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**NORTHAM TOWN COUNCIL**  
**TOWN HALL**  
**WINDMILL LANE**  
**NORTHAM**  
**DEVON**  
**EX39 1BY**

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To: All Members of the Northam Town Council  
Planning Committee  
Cc: All Northam Town Councillors

You are hereby summoned to attend a Planning Meeting on Wednesday 10<sup>th</sup> April 2019 in the Council Chamber, Town Hall, Windmill Lane, Northam at **6.00 pm**.  
The Agenda for the meeting is set out below.

*M. J. Mills*

Date of issue: 4<sup>th</sup> April 2019

Mrs Jane Mills MILCM  
Town Clerk

The following are Members of the Planning Committee: Councillors Hames (Chairman), Leather (Vice Chairman), Berryman, Eastman, Hancock, Laws, Sherborne, Tisdale and the Mayor (ex-officio) (One Vacancy) but all Members of the Council are entitled to attend.

### **AGENDA**

- 1 Chairman's announcements**
- 2 Apologies**
- 3 Declarations of interest:**  
Members are reminded that all interests should be declared prior to the item being discussed
- 4 To agree the agenda as published**
- 5 To confirm and sign the minutes of the Planning meeting held 27<sup>th</sup> March 2019 (herewith)**
- 6 Public Participation**  
*Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 3 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 15 minutes.*
- 7 To ratify decision made at the last Planning meeting regarding policy for meeting with developers**
- 8 Torridge District Council Planning Applications:**  
Torridge District Council, the determining Authority, has asked for comments from the Town Council on the following planning applications:

1/0240/2019/FUL

Location: 35 Western Avenue, Appledore, Bideford, Devon  
Applicant: Mr Colin Berry  
Proposal: Erection of single storey garage at street level

1/0267/2019/FUL

Location: 30 Highfield, Northam  
Applicant: Mr & Mrs G Loft  
Proposal: Two storey side extension

1/0277/2019/FUL

Location: Leys End, 6A Century Drive, Northam  
Applicant: Mr & Mrs M Heather  
Proposal: Retention of decking area

1/0238/2019/FUL

Location: 3 Hillcliff Terrace, Irsha Street, Appledore  
Applicant: Mr P Godfrey  
Proposal: Replacement dormer to front roof slope

## 9 **Torrige District Council – Planning Decisions**

Torrige District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

1/0005/2019/FUL

Location: Garages Adjacent Puffins, Torrige Road, Appledore  
Proposal: Demolition of 10 garages and erection of no. 2 dwellings  
(*Northam recommended refusal*)

1/0097/2019/FUL

Location: Appledore House, Meeting Street, Appledore  
Proposal: Alterations to dwelling including demolition of garage and creation of raised decking (Resubmission of application 1/1227/2018/FUL)  
(*Northam recommended approval*)

1/0115/2019/FUL

Location: Single storey extension to the front elevation and internal alterations  
Proposal: St Vincent, Goodwood Park Road  
(*Northam recommended approval*)

## 10 **Torrige District Council – Planning Appeals**

Torrige District Council, the determining Authority, has notified of the following appeals;

Our Ref: 1/0211/2108/OUT  
Appeal Reference: APP/W1145/W/19/3224956  
Appeal Start Date: 27<sup>th</sup> March 2019  
Date: 27<sup>th</sup> March 2019  
Proposal: Outline planning permission with all matters reserved for two dwellings, public picnic area and retention of coastal footpath  
Location: Land adjacent to Torrige Road, Appledore Devon EX39 1SF

The Planning Inspectorate has decided to determine the appeal on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

**Northam Town Council – Minutes of the Planning Meeting held on Wednesday 27<sup>th</sup> March 2019 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm**

**Present:** Cllrs Hames (Chairman), Davis, Hancock, Laws, Leather, Sherborne and Tisdale

**In attendance:** Mrs M J Mills, Town Clerk  
Mrs P Moores, Assistant Town Clerk  
Members of the public

**1903/970 Chairman's announcements**

Members were advised of and considered a policy for holding meetings with developers prior to public consultation (i) where public consultation is either already scheduled or firmly planned and (ii) the meeting is open to the public to attend and has been reasonably advertised. It was agreed to adopt the policy subject to ratification at the next Planning meeting and then at Full Council.

**Action Point – Item to be placed on next Planning agenda for ratification and then Full Council**

**1903/971 Apologies**

Apologies were recorded on behalf of Cllrs Berryman and Eastman

**1903/972 Declarations of interest**

Members were reminded that all interests should be declared prior to the item being discussed.

