

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 11th October 2017 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Berryman, Davis, Edwards, Eastman, Leather and Tisdale.

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

1710/555 Apologies

Apologies were recorded on behalf of Cllrs Brading, Hancock and Sherborne

1710/556 Chairman's announcements

There were none.

1710/557 Declarations of interest

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

1710/558 To agree the agenda as published

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

1710/559 To confirm and sign the minutes of the Planning meeting held 27th September 2017

It was **resolved** to confirm and sign the minutes as a correct record.
Proposed: Cllr Tisdale, Seconded: Cllr Berryman (majority in favour with 2 abstentions as Members not present)

1710/560 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 1/0800/2017/LBC

1710/561 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.

1/0800/2017/LBC

Location: Odun House, Odun Road, Appledore
 Applicant: North Devon Museum Trust
 Proposal: Infilling a Tuscan porch with glass panels
 Cllr Edwards declared a personal interest as a trustee of the Museum.
 It was **resolved** to suspend standing orders to allow a member of the public to speak.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)
 It was **resolved** to re-instate standing orders.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Leather (4 in favour, 1 against and 2 abstentions)

1/0893/2017/FUL

Location: Quarry, Diddywell Road, Northam
 Applicant: Mr & Mrs Lobato
 Proposal: Variation of condition 2 of planning permission 1/0751/2015/FUL (re-location of garage)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

1/0933/2017/FUL

Location: 24 Staddon Road, Appledore
 Applicant: Mr & Mrs Simon and Allison Ryder
 Proposal: Proposed increase in roof height with provision of dormer windows to accommodate additional bedrooms and construction of roof 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)

1/0940/2017/FUL

1/0941/2017/LBC

Location: 28 Irsha Street, Appledore
 Applicant: Mr & Mrs J Powell
 Proposal: Proposed erection of rear lean-to extension, installation of roof lights and new windows to rear
 It was **resolved** to recommend that this application be approved subject to satisfactory comments from the Conservation Officer.
 Proposed: Cllr Davis, Seconded: Cllr Tisdale (all in favour)

1/0946/2017/FUL

Location: RNLI Lifeguard Station, Westbourne Terrace, Westward Ho!
 Applicant: Torridge District Council
 Proposal: Erection of RNLI observation building to replace existing temporary structure
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Berryman (all in favour)

1/0956/2017/FUL

Location: Land adjacent Royal North Devon Golf Club, Westward Ho!
 Applicant: Chichester Homes Developments Ltd
 Proposal: Temporary site compound for construction vehicles – 2 year limit (for application 1/1121/2013/FULM)
 It was **resolved** to recommend that this application be approved.

1710/562

Torrige District Council – Planning Decisions

It was agreed to note that Torrige District Council, the determining Authority, has APPROVED the following applications with conditions as filed:

1/0265/2016/FUL

Location: Four Winds, Cornborough Road, Westward Ho!
Proposal: Demolition of existing dwelling and redevelopment of the site comprising the erection of seven dwellings.
(Northam recommended approval)

1/0456/2017/LBC

Location: Fairlea Residential Home, South Lea, Northam
Proposal: Conversion of former care home into 9 apartments and 5 dwellings, including associated works and partial demolition of extensions
(Northam recommended approval)

1/0718/2017/FUL

Location: 36 Windmill Lane, Northam
Proposal: First floor extension to side of bungalow & alterations to existing roof profile
(Northam recommended approval)

1/0749/2017/FUL

Location: Latitude 51, Bath Hotel Road, Westward Ho!
Proposal: Retractable cover and retractable glass sides to existing outside dining area
(Northam recommended approval)

1/0772/2017/LBC

Location: Flat 1, 20 Market Street, Appledore
Proposal: Repair, renovation and subdivision of existing residential unit to create unit above
(Northam recommended approval)

1/0786/2017/FUL

Location: Annexe, 28 Atlantic Way, Westward Ho!
Proposal: Creation of new dwelling (amended description)
(Northam recommended refusal)

1/0803/2017/CPL

Location: The Duckery, 12 New Quay Street, Appledore
Proposal: Certificate of proposed lawful development for erection of a single storey timber orangery to the rear
(Northam noted the submission)

After some discussion, it was **resolved** to write to the Case Officer and Head of Planning, David Green regarding application 1/0786/2017/FUL. Members expressed concerns that although the application was called in by the Ward Member, it did not go to the Plans Committee. The site in question has a history of similar applications which have been refused and upheld by an Inspector in the past. Members wished to raise concerns about the level of delegation given to Planning Officers to override Call Ins when sound planning reasons were given on the Call-In sheet.

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

1710/563 It was agreed to note that Torridge District Council, the determining Authority, has REFUSED the following applications with conditions as filed:

1/0614/2017/OUTM

Location: Land at Torridge Road, Appledore
Proposal: Outline application for the erection of up to 10 dwellings and associated infrastructure with all matters reserved except access
(Northam recommended refusal)

1/0648/2017/FUL

Location: Woodbine Cottage, Tadworthy Road, Northam
Proposal: Demolition of detached outbuilding and erection of two storey extension attached to dwelling
(Northam recommended approval)

1/0746/2017/FUL

Location: Tamarisk, Torridge Road, Appledore
Proposal: Demolition of single dwelling, and replacement with 2 new dwellings – revised plans
(Northam recommended refusal)

1710/564 Torridge District Council – Planning Appeals
It was agreed to note that Torridge District Council, the determining Authority, has notified of the following appeal:

1/0095/2017/FUL

Location: Land to the west of Hampton Park, Raleigh Hill, Northam
Proposal: Three new dwellings
Appeal Ref: APP/W1145/W/17/3180735
Appeal Start Date: 21st September 2017

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 6.30pm

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