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ONLINE AT WWW.TORRIDGE.GOV.UK



NORTHAM TOWN COUNCIL
TOWN HALL
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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 13th March 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: 7th March 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 27th February 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 Torridge District Council Planning Applications:
Torridge District Council, the determining Authority, has asked for comments from the Town Council on the following planning applications:

1/0486/2018/FULM

Location: Roslyn Gardens Caravan Park, Merley Road, Westward Ho!
Applicant: Golden Bay Homes
Proposal: Variation of Condition 2 (Plans Schedule) of Planning Approval 1/0586/2016/FULM - to include reduction in heights, alterations to fenestration and roof lights/structures (Amended Plans)

1/1147/2018/FUL

Location: 11 Chichester Way, Westward Ho!
Applicant: Mr J Pratt
Proposal: Proposed side extension, internal alterations and balconies to the front and rear (Amended plans)

1/0094/2019/FUL

Location: The Bungalow, 19 Nelson Road, Westward Ho!
Applicant: Mr & Mrs O Hamid
Proposal: Demolition of existing bungalow & construction an apartment building containing two dwellings

1/0102/2019/FUL

Location: Atlantic Bay Fish & Chips, Golf Links Road, Westward Ho!
Applicant: Mr C Lock
Proposal: Alteration to existing frontage, replacement retractable canopy with sliding glass panels to form enclosed external seating area

1/0103/2019/ADV

Location: Atlantic Bay Fish & Chips, Golf Links Road, Westward Ho!
Applicant: Mr C Lock
Proposal: Advertisement consent for 2 x replacement fascia signs

1/0163/2019/FUL

Location: Annexe, Homestar, Golf Links Road, Westward Ho!
Applicant: Mr P Short
Proposal: Retrospective application for a single dwelling

1/0166/2019/FUL

1/0167/2019/LBC

Location: 13 Bude Street, Appledore
Applicant: Mrs J Holding
Proposal: Creation of new summer house and landscaping to rear garden

1/0171/2019/FUL

Location: 52 Bay View Road, Northam
Applicant: Mr S Hall
Proposal: Variation of condition 2 of planning permission 1/0999/2013/FUL
Condition Number(s): condition number 2
Conditions(s) Removal:
Applicant wishes to increase the garage length by appx 600mm

1/0174/2019/FUL

Location: 19 Western Avenue, Appledore
Applicant: Miss L Ryan
Proposal: Retrospective erection of outside decking

8 To consider submitting further comments on the following application:

1/1343/2018/OUTM

Location: Land at Wooda Road, Pitt Lane, Appledore
Applicant: Baker Estates Ltd
Proposal: Outline application for residential development of up to 110 dwellings, public open space and associated infrastructure with all matters reserved except access

Comments as previously submitted; *“It was resolved to recommend that this application be refused. Members referred to the consultation document provided by Devon County Council Highways and agreed with its statements that the cumulative impact on traffic and the surrounding highway network would be too great and that there is insufficient information provided on this matter. There are also issues surrounding drainage, pedestrian and cyclist safety and biodiversity, in particular over-wintering birds.”*

- 9 Torrridge District Council – Planning Decisions
Torrridge District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

1/1302/2018/FUL

Location: 501 Kingsley Park, Westward Ho!
Proposal: Single storey side extension to dwelling
(Northam recommended approval)

1/1341/2018/FUL

Location: Change of use of first floor from restaurant to no. 1 residential unit
Proposal: Beach Bar Diner, Unit 1, Latitude 51, Bath Hotel Road
(Northam recommended refusal)

1/0056/2019/DEM *(granted as Permitted Development)*

Location: Babcock Marine, Bidna Yard, Wooda Road, Northam
Proposal: Intended demolition at Babcock boat yard
(Northam recommended approval)

- 10 Torrridge District Council – Planning Appeals
Torrridge District Council, the determining Authority, has notified of the following appeals;

Our Ref: 1/1072/2018/FUL
Appeal Reference: APP/W1145/D/19/3222334
Appeal Start Date: 21st February 2019
Date: 21st February 2019
Proposal: Extension to front elevation
Location: 25B Glenfield Road, Bideford

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 27th February 2019 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Davis, Hancock (from 1902/859), Laws, Leather, and Tisdale

In attendance: Miss A Kendall – Administration Officer
Members of the public

1902/858 Chairman's announcements

- The Chairman reported that he had taken some advice from a Torridge Planning Officer regarding comments made on outline applications. He explained to Members that all material planning matters that can be ascertained from information contained in the application's supporting documents can be commented on. Following a discussion, it was **agreed** to place application 1/1343/2018/OUTM on the next agenda so additional comments can be submitted.
- Following further advice from the same Officer, there was a discussion regarding application 1/0041/2019/FUL and the comments that can be made regarding design. Unfortunately, the time period for making comments on this application has passed.

