

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 8TH August 2018 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Berryman, Davis, Eastman, Hancock, Leather (from application 1/0736/2018/FULM), Sherborne and Tisdale

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

1808/277 Chairman’s announcements

There were none.

1808/278 Apologies

All Members were present.

1808/279 Declarations of interest

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

1808/280 To agree the agenda as published

It was **resolved** to agree the agenda as published after bringing forward application 1/0736/2018/FULM to be considered first under item 7.

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

1808/281 To confirm and sign the minutes of the Planning meeting held 25th July 2018

It was **resolved** to confirm and sign the minutes of the meeting held 25th July 2018 as a correct record.

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

1808/282 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.

Members of the public wished to speak on the applications at Avon Lane and Kingsley Court.

1808/283 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.

1/0736/2018/FULM

Location: Land at Avon Lane, Westward Ho!

Applicant: Atlantic Racquet Centre

Proposal: Demolition of existing building, tennis courts and play area. Erection of new community building, play area, tennis courts and 10no. open market housing units

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)

At this juncture, Cllr Leather arrived at the meeting.

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

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

It was proposed by Cllr Tisdale and seconded by Cllr Berryman that the Committee defer making any comments on this application until a petition has been considered by Torridge District Council. The Admin Officer advised that the time limit for making comments was 16th August and the next Planning Committee meeting will not be held until the 29th. After further discussion, this motion was withdrawn.

At this juncture, Cllrs Eastman and Tisdale declared a personal interest as they have signed the petition lobbying Torridge District Council to hand over this land to Northam Town Council.

It was **resolved** to recommend that this application be refused. The development would result in a loss of valuable and necessary amenity space in Westward Ho!. It is contrary to paragraphs 92 and 97 of the National Planning Policy Framework and to Torridge's Policy DVT9. Members strongly agreed with the comprehensive letter of objection submitted by Ms Cheryl Stansbury.

Proposed: Cllr Leather, Seconded: Cllr Berryman (seven in favour with one abstention)

1/0667/2018/FUH

Location: 1 Pitt Avenue, Appledore

Applicant: Mr T Bowden

Proposal: Side garage extension

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

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

1/0717/2018/FUL

Location: 1 Green Gardens, Northam

Applicant: Mr & Mrs W Bleasdale

Proposal: Dormer Bungalow

It was **resolved** to recommend that this application be refused as the proposal is overbearing and would constitute overdevelopment of the site, the access is too close to a junction and visibility is poor. It is also detrimental to amenity and is out of keeping with the surrounding area.

Proposed: Cllr Leather, Seconded: Cllr Tisdale (seven in favour with one abstention)

1/0720/2018/FUL

1/0721/2018/LBC

Location: The Thatched House, 73 Irsha Street, Appledore

Applicant: Mr & Mrs Chessum

Proposal: Two-storey Replacement Extension to the Rear and Replacement Windows and Door to Front

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

Although the proposal mostly effects the rear of the property, the design is out of character with local properties and will adversely affect the significance of the listed building.

Proposed: Cllr Tisdale, Seconded: Cllr Davis (five in favour with three against)

1/0730/2018/FULM

Location: Land Adjacent To Kingsley Court, Kingsley Road, Westward Ho!
 Applicant: Coyne Group
 Proposal: Erection of 22no. flats (Use Class C3) with associated works, including car park and vehicular access from Atlantic Way

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 reinstate standing orders.

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

It was **resolved** to recommend that this application be refused. The proposal is overbearing and would be an over-development of the site. The plans show that the proposed height is equal to that of neighbouring Kingsley Court and Culloden House but because the proposed building is set much further forward on the site and the base is lower than the neighbouring buildings it will appear as a higher and a more prominent structure than those buildings. There are no details of an obligatory care plan associated with C3 usage and there is a bare minimum number of parking spaces provided when Torridge policy states 1.5 spaces per dwelling should be allowed for. Members also raised concerns that there is no provision for outside amenity space, no affordable element and it was agreed that the 106 Heads of Terms were unsatisfactory as the developers are not willing to give anything back to the local community.

Proposed: Cllr Leather, Seconded: Cllr Tisdale (seven in favour with one against)

At this juncture, Cllrs Hancock and Laws left the meeting.

1/0747/2018/FUH

Location: Time and Tide, 17A Beach Road, Westward Ho!
 Applicant: Mr M Pearce
 Proposal: Installation of blue-grey cedar cladding to front and rear elevations
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Leather (all in favour)

1/0748/2018/FUL

Location: The Miles, Green Lane, Appledore
 Applicant: Mr & Mrs Naish
 Proposal: Insertion of first floor window & ground floor french doors
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Eastman, Seconded: Cllr Leather (all in favour)

At this juncture, Cllr Hancock returned to the meeting.

1/0752/2018/FUL

Location: Ship House, New Quay Street, Appledore
 Applicant: Mr D Marsh
 Proposal: Refurbishment and extension of existing dwelling (Re-submission of 1/0276/2016/FUL)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Eastman, Seconded: Cllr Berryman (all in favour)

1808/284

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.

1/0490/2018/FUL

Location: Building at Follyfoot Manor, Sandymere Road, Northam

Proposal: Removal of Condition 4 of permission 1/0488/2016/FUL (Staff Accommodation)
(Northam recommended approval)

1/0559/2018/FUL

Location: 26 Dudley Way, Westward Ho!

Proposal: Internal alterations including part conversion of garage to living accommodation and balcony extension to front elevation.
(Northam recommended approval)

There being no further business the meeting closed at 7.05 pm

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

DRAFT