

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 17th January 2018 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Brading, Davis, Eastman, Leather and Tisdale
In attendance: Miss A Kendall – Admin Officer

1801/1016 Apologies

Apologies were recorded on behalf of Cllrs Berryman, Edwards, Hancock and Sherborne

1801/1017 Chairman's announcements

The Chairman informed Members that he will be speaking on behalf of the Council at the Torridge Plans Committee on the application for 7 flats at 76 Atlantic Way (1/0831/2017/FUL).

1801/1018 Declarations of interest

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

1801/1019 To agree the agenda as published

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

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

1801/1020 To confirm and sign the minutes of the Planning meeting held 13th December 2017

It was **resolved** to confirm and sign the minutes of the meeting held 13th December 2017 as a correct record.

Proposed: Cllr Leather, Seconded: Cllr Tisdale (majority in favour with one abstention as not present at the meeting)

1801/1021 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.

1801/1022 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.

1/1046/2017/FUL

Location: 76 Atlantic Way, Westward Ho!
 Applicant: Clearsky Developments Ltd
 Proposal: Amendment to previous approval 1/0120/2016/FUL to create revised car parking layout
 It was **resolved** to recommend that this application be approved subject to there being a retaining wall with stone cladding added to the car park plans.
 Proposed: Cllr Leather, Seconded: Cllr Tisdale (all in favour)

1/1150/2017/FUL

Location: St Margaret's C of E School, Sea View Road, Northam
 Applicant: Diocese of Exeter
 Proposal: Proposed single storey extension to the existing school to provide new music room
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Brading (all in favour)

1/1188/2017/FUL

Location: Kilford, First Raleigh
 Applicant: Mr & Mrs A Henderson
 Proposal: First floor side extension
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour with one against)

1/1216/2017/LBC

Location: Johns of Appledore, Grocers, 4 The Quay, Appledore
 Applicant: Mr A Johns
 Proposal: Internal alterations at rear of shop premises and modified shop entrance ramp
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

1/1233/2017/FUL

1/1234/2017/LBC

Location: Johns of Appledore Post Office and Stores, 7 The Quay, Appledore
 Applicant: Mr A Johns
 Proposal: Alteration to sash window opening to create new door opening. New serving hatch internal opening
 It was **resolved** to recommend that these applications be approved provided that the proposed door is replaced with one of a more suitable design that is in keeping with the current windows.
 Proposed: Cllr Brading, Seconded: Cllr Davis (all in favour)

1/1235/2017/FUL

1/1236/2017/LBC

Location: 13 Bude Street, Appledore
 Applicant: Ms J Holding
 Proposal: Replacement of flat roof over kitchen with pitched gable roof including 2 no roof lights. Replacement of first floor UPVC French doors with timber French doors and installation of Juliet balcony
 It was **resolved** to recommend that these applications be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/1238/2017/FUL

Location: Two Rivers, Torridge Road, Appledore

Applicant: Mr R Brend

Proposal: Demolition of dwelling and erection of two new dwellings along with new retaining wall to accommodate parking provision and bin storage (Resubmission of 1/0842/2016/FUL)

It was **resolved** to recommend that this application be refused as per comments submitted previously; the parking situation has not been addressed as per the Councils previous comments and there being no disabled access to the properties. Members felt that the parking could be provided by building back into the site to create garages below the dwellings.

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

1/1246/2017/FUL

Location: Mouna, Bidna Lane, Northam

Applicant: Mr & Mrs S Clements

Proposal: Removal of condition 6 (Agricultural occupancy condition) of application 1/1278/76/41/5

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

Members were concerned that the property had not been correctly priced for those who work within agriculture or forestry and that no independent valuation had been supplied by the applicant. Item 7.1 (i) of the Statement of Case states that '29.5 acres is too small for an agricultural holding', Members believe this to be inaccurate and there is evidence that sheep are on the land year-round. They felt that an independent assessment of the agricultural potential of the land should have been supplied. Members feel that the current conditions should be enforced as without the agricultural tie, the dwelling is unlikely to have been granted planning permission in the first instance.

