

**Northam Town Council – Minutes of the Planning Meeting held on Wednesday 25<sup>th</sup> October 2017 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm**

**Present:** Cllrs Hames (Chairman), Brading, Davis, Leather and Sherborne.  
**In attendance:** Miss A Kendall, Administration Officer

- 1710/584 Apologies**  
Apologies were recorded on behalf of Cllrs Berryman, Eastman, Edwards, Hancock and Tisdale
- 1710/585 Chairman's announcements**  
There were none.
- 1710/586 Declarations of interest**  
Members were reminded that all interests should be declared prior to the item being discussed.
- 1710/587 To agree the agenda as published**  
It was **resolved** to agree the agenda as published  
Proposed: Cllr Leather, Seconded: Cllr Davis (all in favour)
- 1710/588 To confirm and sign the minutes of the Planning meeting held 11<sup>th</sup> October 2017**  
It was **resolved** to confirm and sign the minutes as a correct record.  
Proposed: Cllr Leather, Seconded: Cllr Brading (majority in favour with 1 abstention as Members not present)
- 1710/589 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.
- 1710/590 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.*

1/0885/2017/OUTM

Location: Land At Grid Reference 242982 128437, Cornborough Road, Westward Ho!

Applicant: Gladman Developments Ltd.

Proposal: Outline application with all matters reserved, except for the main site access for up to 145 dwellings, with associated informal public open space, children's play areas, surface water flood mitigation, landscaping and access from Cornborough Road following demolition of two existing dwellings.

It was **resolved** to recommend that this application be refused as commented on before; The application is not included in the current Local Plan, there is no provision for additional infrastructure, there would be no increase in jobs and no community gain. There are many highways issues including cumulative impact and additional impact on traffic approaching the Torridge Bridge which has only two lanes. There would also be impact on an adjoining footpath. The Police Architectural Officer is concerned about the overlooking of the play area in the adjoining development. Members also expressed concerns at the proposed density of the site, others in the area are in the range of 18-20 and this application would be around 40. Members do not consider this to be an urban development as the site is in open countryside, they also expressed concerns about wildlife. This is an important site with a number of threatened species. There are insufficient open areas and habitat provision in the application. Members request an Environmental Impact Assessment should be provided as the site is over 5 hectares.

In addition, Members are opposed to the reduction in numbers of affordable homes, which they believe should be at least 40%. There are issues with surface drainage and water runoff. Provisions for the storage of sewage need to be made should the pumping station fail. Members agreed with the statements made by the Devon County Council Education department, as the two current junior schools are at capacity, habitation of this development should not begin until the proposed school at the Daddon Hill allocation is completed and operational. Also, the provisions made for a play area/amenity space is insufficient.

Proposed; Cllr Leather, Seconded; Cllr Sherborne (4 in favour with 1 abstention)

1/0842/2017/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 (Amended elevations and plans)

It was proposed by Cllr Sherborne to recommend that this application be approved. This was not seconded.

It was **resolved** to recommend that this application be refused as the parking situation has not been address as per the Council's 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 Leather, Seconded; Cllr Davis (4 in favour with 1 against)

1/0986/2017/FUL

Location: Northam Surgery, Bay View Road, Northam  
 Applicant: Northam Surgery  
 Proposal: Proposed extension to surgery and associated works  
 It was **resolved** to recommend that this application be approved.  
 Proposed; Cllr Davis, Seconded; Cllr Leather (all in favour)

**1710/591**

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:

1/1124/2016/FULM

Location: Land Adjacent, Royal North Devon Golf Club, Golf Links Road Westward Ho!  
 Proposal: Proposed 18 Holiday Homes (Amended layout and plans)  
*(Northam recommended refusal)*

1/0722/2017/FUL

Location: Glenburnie West, Glenburnie Road, Bideford  
 Proposal: Revised access and driveway following approval of 1/1273/2016 FUL and 1/1274/2016/LBC  
*(Northam recommended approval)*

1/0737/2017/FUL

Location: 1 Fairway, Appledore  
 Proposal: Amended design and variation of condition 2 of application 1/1276/2015/FUL (amended design and wall finishes)  
*(Northam recommended approval)*

1/0775/2017/FUL

Location: St Georges School, Jackets Lane, Northam  
 Proposal: Re-location of the existing parking area to allow separation of cars from pedestrians and to improve security.  
*(Northam recommended approval)*

1/0793/2017/COU

Location: Brockenhurst, 11 Atlantic Way, Westward Ho!  
 Proposal: Change of use of C1 guest house to C3 residential use.  
*(Northam recommended approval)*

1/0838/2017/FUL

Location: Surf Bay Leisure Beachside Holiday Park, Merley Road, Westward Ho!  
 Proposal: Proposed storage shed, creation of bin storage area, re-hardening of existing parking area for apartments and erection of boundary wall  
*(Northam recommended approval)*

1/0846/2017/FUL

Location: 5 Rudyard Way, Westward Ho!  
 Proposal: Single storey front extension  
*(Northam did not comment)*

**1710/592** Torrige District Council – Planning Decisions  
It was agreed to note that Torrige District Council, the determining Authority, has REFUSED the following applications with conditions as filed:

1/0481/2017/FUL

Location: Rock Pool Café, 2 Golf Links Road, Westward Ho!

Proposal: Retrospective application for the installation of extraction/ventilation flue through rear roof to replace wall-mounted extraction/ventilation unit  
*(Northam recommended approval)*

**1710/593** To receive a response in respect of application 1/0786/2017/FUL  
The Chairman read an e-mail from the case officer on this application, which explained that the call-in request from Cllr Le Maistre was received too late. Call ins should be made within 3 weeks of the application being validated. For this application the deadline was 4<sup>th</sup> September and the call-in was not made until the 20<sup>th</sup>. It was **agreed** to note the response.

There being no further business the meeting closed at 6.20 pm

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