

Planning Committee Meeting Minutes 14 December 2022

Written by Claire Parsons. Posted in Planning Committee Minutes

Minutes of the Planning Committee Meeting held in the Town Hall, Bideford on Wednesday 14th December 2022 at 6.00 pm.

PRESENT:

North Ward:

Councillor P Christie (Chairman)
Councillor D Bushby
Councillor T Johns

South Ward:

Councillor Mrs S Langford

East Ward:

Councillor J McKenzie (sub Councillor Mrs L Hellyer)
Councillor Mrs J Gubb (Town Mayor)

IN ATTENDANCE:

Mrs Lesley Dixon-Chatfield – Asst to the Town Clerk

059. APOLOGIES FOR ABSENCE

Councillor Mrs L Hellyer (East Ward) – work.

060. DECLARATIONS OF INTEREST

Whilst there were no individual declarations of interest, the Chairman suggested that all District Authority Councillors present declare a non-pecuniary interest as there were applications from Torridge District Council.

061. PUBLIC PARTICIPATION SESSION

There were no members of the public in attendance.

062. MINUTES

Councillor Bushby noted that he had sent his apologies for not attending the last meeting, in advance. The Minutes of the Meeting held on 16th November 2022 were then approved and signed as a correct record.

(Vote – For: 5, Against: 0 Abstentions: 1)

063. PLANNING APPLICATIONS

a. Application No: 1/0935/2022/FUH. Erection of enclosed porch. 82 Riverside Court, Bideford, Devon, EX39 2RY. Applicant: Mr A Barnes, 142 Bay View Road, Northam, EX39 1BJ. Agent: None supplied. (Date received: 14 Nov. 2022).
Proposed by Councillor Bushby, seconded and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

b. Application No: 1/1009/2022/FUL. Demolition of redundant dairy buildings and erection of 4 no. one bedroom flats. Land And Buildings At Grid Reference 245145 126623, Higher Gunstone, Bideford, Devon. Applicant: Mr S Pickard, Spring Cottage, Abbotsham, EX39 5BD. Agent: Peregrine Mears Architects Ltd, Barnstaple. (Date received: 14 Nov. 2022).

Proposed by Councillor Christie, seconded, and

RESOLVED: That the application is approved. The Chairman wished to add that:

- there is an original cob wall on the site
- there is a disused culm mine under the site

(Vote – For: 6, Against: 0)

c. Application No: 1/0502/2022/FUL. Conversion of block work barn into a single dwelling (Amended plans and additional information). Land At Grid Reference 249076 124409, Gammaton, Devon. Applicant: Mr M Cann (Address redacted). Agent: Woodward Smith Chartered Architects, Barnstaple. (Date received: 16 Nov. 2022).

Proposed by Councillor Mrs Langford, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

d. Application No: 1/0535/2022/OUT. Outline application for the demolition of existing building and erection of 3 no. residential dwellings with some matters reserved (landscaping) (Amended description and plans). Warehouse At Grid Reference 245976 126155, Clifton Street, Bideford, Devon. Applicant: Mr M Patt, 77 Clifton Street, Bideford, EX39 4EX. Agent: Mr P Hinton, Bideford. (Date received 21 Nov. 2022).

Proposed by Councillor Mrs J Gubb, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

e. Application No: 1/1098/2022/FUH. Proposed single storey rear extension and replacement porch. 58 Lane Field Road, Bideford, Devon, EX39 3QY. Applicant: Mr & Mrs Fursdon (same address). Agent: G W C, Shebbear. (Date received 21 Nov. 2022).

Proposed by Councillor Bushby, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

f. Application No: 1/1117/2022/FUL. Proposed dwelling. Land At Grid Reference 245615 126230, Torrington Street, Bideford, Devon. Applicant: Mr Rumney, Mount Nessing, St Lukes Road North, Torquay, Devon TQ2 5PD. Agent: Fearnley Lott Architects, Monkleigh. (Date received: 24 Nov. 2022).

Proposed by Councillor McKenzie, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

g. Application No: 1/0973/2022/FUL. Installation of flue and internal alterations for use as restaurant. 84 High Street, Bideford, EX39 2AL. Applicant: Zenel Daci (same address). Agent: Thomas Custom Architectural Services Ltd, Sticklepath. (Date received 25 Nov.2022).