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

1/1266/2017/FUL

Location: Cliff House, Fosketh Hill, Westward Ho!

Applicant: Mr & Mrs Chumbley

Proposal: Erection of extension and new balcony

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

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

1/1282/2017/LBC

Location: Phoenix Cottage, 16 Market Street, Appledore

Applicant: Mr & Mrs Owens

Proposal: Proposed loft extension including new roof lights

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

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

1/0018/2018/FUL

Location: 6a Polywell, Appledore

Applicant: Mr D Griffiths

Proposal: Creation of glazed first floor conservatory over existing balcony to front of property

It was **resolved** to recommend that this application be approved subject to the glazing being anti-glare.

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

1801/1023 Torrridge District Council, the determining Authority, has asked for comments from the Town Council on the following application for a Certificate of Lawful Development:

1/1248/2017/CPL

Location: 3 Blyth Court, Westward Ho!

Applicant: Mr & Mrs Lunt

Proposal: Certificate of proposed lawful development for single storey replacement conservatory to rear of existing dwelling

Please note that the submission is not a planning application. Only comments relating to the accuracy or otherwise of the statements made are required, **not** comments relating to the planning merit of the development.

It was **agreed** to note the submission.

1801/1024 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:

1/0946/2017/FUL

Location: RNLI Lifeguard Station, Westbourne Terrace, Westward Ho!

Proposal: Erection of RNLI observation building to replace existing temporary structure
(Northam recommended approval)

1/1009/2017/FUL

Location: Braddicks Holiday Centre, Merley Road, Westward Ho!

Proposal: Demolition of 19 holiday chalets and replacement with 21 static holiday caravans
(Northam recommended approval)

1/1017/2017/FUL

Location: 76 Atlantic Way, Westward Ho!

Proposal: Application to vary condition 2 of permission 1/0120/2016/FUL
(Northam recommended refusal)

1/1028/2017/FUL

Location: 110 Bay View Road, Northam

Proposal: Erection of a pair of entrance gates and stone pillars and erection of a fence on top of stone boundary wall
(Northam recommended approval)

1/1079/2017/FUL

Location: 40 Highfield, Northam

Proposal: Single storey conservatory
(Northam recommended approval)

1/1082/2017/FUL

Location: 31 Bude Street, Appledore

Proposal: New ground floor opening and folding doors at rear
(Northam recommended approval)

1/1091/2017/FUL

Location: 6A Staddon Road, Appledore
Proposal: Variation of condition 5 and removal of condition 6 of planning approval 1/0687/1978/OUT in order to enable the conversion of part garage into en suite bathroom
(Northam recommended approval)

1/1097/2017/FUL

Location: North Devon Surf School Pebbleridge Road, Westward Ho!
Proposal: Variation of Condition 2 of Planning Approval 1/0693/2016/FUL (Re-positioning of external access stairs)
(Northam recommended approval)

1801/1025 It was noted that Torridge District Council, the determining Authority has notified that the following applications have been withdrawn:

1/1038/2017/FUL

Location: Beach Kitchen, Westbourne Terrace, Westward Ho!
Proposal: Demolition of existing café and erection of new café with seasonal staff accommodation

1/1095/2017/OUT

Location: Land adjacent to Torridge Road, Appledore
Proposal: Outline planning permission with all matters reserved for three dwellings

1801/1026 Torridge District Council – Planning Appeals
Members noted that Torridge District Council, the determining Authority, has given the following notice of Appeal:

1/0547/2017/FUL

Appeal Reference: APP/W1145/D/17/3187852
Appeal Start Date: 14th December 2017
Proposal: Two storey rear extension and alterations to windows
Location: 3 Silford Cottages, Bideford EX39 3PS
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.

There being no further business the meeting closed at 6.40 pm

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