal:** Construction and operation of a micro energy storage project

Location: Land At Grid Reference 244461 129550, Golf Links Road,
Westward Ho!,

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

There being no further business the meeting closed at 6:40pm.

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

Chair's initials