

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE
24th September 2026 at 6.30pm in the Town Hall, Windmill Lane, Northam.

Present: Cllrs Bach, Hames (Chair), Horrocks, Lo-Vel, Newman-McKie and Sawyer.

In attendance: Guy Langton (Town Clerk & RFO).

2609/315 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.

2609/316 Chair's announcements

The Chair remade no announcements.

2609/317 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.

2609/318 To agree the agenda as published

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

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

2609/319 To confirm as a correct record and sign the minutes of the Planning & Development Committee meeting held on 3rd September 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).

2609/320 Public Participation

There were none present.

2609/321 To receive an update on the Northam Neighbourhood Plan

On 21 September 2026, Torridge District Council's (TDC) Full Council adopted ('made') the Northam Neighbourhood Plan 2024-2031 (NNP) part of the Development Plan for the area. Following the outcome of the referendum, the NNP was already part of the Development Plan, and the decision by TDC's Full Council maintains that status.

Notices had been posted across the area to make the public aware.

The working group had requested a meeting with the Planning Policy team at Torridge District Council to explore how the latest iteration of the National Planning Policy Framework may affect the Neighbourhood Plan.

2609/322 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) 1/0663/2026/LBC

Proposal: Replacement of condemned gas pipe

Location: Quayside House, Irsha Street, Appledore

It was **resolved** to note the proposal.

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

ii) 1/0670/2026/FUL

Proposal: Retrospective application for the demolition of glass conservatory and erection of flat roof extension

Location: 18 Riverside Court, Bideford

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

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

Chair's initials



iii) 1/0574/2026/FUL**Proposal:** Proposed new dwelling and associated works**Location:** Land At Grid Reference 243853 129065, Atlantic Way, Westward Ho!It was **resolved** to recommend the proposal be granted permission.

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

iv) 1/0704/2026/LBC & 1/0703/2026/FUL**Proposal:** Alterations, renovation and partial demolition of existing building, erection of new garage, and merging of 'Staddon House' and 'Little Staddon' into one dwelling (Variation of conditions 2, 12 & 14 of planning approval 1/0554/2025/LBC)**Location:** Staddon House, Staddon Road, AppledoreIt was **resolved** to recommend the proposal be granted permission.

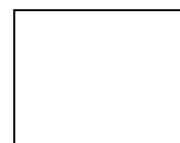
Proposed: Cllr Lo-Vel, Seconded: Cllr Horrocks (all in favour)

v) 1/0710/2026/ADV & 1/0711/2026/LBC**Proposal:** Replace 2no. existing illuminated sign written fascia signs and install 1 (one) proposed illuminated hanging swing sign**Location:** Seagate Hotel, The Quay, AppledoreIt was **resolved** to request that, should permission be granted, a condition be applied to limit the times the lights may be illuminated to midnight. This was to minimise the effects of light pollution on the local and natural environment.

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

2609/323**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) 1/0467/2026/LBC****Proposal:** Removal of existing window frames and installation of new replacement window/door frames, together with repair of 3no. windows on southwest elevation**Location:** Staddon House, Staddon Road, Appledore(Northam Town Council recommended that the proposal be **granted** permission.)**ii) 1/0492/2026/FUL****Proposal:** Retrospective application for alteration to shopfront to add a serving hatch**Location:** 22 Nelson Road, Westward Ho!(Northam Town Council recommended that the proposal be **granted** permission.)**iii) 1/0503/2026/FUL****Proposal:** Loft conversion including creation of dormers**Location:** 3 Irsha Street, Appledore(Northam Town Council recommended that the proposal be **refused** permission.)

Chair's initials



iv) **1/0483/2026/FUL**

Proposal: Creation of annex for a dependant relative

Location: The Posting House, Honey Street, Northam

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

*It was **resolved** to exclude members of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960. Proposed: Cllr Lo-Vel, Seconded Cllr Newman-McKie (all in favour)*

2609/324 To receive Torridge District Council - Outstanding Enforcement Cases, Northam parish (01 September 2026)

The committee received the confidential report, published 1st September 2026. It was resolved to request detail on the cases that had been closed.

Proposed: Cllr Hames, Seconded: Cllr Horrocks (all in favour)

Action point: request a report on which cases have been closed since the last report was circulated.

*It was **resolved** to readmit members of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960. Proposed: Cllr Bach, Seconded Cllr Hames (all in favour)*

There being no further business, the meeting closed at 7.25pm

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

Chair's initials

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