

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 4th April 2018 in the Council Chamber, Town Hall, Windmill Lane, Northam at 4.00 pm

Present: Cllrs Hames (Chairman), Berryman, Brading, Davis, Eastman and Tisdale
In attendance: Miss A Kendall – Admin Officer
Members of the public

1804/1275 Apologies

Apologies were recorded on behalf of Cllrs Edwards, Leather and Sherborne

1804/1276 Chairman's announcements

There were none

1804/1277 Declarations of interest

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

1804/1278 To agree the agenda as published

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

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

1804/1279 To confirm and sign the minutes of the Planning meeting held 28th March 2018

It was **resolved** to confirm and sign the minutes of the meeting held 28th March 2018 as a correct record.

Proposed: Cllr Tisdale, Seconded: Cllr Davis (majority in favour with one abstention)

1804/1280 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 wished to speak on applications 1/0256/2017/FULM and 1/0137/2018/FUL

1804/1281 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.

1/0256/2017/FULM

Location: Knapp House Activity Centre, Churchill Way, Northam
 Applicant: Knapp House Ltd
 Proposal: New development comprising of 58 holiday units, a Reception Building (admin, swimming pool, etc.) & associated infrastructure to replace the existing Caravan Park at Knapp House

It was **resolved** to suspend standing orders to allow members of the public to speak.

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

At this juncture, Cllr Eastman arrived at the meeting.

It was **resolved** to reinstate standing orders.

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

It was **resolved** to recommend that this application be refused as per the comments made previously and reproduced below.

- Shipyard – Members feel that noise from the Appledore Shipyard would affect the site which would put the Shipyard under threat. Members agreed that the work at the Shipyard must be protected. This issue was raised by the Inspector for a previous application for the site.
- Open Countryside – the site is not within the current or emerging Local Plan. It will also result in loss of the important Green Gap between Appledore and Northam. Members feel a development here would set a precedent and could become the ‘thin end of a wedge’ if approved. Members quoted policies DVT2C and ENV5. This site falls within the Undeveloped Coast area detailed in the emerging Local Plan.
- Traffic/Highways – the development would result in a large cumulative effect on traffic on to Churchill Way and surrounding roads which are already at capacity.
- Archaeological Importance – if this application is approved, Members insist that a full archaeological survey is carried out due to the important Battlefield site which would be lost.
- Wildlife – the site has been proved to be an important habitat for many species of bats and birds. There would also be a detrimental effect on the adjacent woodland. The site is also part of an important wildlife corridor for the estuary (SSSI) which was also mentioned by the Inspector on a previous application for the site.
- Views – there will be an adverse effect on the views from the public footpaths, the estuary, conservation areas of Westleigh and the listed building and grounds of Tapeley Park

Members emphasised that contrary to Local Plan Policy DVT2C there is no proven need for this proposed development in open countryside. It was further stressed that the shipyard must be protected as an important national security asset and that a full noise impact survey should be carried out in all areas of the site as per a previous major application on this site.

Proposed: Cllr Tisdale, Seconded: Cllr Berryman (five in favour with one abstention)

1/0118/2018/FUL

Location: Woodbine Cottage, Tadworthy Road, Northam
Applicant: Mrs M Williamson
Proposal: Change of use from domestic outbuilding to one bedroom holiday letting unit
It was **resolved** to recommend that this application be approved subject to there being adequate provision for off road parking.
Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0137/2018/FUL

Location: Public Conveniences, Jubilee Road, Appledore
Applicant: Ms C Ferguson
Proposal: Demolition of existing public toilets and erection of a new dwelling

It was **resolved** to suspend standing orders to allow members of the public to speak.

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

A member of the public raised an issue with regard to on street parking for a disabled resident who lives nearby who will be affected by this development. The Admin Officer informed the meeting that this is a civil matter and the resident should take this up with Devon County Council.

At this juncture, Cllr Eastman arrived at the meeting.

It was **resolved** to reinstate standing orders.

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

It was proposed by Cllr Tisdale that this application be approved. After further discussion the proposal was withdrawn.

It was **resolved** to recommend that this application be refused as it is not in keeping with the street scene and the height is over-bearing.

Proposed: Cllr Brading, Seconded: Cllr Berryman (five in favour with one against)

1/0180/2018/ADV

Location: Proposed fascia sign
Applicant: Appledore Flame Factory
Proposal: Appledore Flame Factory, 9 The Quay, Appledore
It was **resolved** to recommend that this application be approved
Proposed: Cllr Davis, Seconded: Cllr Brading (five in favour with one against)

1/0185/2018/FUL

Location: Old Battery, Torridge Road, Appledore
Applicant: Mr J Done
Proposal: Replacement window bays, internal alterations, formation of new door opening, upgrade and extensions to property
It was **resolved** to recommend that this application be approved subject to a change in the colour of the roofing material as it is not in keeping with surrounding properties.
Proposed: Cllr Brading, Seconded: Cllr Tisdale (all in favour)

1/0211/2018/OUT

Location: Land Adjacent to Torridge Road, Appledore
 Applicant: Harco Trading Ltd
 Proposal: Outline planning permission with all matters reserved for two dwellings, public picnic area & retention of coastal footpath (Resubmission of 1/1095/2017/OUTM)
 It was **resolved** to recommend that this application be refused as per comments made previously, i.e. The site is outside the development area and within the protected Coastal Preservation Area and the Biosphere. It would be a creeping form of development which encroaches on the green gap between Appledore and Northam and would be in open countryside the character of which would be adversely affect by the development (ref. Local Policy DVT2C, ENV6 and NPPF 114 regarding protection of the CPA and undeveloped coast). Views in and out of the Estuary, from Northam Burrows and the Coastal Path will be affected. The properties would not be affordable for local residents and Members expressed concern about correspondence from Children's Services on a previous application in the area stating that there are no available spaces at the local Primary Schools. Devon Highways have previously raised issues with access onto Torridge Road which is already dangerous and cannot handle the increased level of traffic therefore access onto this road would be unsuitable for the proposed development. There are also possible issues with flooding.

