

Northam Town Council – Minutes of the Planning Meeting held on Wednesday 13th March 2019 in the Council Chamber, Town Hall, Windmill Lane, Northam at 6.00 pm

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

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

1903/921 Chairman's announcements

- The Admin Officer informed the meeting that a member of the public was going to be taking photographs. Cllrs and the public were asked to indicate if they did not wish to have their photographs taken.
- The Chairman spoke about the application for flats at Westward Ho! which was approved at the Torridge Plans Committee held the previous week. Members spoke about their dismay at the lack of Section 106 contributions from the developer. It was unanimously **agreed** to write to Torridge District Council regarding this matter.

1903/922 Apologies

Apologies were recorded on behalf of Cllr Berryman

1903/923 Declarations of interest

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

1903/924 To agree the agenda as published

It was **resolved** to agree the agenda as published after bringing forward item 8.
Proposed: Cllr Tisdale, Seconded: Cllr Hancock (all in favour)

1903/925 To confirm and sign the minutes of the Planning meeting held 27th February 2019

It was **resolved** to confirm and sign the minutes of the meeting held 27th February 2019 as a correct record.

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

1903/926 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 item 8.

1903/928 To consider submitting further comments on the following application:

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 Sherborne, Seconded: Cllr Hancock (all in favour)

It was **resolved** to re-instate standing orders.
Proposed: Cllr Tisdale, Seconded: Cllr Davis (all in favour)

After some discussion, it was **resolved** to reiterate the reasons for refusal as raised previously. Members wished to raise their disappointment that an outline application had been submitted rather than a full application. A full application would have allowed Members to make fully informed comments. Members agreed that the dwellings should be limited to two storeys so the impact on the landscape is minimised. Members studied in detail the Planning Policy Consultation Response regarding the application written by Dawn Burgess, Senior Planning Policy Officer, Torridge District Council. They were in agreement with the matters she raised and wished to reiterate the following points:

- The proposal is not a comprehensive development of the whole site. The infrastructure provided at present is not sufficient to provide appropriate amenity and biodiversity for the development.
- Members were concerned about the lack of ecological survey
- The application lacks information regarding the mix of housing provided and details on affordable housing.

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

At this juncture, several members of the public left the meeting, including the gentleman who was taking photographs.

1903/927

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.

1/0486/2018/FULM

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 (Amended Plans)
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour)

1/1147/2018/FUL

Location: 11 Chichester Way, Westward Ho!
Applicant: Mr J Pratt
Proposal: Proposed side extension, internal alterations and balconies to the front and rear (Amended plans)
It was **resolved** to recommend that this application be refused as per the comments made previously as the proposal is still overbearing on the site
Proposed: Cllr Tisdale, Seconded: Cllr Leather (all in favour)

1/0094/2019/FUL

Location: The Bungalow, 19 Nelson Road, Westward Ho!
Applicant: Mr & Mrs O Hamid
Proposal: Demolition of existing bungalow & construction an apartment building containing two dwellings
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Laws, Seconded: Cllr Tisdale (majority in favour with two against)

It was **agreed** that applications 1/0102/2019/FUL and 1/0103/2019/ADV be considered together.

1/0102/2019/FUL

Location: Atlantic Bay Fish & Chips, Golf Links Road, Westward Ho!
Applicant: Mr C Lock
Proposal: Alteration to existing frontage, replacement retractable canopy with sliding glass panels to form enclosed external seating area

1/0103/2019/ADV

Location: Atlantic Bay Fish & Chips, Golf Links Road, Westward Ho!
Applicant: Mr C Lock
Proposal: Advertisement consent for 2 x replacement fascia signs

It was **resolved** to recommend that these applications be approved.
Proposed: Cllr Sherborne, Seconded: Cllr Tisdale (all in favour)

1/0163/2019/FUL

Location: Annexe, Homestar, Golf Links Road, Westward Ho!
Applicant: Mr P Short
Proposal: Retrospective application for a single dwelling
It was proposed by Cllr Leather to recommend that this application be approved. There was no seconder.
It was **resolved** to recommend that this application be refused as the new dwelling is overbearing on the site and is out of keeping with the street scene. There are also issues with access, amenity and parking.
Proposed: Cllr Tisdale, Seconded: Cllr Davis (majority in favour with one against)

1/0166/2019/FUL

1/0167/2019/LBC

Location: 13 Bude Street, Appledore
Applicant: Mrs J Holding
Proposal: Creation of new summer house and landscaping to rear garden
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Hancock, Seconded: Cllr Davis (all in favour)

1/0171/2019/FUL

Location: 52 Bay View Road, Northam
Applicant: Mr S Hall
Proposal: Variation of condition 2 of planning permission 1/0999/2013/FUL
Condition Number(s): condition number 2
Conditions(s) Removal:
Applicant wishes to increase the garage length by appx 600mm
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Leather, Seconded: Cllr Sherborne (all in favour)

1/0174/2019/FUL

Location: 19 Western Avenue, Appledore
Applicant: Miss L Ryan
Proposal: Retrospective erection of outside decking
It was **resolved** to recommend that this application be approved.
Proposed: Cllr Hancock, Seconded: Cllr Tisdale (all in favour)

1903/929 Torridge District Council – Planning Decisions

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

1/1302/2018/FUL

Location: 501 Kingsley Park, Westward Ho!
Proposal: Single storey side extension to dwelling
(Northam recommended approval)

1/1341/2018/FUL

Location: Change of use of first floor from restaurant to no. 1 residential unit
Proposal: Beach Bar Diner, Unit 1, Latitude 51, Bath Hotel Road
(Northam recommended refusal)

1/0056/2019/DEM *(granted as Permitted Development)*

Location: Babcock Marine, Bidna Yard, Wooda Road, Northam
Proposal: Intended demolition at Babcock boat yard
(Northam recommended approval)

1903/930 Torridge District Council – Planning Appeals

It was **agreed** to note that Torridge District Council, the determining Authority, has advised of the following appeals

Our Ref: 1/1072/2018/FUL
Appeal Reference: APP/W1145/D/19/3222334
Appeal Start Date: 21st February 2019
Date: 21st February 2019
Proposal: Extension to front elevation
Location: 25B Glenfield Road, Bideford

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 7.20 pm

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