**1903/973 To agree the agenda as published**

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

Proposed: Cllr Tisdale, Seconded: Cllr Hancock (all in favour)

**1903/974 To confirm and sign the minutes of the Planning meeting held 13<sup>th</sup> March 2019**

It was **resolved** to confirm and sign the minutes of the meeting held 13<sup>th</sup> March 2019 as a correct record.

Proposed: Cllr Leather, Seconded: Cllr Hancock (all in favour)

**1903/975 Public Participation**

*It was noted that Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 3 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 15 minutes.*

A member of the public wished to speak at application 1/0202/2019/OUT

**1903/976 Torridge District Council Planning Applications:**

**Torridge District Council, the determining Authority, has asked for comments from this Town Council on the following planning applications: -**

*It was formally noted that participation of the Councillors who are also members of Torridge District Council in both the debate and subsequent vote (in respect of any of the applications below, were preliminary) was on the basis that the views expressed were based on information made available at the time to the Town Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against.*

1/1202/2016/FULM

Location: Land West Of Buckleigh Road, Northam

Applicant: David Wilson Homes

Proposal: Residential development comprising 155 dwellings (to include social/affordable housing), including associated open space, infrastructure and vehicular access via Buckleigh Road (re-consultation due to length time since last consultation)

It was **resolved** to recommend that this application be refused.

There will be a cumulative impact on local highways, including the A39 and Clovelly Road and Buckleigh Road (which is also dangerous), there are no provisions for medical services and there are also major concerns about Devon County Council's comment that they cannot support the application until a new school has been built and opened. Members expressed their concerns that class sizes at St Margaret's School have already been increased. Members were also concerned that no bus service is planned and that there is inadequate provision for pedestrians or cyclists. There is no mention of any amenity or play area included in the plans. Members also feel the proposed housing density is too high. There is a lack of response regarding surface water drainage. There is insufficient affordable housing provided and the development will adversely affect the Buckleigh Road street scene.

Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0142/2019/FUL

Location: Cleave Lodge, Lower Cleave, Northam

Applicant: Mr & Mrs Roe

Proposal: Two storey side extension

It was **resolved** to recommend that this application be approved

Proposed: Cllr Leather, Seconded: Cllr Sherborne (all in favour)

It was **resolved** to suspend Standing Orders to allow a member of the public to speak

Proposed: Cllr Tisdale, Seconded: Cllr Davies (all in favour)

It was **resolved** to reinstate Standing Orders

Proposed: Cllr Davis, Seconded: Cllr Tisdale

1/0202/2019/OUT

Location: Land at Hubbastone Road, Appledore

Applicant: Mr J Craner

Proposal: Outline application for 5 dwellings with all matters reserved

It was **resolved** to recommend that this application be refused.

It is outside the development area in the undeveloped coast and is a departure from the Local Plan. It does not fit with the street scene, highway access is unsuitable and there will be adverse traffic impact.

Proposed: Cllr Tisdale, Seconded: Cllr Hancock (majority in favour, 2 abstentions)

Cllr Davis was asked to call in the application

1/0200/2019/FUL

Location: A Griffey & Son, 61 Cross Street

Applicant: Mrs H Tape

Proposal: Demolition of redundant storage buildings and erection of a pair of two-bedroom semi-detached dwellings

It was **resolved** to recommend that this application be approved

Proposed: Cllr Laws, Seconded: Cllr Tisdale (majority in favour, 1 abstention)

1/0219/2019/FUL

Location: Greysands, Long Lane, Appledore

Applicant: Mr & Mrs O Chope

Proposal: Insertion of dormer window

It was **resolved** to recommend that this application be approved

Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

1903/977

**Torridge District Council – Planning Decisions**

It was **agreed** to note that Torridge District Council, the determining Authority, has APPROVED the following applications with conditions as filed.

1/0730/2018/FULM

Location: Land Adjacent to Kingsley Court, Kingsley Road, Westward Ho!

Proposal: Erection of 22no. flats (Use Class C3) with associated works, including car park and vehicular access from Atlantic Way  
*(Northam recommended refusal)*

1/1353/2018/FUH

Location: 2 Lundy View, Northam

Proposal: Replacement double garage with accommodation above  
(Resubmission of application 1/1059/2018/FUL)  
*(Northam recommended approval)*

There being no further business the meeting closed at 6.57 pm

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