Members raised further concerns after reading the Consultee Comments submitted by Martin Caddy, PRoW Officer for Devon County Council, regarding the erosion of the Cost Path (Path 2). The path has had to be moved back several times in recent years and it was felt the proposed development would affect this which could have repercussions in relation to the Coastal Access Bill.

Proposed: Cllr Brading, Seconded: Cllr Tisdale (five in favour with one against)

1/0229/2018/FUL

Location: The Maples, Goats Hill Road, Northam
 Applicant: Mr D Ogle
 Proposal: Extension to south elevation, and new patio areas (Resubmission of 1/1283/2016/FUL)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Brading (five in favour with one abstention)

At this juncture, Cllr Brading gave his apologies and left the meeting.

1/0242/2018/FUL

Location: Millhoc, 15A Highfield, Northam
 Applicant: Mr M Hocking
 Proposal: Construction of garage to front of dwelling
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

1/0247/2018/FUL

Location: Brambleberry, Chircombe Lane, Northam
 Applicant: Mr & Mrs Spiers
 Proposal: Demolition of existing porch, creation of new porch and sunroom
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0250/2018/FUL

Location: 1 Holywell Cottages, Lakenham Hill, Northam
 Applicant: Mr & Mrs Welsby
 Proposal: Front porch, single storey side and rear extensions with creation of vehicle access and parking space
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Berryman, Seconded: Cllr Tisdale (all in favour)

1/0271/2018/FUL

Location: Bedewill, Green Lane, Appledore
 Applicant: Mr I Cox
 Proposal: Demolition of existing bungalow and erection of new two storey dwelling (resubmission of 1/0344/2017/FUL)

It was **resolved** to suspend standing orders to allow members of the public to speak.

Proposed: Cllr Berryman, Seconded: Cllr Eastman (all in favour)

It was **resolved** to reinstate standing orders.

Proposed: Cllr Berryman, Seconded: Cllr Eastman (all in favour)

It was **resolved** to recommend that this application be refused as per comments made previously, i.e. The proposal would not be in character with the surrounding street scene. It would also be overbearing in relation to the neighbouring bungalows. Further to this, members raised concerns about possible overlooking. Cllr Davis was asked to call in the application.

Proposed: Cllr Tisdale, Seconded: Cllr Berryman (four in favour with one abstention)

1/0280/2018/FUL

Location: Four Winds, Cornborough Road, Westward Ho!
 Applicant: Chichester Developments Ltd
 Proposal: Variation of plans schedule - Revised scheme for seven dwellings pursuant to 1/0265/2016/FUL
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Eastman (all in favour)

1/0303/2018/FUH

Location: 1 Kimberley Park, Northam
 Applicant: Mr & Mrs R Webb
 Proposal: Two storey extension to the rear of the dwelling, with additional single storey extension
 It was **resolved** to recommend that this application be approved subject to there being no overlooking.
 Proposed: Cllr Berryman, Seconded: Cllr Tisdale (all in favour)

1804/1282 Torrridge District Council – Planning Decisions

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

1/1279/2017/FUL

Location: Land Adjacent Lilden, Glentorr Road, Bideford
Proposal: Demolition of existing garage and erection of new dwelling
(Northam recommended approval)

1/0054/2018/FUL

Location: Beach Kitchen, Westbourne Terrace, Westward Ho!
Proposal: Demolition of existing cafe and erection of new café
(Northam recommended approval)

1/0042/2018/FUL

Location: 8 Lever Close, Northam
Proposal: Two storey extension to rear
(Northam recommended approval)

1/0046/2018/FUL

Location: Flat 1, 20 Market Street, Appledore
Proposal: Part-retrospective alterations and change of use from shop, office accommodation, flat and maisonette to shop, self-contained flat and maisonette
(Northam recommended approval)

1/0076/2018/FUL

Location: 24 Staddon Road, Appledore
Proposal: Increase in roof height with provision of dormer windows and construction of roof balcony
(Northam recommended approval)

1/0111/2018/CPL

Location: 8 Taylor Crescent, Westward Ho!
Proposal: Certificate of Lawfulness for single storey conservatory to rear
(Northam did not comment)

1/0119/2018/FUL

Location: 99 Chanters Road, Bideford
Proposal: Erection of a porch to the front of the dwelling (Resubmission of 1/0402/2017/FUL)
(Northam recommended approval)

1/0125/2018/FUL

Location: 5 Odun Terrace, Richmond Road, Appledore
Proposal: Rear extension, including new rear dormer and replacement windows
(Northam recommended approval)

1804/1283 Torrridge District Council – Planning Appeals
It was **agreed** to note that Torrridge District Council, the determining Authority, has notified of the following appeals.

1/1033/2017/CPE

Appeal Ref: APP/W1145/X/17/3192545

Appeal Start Date: 14th March 2018

Proposal: Certificate of existing lawful development for use of land as development land (Housing)

Location: Land at Commodore Close, Westward Ho!

The Planning Inspectorate has decided to determine the appeal on the basis of a public inquiry which you may attend if you wish.

1804/1284 To consider the current public consultation on excluding the proposed Staddon Road site from the Draft Local Plan

It was **resolved** to support the proposed modification of the Draft Local Plan to delete the non-strategic housing land between Staddon Road and Watertown, Appledore (reference PMM/146).

Proposed: Cllr Eastman, Seconded: Cllr Tisdale (four in favour with one abstention)

There being no further business the meeting closed at 5.15 pm

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