

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 31st January 2018 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Berryman, Brading, Davis, Eastman, Leather (from application 1/1134/2017/FUL), Sherborne (from application 1/1134/2017/FUL) and Tisdale

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

1801/1059 Apologies

Apologies were recorded on behalf of Cllrs Edwardsa and Hancock. The Admin Officer advised that due to the early start, Cllr Sherborne is likely to be late.

1801/1060 Chairman's announcements

The Chairman read an item of correspondence from Torridge District Council regarding application number 1/0256/2017/FULM. The application was due to be considered at the Plans Committee the next day (1st February 2018), however, an item of correspondence from Historic England dated May 2017 had only just been received by the case officer. The Senior Solicitor would be recommending that the Committee defer making a decision on the application.

1801/1061 Declarations of interest

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

1801/1062 To agree the agenda as published

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

1801/1063 To confirm and sign the minutes of the Planning meeting held 17th January 2018

It was **resolved** to confirm and sign the minutes of the meeting held 17th January 2018 as a correct record.
Proposed: Cllr Tisdale, Seconded: Cllr Davis (majority in favour with one abstention as not present at the meeting)

1801/1064 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 wished to speak.

1801/1065 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.

1/1092/2017/FUL

Location: 9 Greenacre Close, Northam
 Applicant: Mr R Daniel
 Proposal: Rear single raised platform incorporating first floor balcony (Revised Plan – Balcony)
 It was **resolved** to recommend that this application be approved subject to there being no overlooking.
 Proposed: Cllr Tisdale, Seconded: Cllr Brading (all in favour)

At this juncture, Cllrs Leather and Sherborne arrived at the meeting.

1/1134/2017/FUL

Location: Rock Pool Café, 2 Golf Links Road, Westward Ho!
 Applicant: Mr G Persson
 Proposal: Retrospective application for the installation of extraction/ventilation flue through rear roof to replace wall-mounted extraction/ventilation unit
 It was **resolved** to recommend that this application be approved providing the use of the equipment be restricted to the café's opening hours.
 Proposed: Cllr Tisdale, Seconded: Cllr Sherborne (majority in favour with against)

1/1212/2017/FUL

Location: 15 Richmond Green, Appledore
 Applicant: Mrs T Leigh
 Proposal: Proposed Porch, external finishes and internal alterations
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/1265/2017/FUL

Location: 35 Richmond Park, Northam
 Applicant: Mr J Ager
 Proposal: Proposed extension to front elevation
 It was **resolved** to recommend that this application be approved subject to ensuring there is appropriate ventilation for the existing downstairs bathroom.
 Proposed: Cllr Leather, Seconded: Cllr Brading (all in favour)

1/1279/2017/FUL

Location: Land Adjacent Lilden, Glentorr Road, Bideford
 Applicant: Mr E Butler
 Proposal: Demolition of existing garage and erection of new dwelling
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Leather, Seconded: Cllr Tisdale (majority in favour with one against)

1/1290/2017/FUL

Location: 38 J.H. Taylor Drive, Northam
 Applicant: Mr M Williams
 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
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Brading, Seconded: Cllr Leather (all in favour)

1/0022/2018/FUL

Location: 39 Highfield, Northam
 Applicant: Mr & Mrs B Stocks
 Proposal: Installation of 2 roof lights to roof storage area
 It was **resolved** to recommend that the addition of roof lights be approved. However, Members asked questions regarding the need of an internal lift for a storage building. There were concerns raised about a possible change of use application being made in the future.
 Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour)

1/0032/2018/FUL

Location: Baie Comeau, Broad Lane, Appledore
 Applicant: Mr M Stevenson
 Proposal: Raised decking to front elevation
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Leather, Seconded: Cllr Davis (all in favour)

1/0034/2018/FUL

Location: Littlecroft, Avon Lane, Westward Ho!
 Applicant: Mr & Mrs G Holmes
 Proposal: Extension to rear of bungalow, incorporating conversion of roof space to provide first floor accommodation & installation of Juliet Balcony
 It was **resolved** to recommend that this application be approved subject to there being no overlooking.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0041/2018/FUL

Location: 11 Alpha Place, Appledore
 Applicant: Mr & Mrs B Hughes
 Proposal: Ground floor extension and roof alterations
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0042/2018/FUL

