

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 29th November 2017 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Brading, Edwards (from application 1/1095/2017/OUT), Leather, Sherborne (from application 1/1049/2017/FUL), and Tisdale

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

1711/686 Apologies

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

1711/687 Chairman's announcements

- The Chairman informed the Members that an appeal has been lodged against the refusal of the application for 10 dwellings on Torridge Road next to Polywell in Appledore. The Admin Assistant confirmed that notification had been received and it will be on the next agenda.
- The Admin Assistant read an e-mail from Torridge requesting comments on the proposed street naming for application 1/0586/2016/FUL. It was **agreed** that the suggested name, Roslyn Gardens, is suitable. Cllr Tisdale made a general comment regarding honouring previous Councillors who have served Westward Ho! when considering street naming.

1711/688 Declarations of interest

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

1711/689 To agree the agenda as published

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

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

1711/690 To confirm and sign the minutes of the Planning meeting held 8th November 2017

It was **resolved** to confirm and sign the minutes of the meeting held 8th November as a correct record.

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

1711/691 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.

A member of the public wished to speak on application 1/1095/2017/FUL.

1711/692 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.

1/1017/2017/FUL

Location: 76 Atlantic Way, Westward Ho!
Applicant: Clearsky Developments Ltd
Proposal: Application to vary Condition 2 of permission 1/0120/2016/FUL
It was **resolved** to recommend that this application be refused as per the submissions made on application 1/0120/2016/FUL; this is one of the last unspoilt Victorian buildings in Westward Ho! and there is a duty to protect heritage assets under NPPF129 and the architectural and historic character of an area under Local Plan Policy (ENV1).

In addition, Members feel that the conditions laid out in the approval should be adhered to and there is a lack of access for disabled residents. A comment from Cllr Tisdale the he has received complaints from neighbours that there have been no site notices in the surrounding area, on lamp posts etc., was also noted.
Proposed: Cllr Leather, Seconded: Cllr Tisdale (all in favour)

1/1028/2017/FUL

Location: 110 Bay View Road, Northam
Applicant: Mr K Ellicott
Proposal: Erection of a pair of entrance gates and stone pillars and erection of a fence on top of stone boundary wall
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Brading, Seconded: Cllr Leather (all in favour)

1/1041/2017/FULM

Location: Land at Golf Links Road, Westward Ho!
Applicant: Westward Living Ltd
Proposal: Removal of Condition 5 of 1/0465/2017/FULM (construction of roof garden)
It was proposed by Cllr Tisdale that this application be approved subject to there being appropriate screening to avoid overlooking. This was not seconded.

It was proposed by Cllr Brading and seconded by Cllr Hames to recommend that this application be refused. There are concerns with overlooking, privacy and amenity on the neighbouring apartments. The height restrictions set out by the Inspector at a recent Inquiry are also affected. There were 2 votes in favour and 2 votes against. The Chairman used his casting vote to vote in favour and it was so **resolved** to recommend refusal.

At this juncture, Cllr Sherborne arrived at the meeting.

1/1049/2017/FUL

Location: 69A Hanson Park, Northam
Applicant: Mr A Ebsworth
Proposal: Two storey side extension
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour with one abstention as the Member had just arrived at the meeting)

1/1059/2017/FUL

Location: Woodbine Cottage, Tadworthy Road, Northam
Applicant: Mr M Williamson
Proposal: Single storey extension to outbuilding, box window and double doors to rear elevation (for use ancillary to the main dwelling)
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Sherborne, Seconded: Cllr Leather (all in favour)

1/1060/2017/FUL

Location: Northam Cottage, Limers Lane, Northam
Applicant: Ms Seabar
Proposal: Proposed extension & alterations
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Brading (all in favour)

1/1079/2017/FUL

Location: 40 Highfield, Northam
Applicant: Mr & Mrs Griffiths
Proposal: Single storey conservatory
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Brading, Seconded: Cllr Leather (all in favour)

1/1082/2017/FUL

Location: 31 Bude Street, Appledore
Applicant: Mr M Hayman
Proposal: New ground floor opening and folding doors at rear
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Tisdale, Seconded: Cllr Brading (all in favour)

1/1093/2017/FUL

Location: Seahaven, Long Lane, Appledore
Applicant: Mr & Mrs A Parker
Proposal: Single storey side extension, loft conversion and detached garage
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Brading (all in favour)

1/1095/2017/OUT

Location: Land Adjacent to Torridge Road, Appledore
Applicant: Harco Trading Limited
Proposal: Outline planning permission with all matters reserved for three dwellings

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

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

During this time, Cllr Edwards arrived at the meeting.

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

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

It was **resolved** to recommend that this application be refused. 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 Tisdale, Seconded: Cllr Brading (all in favour)

1/1098/2017/FUL

Location: Ellwood, Golf Links Road, Westward Ho!

Applicant: Mr W Povey

Proposal: Proposed works to roof including dormer, installation of rooflights and creation of single raised platform

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

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

1/1115/2017/FUL

Location: The Elms, Sandymere Road, Northam

Applicant: Mr D Wheldal

Proposal: Detached dwelling house

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

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

1/1121/2017/FUL

Location: Daddon Hill House, Northam

Applicant: Mr I Black

Proposal: Orangery to rear of property

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

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

1711/893

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:

1/0586/2016/FULM

Location: Roslyn Gardens Caravan Park, Merley Road, Westward Ho!

Proposal: 14 dwellings with associated highway and landscaping
(Northam recommended approval)

1/0893/2017/FUL

Location: Quarry, Diddywell Road, Northam
Proposal: Variation of condition 2 of planning permission 1/0751/2015/FUL (re-
location of garage)
(Northam recommended approval)

1/0909/2017/FUL

Location: Land at Grid Reference 244538 128523, Lenwood Road, Northam
Proposal: Amendment to existing Planning Permission 1/0595/2017/FUL for
erection of new dwelling
(Northam recommended refusal)

1/0956/2017/FUL

Location: Land adjacent Royal North Devon Golf Club, Westward Ho!
Proposal: Temporary site compound for construction vehicles - 2 Year Limit (for
application 1121/2013/FULM)
(Northam recommended approval)

1711/894

Torrige District Council – Planning Appeals
Torrige District Council, the determining Authority, has given the following notices of
Appeal:

1/0349/2017/OUT

Appeal Ref: APP/W1145/W/17/3182702
Appeal Start Date: 10th November 2017
Proposal: Two dwellings (all matters reserved except access, layout and
scale)
Location: Witten Lodge Veterinary Centre, Heywood Road, Northam
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 6.20 pm

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