

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 9th August 2017 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Berryman, Brading, Davis, Eastman (from minute 1708/340) Edwards (from application 1/0614/2017/OUTM), Hancock (from minute 1708/340), Leather (from minute 1708/340) and Tisdale.

In attendance: Miss A Kendall, Administration Officer
Member of the public

1708/358 Apologies

Apologies were recorded on behalf of Cllr Sherborne

1708/359 Chairman's announcements

The Chairman spoke about concerns raised at the last Town Projects meeting in relation to the enforcement of Section 106 agreements made between Torrridge District Council and Developers. At that meeting, it was resolved to write to Mrs Wallace, Head of Paid Staff and Mr Green, Head of Planning regarding this. The letter will be circulated to Members when it has been sent. The Chairman asked that the matter be placed on the next agenda for an update.

At this juncture, Cllrs Eastman, Hancock and Leather arrived at the meeting

1708/360 Declarations of interest

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

1708/361 To agree the agenda as published

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

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

1708/362 To confirm and sign the minutes of the Planning meeting held 26th July 2017

It was **resolved** to confirm and sign the minutes of the Planning meeting held 26th July 2017

Proposed: Cllr Berryman, Seconded: Cllr Brading (majority in favour with 2 abstentions)

1708/363 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 1/0614/2017/FUL and 1/0746/2017/FUL

1708/364 Torrridge District Council Planning Applications:

Torrridge 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 Torrridge 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.

At this juncture, Cllr Edwards arrived at the meeting

1/0614/2017/OUTM

Location: Land at Torridge Road, Appledore
Applicant: Mr & Mrs Ford
Proposal: Outline application for the erection of up to 10 dwellings and associated infrastructure with all matters reserve except access

It was **resolved** to suspend Standing Orders to allow members of the public to speak.

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

It was **resolved** to re-instate Standing Orders.

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

It was **resolved** to recommend that this application be refused, Members raised the following issues;

- The development would be outside the development area.
- 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 and NPPF 114 regarding protection of undeveloped coast) . There would also be a loss of agricultural land.
- The site is within the protected Coastal Preservation Area and the Biosphere.
- Views in and out of the Estuary and from Northam Burrows would be affected.
- The properties would not be affordable for local residents and Members expressed concern about the correspondence from Children's Services 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 in traffic. Access onto this road would be unsuitable for the proposed development.
- Members are unsatisfied with the Ecological report and believe it is not accurate or thorough.
- There are also possible issues with flooding and overlooking.

Members noted that the application has been called in.

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

1/0639/2017/FUL

Location: Land at Burrough House, Churchill Way, Northam
Applicant: Loosemore Wild Design & Build
Proposal: Variation of Condition 2 of 1/1050/2015/FUL (erection of rear garden room extension on plot 8 only)

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

Proposed: Cllr Tisdale, Seconded: Cllr Leather (6 in favour with 3 against)

Cllr Hancock left the meeting.

1/0679/2017/FUL

Location: 30 Meeting Street, Appledore

Applicant: Mrs T Miller

Proposal: New first floor window to east elevation

It was **resolved** to recommend that this application be approved subject to satisfactory comments from the Conservation Officer and there being no overlooking.

Proposed: Cllr Tisdale, Seconded: Cllr Davis (7 in favour with 1 abstention)

Cllr Hancock returned to the meeting.

1/0704/2017/FUL

Location: 8 Mariners Way, Appledore

Applicant: Mr O Whitefield

Proposal: Proposed extension

It was **resolved** to recommend that this application be refused. There would be a detrimental impact on the street scene and the property's amenity space (DVT11)

Proposed: Cllr Leather, Seconded: Cllr Davis (7 in favour with 2 abstentions)

1/0718/2017/FUL

Location: 36 Windmill Lane, Northam

Applicant: Mr & Mrs T Hodgson

Proposal: First floor extension to side of bungalow & alteration to existing roof profile

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

Proposed: Cllr Leather, Seconded: Cllr Davis (7 in favour with 2 abstentions)

1/0737/2017/FUL

Location: 1 Fairway, Appledore

Applicant: Mr I Cox

Proposal: Variation of condition 2 of application 1/1276/2015/FUL (amended design and wall finishes)

Condition Number(s): 2

Condition(s) Removal:

Amended design, slightly smaller front elevation and changes to wall finishes. Varied to plans schedule drawing details.

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

Proposed: Cllr Tisdale, Seconded: Cllr Davis (8 in favour with 1 against)

1/0739/2017/FUL

Location: 9 Greenacre Close, Northam

Applicant: Mr R Daniel

Proposal: First floor balcony to rear of building

Cllr Berryman declared a personal interest in this application.

Members **noted** that there is an amended description and this will be on the next agenda for consideration.

1/0740/2017/FUL

1/0741/2017/LBC

Location: Coach and Horses, 5 Market Street, Appledore

Applicant: Cibo Italia Ltd

Proposal: Alterations to windows, erection of railings and steps, demolition of 1980's rear extension and erection of a replacement rear gabled extension

It was **resolved** to recommend that this application be approved subject to satisfactory comments from the conservation officer.

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

1/0746/2017/FUL

Location: Tamarisk, Torridge Road, Appledore

Applicant: M & J, D & S Allin

Proposal: Demolition of single dwelling, and replacement with 2 new dwellings

It was **resolved** to suspend Standing Orders to allow members of the public to speak.

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

It was **resolved** to re-instate Standing Orders.

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

It was **resolved** to recommend that this application be refused, Members raised the following issues;

- The development is overbearing on the site.
- There would be a detrimental effect on amenity and the proposed design is not in keeping with the street scene.
- The views to and from the Estuary and Burrows would be adversely affected.
- There would be an increase in traffic on an already dangerous road.

Cllr Eastman informed the meeting that he would call in the application the next day.

Proposed: Cllr Leather, Seconded: Cllr Tisdale (8 in favour with 1 abstention)

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

1/0754/2017/FUL

Location: Wylde, Glengarth Close, Northam

Applicant: Mr & Mrs Sears

Proposal: Erection of Garage

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

Proposed: Cllr Leather, Seconded: Cllr Brading (7 in favour with 1 abstention)

1708/365

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:

1/0443/2017/FUL

Location: Redwell, Durrant Lane, Northam

Proposal: Variation of condition 2 of planning permission 1/0369/2016/FUL – amended drainage strategy (affecting a public right of way) (*Northam recommended refusal*)

1/0493/2017/FUL

Location: Land at Marisco, Primrose Lane, Northam
Proposal: Variation of conditions 1 of applications 1/0275/2016 and 1/1284/2016/FUL (amended design)
(Northam recommended approval)

1/0590/2017/FUL

Location: Richmond Barton, Broad Lane, Appledore
Proposal: Conversion of existing store to create garage and loft storage
(Northam recommended approval)

1708/366

To consider amendments made to the Draft Local Plan
Cllr Hames read some of the amendments made to the plan in relation to the Northam area. It was **agreed** that he would compile a list and submit it to the Admin Officer to circulate with the next agenda.

There being no further business the meeting closed at 7.20 pm

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

