

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 13th June 2018 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

Present: Cllrs Hames (Chairman), Berryman, Davis, Hancock, Leather, Sherborne (from minute 1806/118) and Tisdale
In attendance: Miss A Kendall – Admin Officer

1806/117 Chairman's announcements

The Chairman reported that the application for holiday homes at Knapp House had been approved by the Torridge Plans Committee. He explained that that Chairman used her casting vote to allow the application after the committee received an implications report from the Officers after previously voting to refuse the application. A discussion ensued, and Members raised concerns that the Chairman refused a substitution of a Cllr who couldn't be present due to illness. It was **agreed** to write to the Head of Planning to express that Members are very disappointed that the substitution was not allowed and the it was understood that it was an Officer who would allow the substitution, not the Chairman.

At this juncture, Cllr Sherborne arrived at the meeting.

1806/118 Apologies

No apologies were received.

1806/119 Declarations of interest

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

1806/120 To agree the agenda as published

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

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

1806/121 To confirm and sign the minutes of the Planning meeting held 30th May 2018

It was **resolved** to confirm and sign the minutes of the meeting held 30th May 2018 as a correct record.

Proposed: Cllr Leather, Seconded: Cllr Tisdale (majority in favour with two abstentions)

1806/122 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

1806/123 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.

1/0211/2018/OUT

Location: Land Adjacent to Torridge Road, Appledore
 Applicant: Harco Trading Ltd
 Proposal: Outline planning permission with all matters reserved for two dwellings, public picnic area & retention of coastal footpath (Resubmission of 1/1095/2017/OUTM) (Additional information in relation to ecology, sea defences, Landscape and visual impact)
 It was **resolved** to recommend that this application be refused as per the comments made previously; 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 Childrens 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.

In addition to these comments, Members raised concerns about the planned sea defence, they feel that it is far too large and will displace too much of the beach. They also feel the design is not sympathetic.
 Proposed: Cllr Leather, Seconded: Cllr Sherborne (all in favour)

1/0444/2018/LA

Location: The Burrows Centre, Sandymere Road, Northam
 Applicant: Torridge District Council
 Proposal: Demolition of existing visitor centre (except wc's) and erection of new 2 storey visitors centre, associated office accommodation and cafe facility
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Davis (six in favour with one against)

1/0469/2018/FUL

Location: Hill Top, 1 Orchard Hill, Bideford
 Applicant: Mr & Mrs A Rhode
 Proposal: Proposed roof extension and alterations (Revised plans change to front elevation)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Leather, Seconded: Cllr Sherborne (all in favour)

1/0490/2018/FUL

Location: Building at Follyfoot Manor, Sandymere Road, Northam
 Applicant: S Jobson-Scott
 Proposal: Removal of Condition 4 of permission 1/0488/2016/FUL (Staff Accommodation)
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Davis, Seconded: Cllr Berryman (all in favour)

1/0499/2018/FUL

Location: Land at Pebbleridge Road, Westward Ho!
 Applicant: Chichester Developments Ltd
 Proposal: Erection of one dwelling
 It was **resolved** to recommend that this application be refused.
 Members raised concerns about overdevelopment of the site and the proximity of the dwelling to the drain line and the loss of the landscaped bank. The proposal will affect the street scene of Pebble Ridge Road and the visibility for traffic coming out of the development. Members also raised the fact that as the development is now proposed to comprise of 15 dwellings it is understood that there needs to be a provision for affordable housing and a children's play area.
 Proposed: Cllr Tisdale, Seconded: Cllr Sherborne (all in favour)

1/0486/2018/FUL

Location: Roslyn Gardens Caravan Park, Merley Road, Westward Ho!
 Applicant: Golden Bay Homes
 Proposal: Variation of Condition 2 (Plans Schedule) of Planning Approval 1/0586/2016/FULM - to include reduction in heights, alterations to fenestration and roof lights/structures
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Tisdale, Seconded: Cllr Leather (all in favour)

1/0559/2018/FUL

Location: 26 Dudley Way, Westward Ho!
 Applicant: Mr N Kemp
 Proposal: Internal alterations including part conversion of garage to living accommodation and balcony extension to front elevation
 It was **resolved** to recommend that this application be approved.
 Proposed: Cllr Sherborne, Seconded: Cllr Leather (all in favour)

1806/124

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.

1/1246/2017/FUL

Location: Mouna Bidna Lane Northam
 Proposal: Removal of condition 6 (Agricultural occupancy condition) of application 1/1278/76/41/5
(Northam recommended refusal)

1/0118/2018/FUL

Location: Woodbine Cottage, Tadworthy Road, Northam
 Proposal: Change of use from domestic outbuilding to one bedroom holiday letting unit
(Northam recommended approval)

1/0208/2018/FUL

Location: Land At Pebbleridge Road, Westward Ho!
Proposal: Localised raising of levels and reforming of bank in relation to Planning Approval 1/1068/2016/FULM
(Northam recommended approval)

1/0360/2018/FUL

Location: 2 Swanswood Gardens, Westward Ho!
Proposal: Demolition of garage and conservatory to allow for single storey side and rear extension
(Northam recommended approval)

1806/125

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.

1/0162/2018/LBC

Location: 50 Irsha Street, Appledore
Proposal: Alterations to roof to form 2 new dormer windows
(Northam recommended approval)

There being no further business the meeting closed at 6.40 pm

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