

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 28th February 2018 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.15 pm

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

In attendance: Mrs M J Mills, Town Clerk and Mrs P Moores, Assistant Clerk

1802/1162 Apologies

Apologies were recorded on behalf of Cllrs Berryman and Edwards

1802/1163 Chairman's announcements

The Chairman announced that the Torridge Planning meeting has been postponed until 8th March. At a recent meeting of Torridge, they voted to include the Staddon Road development site in the Draft Local Plan against the advice of the Inspector. If the information comes through formally to Northam Town Council this will be included as an agenda item.

1802/1164 Declarations of interest

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

1802/1165 To agree the agenda as published

It was **resolved** to agree the agenda as published.
Proposed: Cllr Davis, Seconded: Cllr Brading (all in favour)

1802/1166 To confirm and sign the minutes of the Planning meeting held 14th February 2018

It was **resolved** to confirm and sign the minutes of the meeting held 14th February 2018 as a correct record.
Proposed: Cllr Sherborne, Seconded: Cllr Leather (majority in favour, 2 abstentions)

1802/1167 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.

No members of the public were present.

**1802/1168 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.

1/0153/2018/FUL

Location: Land to The West of Hampton Close, Raleigh Hill
 Applicant: Dr B Lee
 Proposal: Three dwellings (re-submission of 1/0095/2017/FUL with amended access)

Cllr Leather spoke as a Ward Member and then left the meeting.

It was **resolved** to recommend that this application be refused on the same grounds as previously. Members stressed their concerns that this application is outside the development area. Under the NPPF there are three dimensions to sustainable development, Economic, Social & Environmental, this application is contrary to all of them. This site is in open countryside and outside of the current development boundary in the Local Plan and is contrary to DVT2C. NPPF 17.7 states there are 12 principles that planning should comprise; contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework. DVT8 Landscaping at 3.121a, the Devon hedgebank is locally distinctive and defines local landscapes. Under this application, 10 metres of hedgebank will be lost. This section of Raleigh Hill is prone to regular flooding, road surface water drainage in this area is very poor, this will be compounded with this scheme. The road giving access to site, by reason of its width and lack of footways, is unsuitable to accommodate the increase in traffic likely to be generated and the application lacks adequate visibility splays. Any additional traffic added to Raleigh Hill or Lenwood Road would increase the risk to pedestrians, horse riders, cyclists, dog walkers and drivers and on highways grounds should be refused. There is no provision for refuse or recyclable storage adjoining Raleigh Hill, TDC refuse vehicles will not drive onto a private driveway. This is a creeping form of sporadic development into open countryside which should be refused. A large site behind Raleigh Hill with access onto Heywood Road has planning permission for 180 homes, there is no need for further housing development on this very restricted access road. Finally, the application is contrary to ENV1 Conservation Interest (1) (c) to maintain or where possible enhance biodiversity, the richness of wildlife habitats and the variety of natural interest.

Proposed: Cllr Tisdale, Seconded: Cllr Brading (5 in favour, 1 abstention)
 Cllr Davis will call the application in.

Cllr Leather returned to the meeting.

1/0157/2018/FUL

Location: Northam Methodist Church, Cross Street
 Applicant: Trustees of Northam Methodist Church
 Proposal: Alterations to front of church to provide a disabled access ramp
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0161/2018/FUL

1/0162/2018/LBC

Location: 50 Irsha Street, Appledore

Applicant: Mr & Mrs Palmer

Proposal: Alterations to roof to form 2 new dormer windows

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

Proposed: Cllr Leather, Seconded: Cllr Tisdale (majority in favour, 1 vote against)

1802/1169 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.

1/1192/2015/OUTM

Location: Daddon Hill Farm, Daddon Hill Northam

Proposal: Demolition of existing farm buildings; mixed use development of up to 500 residential dwellings; a 60 bed extra care facility, a doctors surgery, a 210 place one form entry primary school with expansion capacity for 420 place two form entry facility, a nursery and children's centre; a neighbourhood community centre; together with associated public open spaces, landscaping, access roads, sustainable urban drainage systems and highway and site infrastructure works. All other matters except for access are reserved. Affecting public right of way. (Additional Information: Regulation 22 submission, (EIA Development))
(Northam recommended refusal)

It was **resolved** to write a letter to Torridge District Council requesting an explanation as to why outline planning permission has been granted in the light of the fact that the Plans Committee had deferred a decision and it appears that this application has not been returned to them for further approval. Members hope that all concerns received in relation to the full application will be addressed.

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

1/0260/2016/FUL

Location: Land Off The Mount, Appledore

Proposal: 9 affordable dwellings for rent
(Northam recommended refusal)

1/1212/2017/FUH

Location: 15 Richmond Green, Appledore

Proposal: Proposed Porch, external finishes and internal alterations
(Northam recommended approval)

1/1290/2017/FUH

Location: 38 J.H.Taylor Drive, Northam

Proposal: Single storey extension over existing garage. Proposed bedroom and bathroom. Proposed bay window to the lounge and porch to the front of the house
(Northam recommended approval)

1/0032/2018/FUL

Location: Baie Comeau, Broad Lane, Appledore

Proposal: Raised decking to front elevation *(Northam recommended approval)*

1/0057/2018/FUH

Location: The Beach Café, 6 Westbourne Terrace, Westward Ho!

Proposal: Loft conversion incorporating dormer extension and balcony
(Northam recommended approval)

1802/1170 SN&N Application for New Postal Address - Planning Ref 1/0260/2016/FUL - X 9
New properties. The developer has requested the Town Council's go ahead on the
street name preference set out below :-

- (a) Ridge View Crescent/Close
- (b) Community Close
- (c) Dunes View Crescent/Close

It was **resolved** to recommend the street name "Community Close"
Proposed: Cllr Brading, Seconded: Cllr Leather (majority in favour, 1 abstention)

There being no further business the meeting closed at 6.50 pm

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