

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 30th January 2019 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Davis, Hancock, Laws, Leather, Sherborne and Tisdale

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

1901/784 Chairman's announcements

There were none.

1901/785 Apologies

Apologies were recorded on behalf of Cllrs Berryman and Eastman.

1901/786 Declarations of interest

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

1901/787 To agree the agenda as published

It was **resolved** to agree the agenda as published after moving forward application 1/1343/2018/OUTM to be considered first under item 7.

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

1901/788 To confirm and sign the minutes of the Planning meeting held 9th January 2019

It was **resolved** to confirm and sign the minutes of the meeting held 9th January 2019 as a correct record.

Proposed: Cllr Leather, Seconded: Cllr Tisdale (majority in favour with one abstention, not present at the meeting)

1901/789 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.

Five members of the public wished to speak on the Wooda Road application.

1901/790 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.

1/1343/2018/OUTM

Location: Land at Wooda Road, Pitt Lane, Appledore

Applicant: Baker Estates Ltd

Proposal: Outline application for residential development of up to 110 dwellings, public open space and associated infrastructure with all matters reserved except access

It was **resolved** to suspend Standing Orders to allow members 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.

Members referred to the consultation document provided by Devon County Council Highways and agreed with its statements that the cumulative impact on traffic and the surrounding highway network would be too great and that there is insufficient information provided on this matter. There are also issues surrounding drainage, pedestrian and cyclist safety and biodiversity, in particular over-wintering birds.

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

1/0847/2018/FUL

Location: Land at New Quay Street, New Street, Appledore

Applicant: Mr & Mrs Ker

Proposal: Variation to condition 2 (plans schedule) of planning permission 1/0454/2016/FUL (two storey dwelling with vehicle access) - to include an undercroft storage area (Amended plans)

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

Proposed: Cllr Sherborne, Seconded: Cllr Leather (five in favour with two abstentions)

1/1302/2018/FUL

Location: 501 Kingsley Park, Westward Ho!

Applicant: Mr C Pool

Proposal: Single storey side extension to dwelling

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

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

1/1341/2018/FUL

Location: Beach Bar Diner, Unit 1, Latitude 51, Bath Hotel Road, Westward Ho!

Applicant: Westward Living Ltd

Proposal: Change of use of first floor from restaurant to no. 1 residential unit

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

Members felt there was no proven need for this building to be changed to a residential use. The application is contrary to policies NOR05 and DM19 which protect the core tourist area of Westward Ho! and town centres.

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

1/1351/2018/FUL

Location: The Launches, New Quay Street, Appledore

Applicant: Mr P Tuite-Dalton

Proposal: Single storey extension to front elevation, internal alterations, widened access and parking area

It was proposed by Cllr Laws to recommend that this application be refused as there are highways issues in relation to the parking area. However, there were no objections to the extension. There was no seconder.

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

Proposed: Cllr Leather, Seconded: Cllr Davis (five in favour with two abstentions)

1/1353/2018/FUL

Location: 2 Lundy View, Northam

Applicant: Mr A Doodson

Proposal: Replacement double garage with accommodation above
(Resubmission of application 1/1059/2018/FUL)
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Sherborne (four in favour with
three abstentions)

1901/791

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.

1/0280/2018/FUL

Location: Four Winds, Cornborough Road, Westward Ho!

Proposal: Variation of plans schedule - Revised scheme for seven dwellings
pursuant to 1/0265/2016/FUL
(Northam recommended approval)

1/1014/2018/FUL

Location: Public Conveniences, Jubilee Road Appledore

Proposal: Demolition of existing public toilets and creation of new garage and
artists studio
(Northam recommended approval)

1/1095/2018/OUT

Location: Land Adjacent to Witten Lodge, Heywood Road, Northam

Proposal: Outline application for two dwellings with some matters reserved
(Appearance)
(Northam recommended refusal)

1/1102/2018/FUL

Location: Tamarisk, Torrige Road, Appledore

Proposal: Side extension and alterations
(Northam recommended refusal)

1/1149/2018/FUH

Location: 85 Atlantic Way, Westward Ho!

Proposal: Dropped kerb
(Northam recommended approval)

1/1167/2018/LBC

Location: Richmond Hall, Richmond Road, Appledore

Proposal: Replacement roof and external alterations
(Northam recommended approval)

1/1227/2018/FUL

Location: Appledore House, Meeting Street, Appledore

Proposal: Alterations to dwelling including demolition of garage and creation of
raised decking
(Northam recommended approval)

1/1235/2018/FUL

Location: 25 Bassetts Close, Northam

Proposal: First storey extension above existing garage
(Northam recommended approval)

1/1248/2018/LBC

Location: Bonehill Farm, Lakenham Hill, Northam

Proposal: Internal alterations
(Northam recommended approval)

1901/792 Torridge District Council – Planning Decisions

It was **agreed** to note that Torridge District Council, the determining Authority, has REFUSED the following applications with conditions as filed.

1/0799/2018/FUL

Location: Stables at Pitt Hill, Appledore

Proposal: Change of use of land from agricultural to residential including the construction of a sand-school with stable and two detached bungalows
(Northam recommended refusal)

1901/793 Devon County Council – Planning Decisions

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

1/1284/2018/CPO

DCC/4099/2018

Location: St Georges School, Jackets Lane, Northam

Proposal: Removal of Condition 3 of 1/0349/2015/CPO to allow the permanent retention of the modular classroom block constructed under 1/0349/2015/CPO
(Members raised no objections)

1901/794 Torridge District Council – Planning Appeals

Torridge District Council, the determining Authority, has advised of the follow appeals:

1/1059/2018/FUL

Appeal Ref: APP/W1145/D/18/3219804

Appeal Start Date: 11th January 2019

Proposal: Replacement double garage with accommodation above

Location: 2 Lundy View, 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.

The notice of appeal was noted.

There being no further business the meeting closed at 6.55 pm

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