Proposed by Councillor Mrs J Gubb, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

h. Application No: 1/1088/2022/FUL. Internal and external alterations to form two retail units and 4no. flats. 4 High Street, Bideford, Devon, EX39 2AA. Applicant: Eagle Allhalland Ltd, Unit 3 Cherrywood Business Park, Torrington EX38 8LQ. Agent: OCR Arhitecture Ltd,

Appledore. (Date received 25 Nov. 2022).

Proposed by Councillor McKenzie, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

i. Application No: 1/1089/2022/LBC. Internal and external alterations to form two retail units and 4no. flats. 4 High Street, Bideford, Devon, EX39 2AA. Applicant: Eagle Allhalland Ltd, Unit 3 Cherrywood Business Park, Torrington EX38 8LQ. Agent: OCR Architecture Ltd, Appledore. (Date received 25 Nov. 2022).

Proposed by Councillor Christie, seconded, and

RESOLVED: That the application is approved on the proviso that the Conservation Officer is satisfied with the proposed works.

(Vote – For: 6, Against: 0)

j. Application No: 1/1141/2022/LA. Erection of building for the processing of household recycling materials and food waste, provision of vehicle workshop, office and welfare and all ancillary facilities including access roadway and construction of temporary construction access. Land At Grid Reference 247022 125756, Gammaton Road, Bideford, Devon. Applicant: PO Box 24 EX39 2YS. Agent: Kendall Kingscott Ltd, Bristol. (Date received 25 Nov.2022).

Proposed by Councillor Bushby, seconded, and

RESOLVED: That the application is approved with the following provisos:

- There is an existing dust issue due to vehicular movement which is a problem. With more vehicles using the site this will be exacerbated and steps must be taken to mitigate this.

- There are conflicting reports as to whether food waste is going to be handled on this site – this needs full clarification.

(Vote – For: 4, Against: 2)

k. Application No: 1/0835/2022/FULM. Proposed storage and distribution building (B8 use). Land At Grid Reference 246912 125851, Alverdiscott Road, East The Water, Devon. Applicant: J Blaney Ltd, Alverdiscott Road, East the Water, Bideford EX39 5PL. Agent: John Blaney Ltd, Parkham. (Date received 25 Nov.2022).

Proposed by Councillor McKenzie, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

l. Application No: 1/0891/2022/FUL. Change of use to three flats and alterations. Riverside Flats, Lower Meddon Street, Bideford, Devon. Applicant: Rowan Homes (SW) Ltd, Hampton Terrace, New Road, Bideford, Devon EX39 2HR. Agent: Bartram Deakin Associates, East Looe. (Date received 28 Nov. 2022).

Proposed by Councillor Bushby, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 1, Abstentions: 1)

m. Application No: 1/1202/2022/LBC. Change of use to three flats and alterations. Riverside Flats, Lower Meddon Street, Bideford, Devon. Applicant: Rowan Homes (SW) Ltd, Hampton Terrace, New Road, Bideford, Devon EX39 2HR. Agent: Bartram Deakin Associates, East Looe. (Date received 28 Nov.2022).

Proposed by Councillor Bushby, seconded, and

RESOLVED: That the application is approved on the proviso that the Conservation Officer is satisfied with the proposed works.

(Vote – For: 4, Against: 2)

n. Application No: 1/1069/2022/FULM. Erection of holiday accommodation buildings, meeting rooms and camp site. The Ultimate Adventure Centre, Abbotsham, Bideford, Devon. Applicant: Mr D Woolford, Inspiring Learning (same address). Agent: Tree Tops Planning, Bideford. (Date received: 7 Dec 2022).

Proposed by Councillor Bushby, seconded, and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

064. PLANNING AUTHORITIES UPDATE BY CLERK

Members noted the decisions received from Torridge District Council since the last meeting.

The Clerk pointed out that one of the amended applications had been decided upon before this Committee had been consulted – 1/0708/2022/FUL.

The Chairman noted that one of the applications, 1/0502/2022/FUL was also showing on the Decisions list. The Clerk explained that this would be another one that had not waited for a consultation from this Committee and that the decision had come through after the agenda had been set and sent out.

The business of the meeting having been completed, the Chairman thanked Members for their attendance and the meeting concluded at 6.45 pm.