At this juncture, Cllr Hancock arrived at the meeting.

1902/859 Apologies

Apologies were recorded on behalf of Cllrs Berryman and Sherborne.

1902/860 Declarations of interest

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

1902/861 To agree the agenda as published

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

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

1902/862 To confirm and sign the minutes of the Planning meeting held 13th February 2019

It was **resolved** to confirm and sign the minutes of the meeting held 13th February 2019 as a correct record.

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

1902/863 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.

Members of the public did not wish to speak.

1902/864 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.

1/1351/2018/FUL

Location: The Launches, New Quay Street, Appledore
 Applicant: Mr P Tuite-Dalton
 Proposal: Single storey extension to front elevation, internal alterations, and new gazebo at southeast of site (Amended description and red edge)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

1/0005/2019/FUL

Location: Garages Adjacent Puffins, Torridge Road, Appledore
 Applicant: Mr R Bushnell
 Proposal: Demolition of 10 garages and erection of no. 2 dwellings
 It was **resolved** to refusal and submit comments as made previously;
 "The development is too large for the plot, there are concerns about overlooking Victoria Crescent, loss of garages and resultant loss of parking and the design is inappropriate in relation to the street scene."
 With the addition of the matter of insufficient parking and turning space on the plot and the proposal being too near to the road. Vehicles will have to make dangerous manoeuvres in an already crowded section of highway to enter or exit the site.
 Proposed: Cllr Leather, Seconded: Cllr Tisdale (all in favour)

1/0097/2019/FUL

Location: Appledore House, Meeting Street, Appledore
 Applicant: Mr P Ellam
 Proposal: Alterations to dwelling including demolition of garage and creation of raised decking (Resubmission of application 1/1227/2018/FUL)
 Cllr Laws declared an interest in this application.
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Leather, Seconded: Cllr Tisdale (majority in favour with one abstention)

1/0101/2019/FUH

Location: Joncam, 1 Aysha Gardens, Westward Ho!
 Applicant: Mr Burson
 Proposal: Single-storey extension and loft conversion
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Hancock (all in favour)

1/0106/2019/FUL

Location: Royal North Devon Golf Club, Westward Ho!
 Applicant: Royal North Devon Golf Club
 Proposal: New 8th hole tees & green, new 9th hole tees, timber access bridge and associated bunkers
 Cllr Laws declared a personal interest in this application as a member of the Golf Club. He gave an in depth description of the application and why it is needed and after some discussion it was **resolved** to recommend that this application be approved subject to comments by Natural England and the Environment Agency.
 Proposed: Cllr Laws, Seconded: Cllr Davis (all in favour)

As Chairman of the Northam Burrows Committee, Cllr Laws will give an update on the situation at the next meeting which is scheduled in March.

1/0115/2019/FUL

Location: St Vincent, Goodwood Park Road, Northam
Applicant: Mr & Mrs P Symons
Proposal: Single storey extension to the front elevation and internal alterations
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Hancock (all in favour)

1/0145/2019/FUL

Location: Mauna Loa, Pitt Lane, Appledore
Applicant: Mr N England
Proposal: Proposed rear extension, including first floor balcony
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Tisdale (all in favour)

1902/865

Torrige District Council – Planning Decisions

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

1/1219/2018/CPL

Location: 8 Kimberley Terrace, Diddywell Road, Northam
Proposal: Erection of single-storey rear extension
(Northam recommended approval)

1/1257/2018/FUH

Location: 3 Kenwith Road, Bideford
Proposal: Replacement single storey extension
(Northam recommended approval)

There being no further business the meeting closed at 6.35 pm

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