Location: 8 Lever Close, Northam
 Applicant: Mr J Bellamy
 Proposal: Two storey extension to rear
 It was **resolved** to comment that a better set of plans be sought. As there is no site or location plans, there is insufficient information particularly to show the proposal in relation to neighbouring properties.
 Proposed: Cllr Leather, Seconded: Cllr Tisdale (all in favour)

1/0046/2018/FUL

Location: Flat 1, 20 Market Street, Appledore
 Applicant: Robeda Construction
 Proposal: Part-retrospective alterations and change of use from shop, office accommodation, flat and maisonette to shop, self-contained flat and maisonette
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Leather, Seconded: Cllr Brading (all in favour)

1/0053/2018/LBC

Location: North Devon Maritime Museum, Odun House, Odun Road, Appledore
 Applicant: North Devon Museum Trust
 Proposal: Infilling a Tuscan porch with glass panels
 Members noted that Cllr Eastman has called in the application. It was **resolved** to comment that Northam Town Council were happier with the previous proposal.
 Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour with one against and one abstention)

1/0054/2018/FUL

Location: Beach Kitchen, Westbourne Terrace, Westward Ho!
 Applicant: Mr Birch
 Proposal: Demolition of existing cafe and erection of new café
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Brading, Seconded: Cllr Tisdale (all in favour)

1/0057/2018/FUL

Location: The Beach Café, 6 Westbourne Terrace, Westward Ho!
 Applicant: Mrs R Gould
 Proposal: Loft conversion incorporating dormer extension and balcony
 It was **resolved** to recommend that this application be approved providing that the overlooking of Navarino Cottage is addressed.
 Proposed: Cllr Tisdale, Seconded: Cllr Leather (all in favour)

1/0065/2018/FUL

Location: The Old Dairy, Golf Links Road, Westward Ho!
 Applicant: Mr A Hughes
 Proposal: Change of use of first floor of building from Class B2 to C3(a) for residential use as a one-bedroom flat with separate entrance. Addition of Juliette Balcony
 It was **resolved** to comment that a better site plan should be submitted as the entrance as the entrance to the property is not clear. Members were also unsure of the location of the surfboard workshop in relation to the proposal.
 Proposed: Cllr Tisdale, Seconded: Cllr Berryman (all in favour)

1/0076/2018/FUL

Location: 24 Staddon Road, Appledore
 Applicant: Mr S and Mrs A Ryder
 Proposal: Increase in roof height with provision of dormer windows and construction of roof balcony
 It was **resolved** to recommend that this application be approved subject to there being no overlooking.
 Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour with one abstention)

1801/1066

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:

1/1093/2017/FUL

Location: Seahaven, Long Lane, Appledore
 Proposal: Single storey side extension, loft conversion and detached garage
(Northam recommended approval)

1/1041/2017/FULM

Location: Land At Golf Links Road Westward Ho!
 Proposal: Removal of Condition 5 of 1/0465/2017/FULM (construction of roof garden) and variation of condition 2 (plans showing roof garden)
(Northam recommended refusal)

1/1049/2017/FUL

Location: 69A Hanson Park, Northam
 Proposal: Two storey side extension
(Northam recommended approval)

1/1060/2017/FUL

Location: Northam Cottage, Limers Lane, Northam
 Proposal: Proposed extension & alterations
(Northam recommended approval)

1/1098/2017/FUL

Location: Ellwood, Golf Links Road, Westward Ho!
 Proposal: Proposed works to roof to include dormer, installation of rooflights and creation of single raised platform
(Northam recommended approval)

1/1115/2017/FUL

Location: The Elms, Sandymere Road, Northam
 Proposal: Detached dwelling house
(Northam recommended approval)

1/1163/2017/FUL

Location: Toye Farm, Durrant Lane, Northam
 Proposal: Demolition of existing garage to provide 2 storey extension, removal of conservatory roof and re-roofing of whole dwelling
(Northam recommended approval)

1/1185/2017/FUL

Location: Seagulls, 36 Dudley Way, Westward Ho!
 Proposal: Proposed single storey extension to garage to include installation of rooflight
(Northam recommended approval)

1/1216/2017/LBC

Location: Johns of Appledore Grocers, 4 The Quay, Appledore
 Proposal: Internal alterations at rear of shop premises and modified shop entrance ramp
(Northam recommended approval)

1/1233/2017/FUL

1/1234/2017/LBC

Location: Johns of Appledore Post Office & Stores, 7 The Quay, Appledore
 Proposal: Alteration to sash window opening to create new door opening. New serving hatch internal opening
(Northam recommended approval)

There being no further business the meeting closed at 6.55 pm

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