

# Planning Committee Meeting Minutes 8 November 2023

Written by Claire Parsons. Posted in Planning Committee Minutes

Minutes of the Planning Committee Meeting held in the Town Hall, Bideford on Wednesday 8 November 2023 at 6.12 pm.

PRESENT:

North Ward:

Councillor K Bines

East Ward:

Councillor J McKenzie (Town Mayor)

Councillor Mrs L Hellyer

West Ward:

Councillor M Taylor

IN ATTENDANCE:

Mrs Claire Parsons – Administration Assistant

Cllr K Hind

Cllr S Inch

Cllr J Craigie

## 051. ELECTION OF A CHAIRMAN FOR THE MEETING

In the absence of a Chairman and Deputy Chairman for the meeting, Councillor J McKenzie proposed, and it was Seconded by Councillor Mr L Hellyer that Cllr K Bines act as Chairman for the meeting.

(Vote: For: 4, Against: 0, Abstentions: 0)

## 052. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr P Christie (sickness)

## 053. DECLARATIONS OF INTEREST

No Declarations of Interest were received.

## 054. PUBLIC PARTICIPATION SESSION

There were no members of the public in attendance.

## 055. MINUTES

The Minutes of the Meeting held on 18 October 2023 were approved and signed as a correct record.

(Vote – For: 3, Against: 0, Abstentions: 1)

## 056. SUSPENSION OF STANDING ORDERS

Councillor K Bines proposed, seconded by Councillor Mrs L Hellyer that Standing Orders be suspended to enable Councillors not on the Planning Committee to be able to take part in the following discussion and submit comments in respect of TDC's draft Strategic Plan consultation.

(Vote: For: 4, Against: 0, Abstentions: 0)

## 057. TO CONSIDER AND COMMENT ON TDC'S DRAFT STRATEGIC PLAN FOR PUBLIC CONSULTATION

Members discussed at length the Draft Strategic Plan, and formulated the following comments be submitted for consultation to TDC before the closing date of 14 November.

It was agreed by all Councillors taking part in the discussion that the following comments in bold italics are added.

## Local Economy

Priority	Actions
<ul style="list-style-type: none"><li>· <i>Make the best use of the river and Port facility.</i></li></ul>	<ul style="list-style-type: none"><li>· <i>Review business strategy of Bideford Harbour Board to enable heritage, leisure and education uses to supplement commercial income.</i></li></ul>
<ul style="list-style-type: none"><li>· <i>Improve transport links to and within the District.</i></li></ul>	<ul style="list-style-type: none"><li>· <i>Support rail reconnection.</i></li></ul>
<ul style="list-style-type: none"><li>· Encourage aspiration &amp; facilitate growth to create a thriving economy with quality jobs.</li><li>· Repurposing Town Centres.</li></ul>	<ul style="list-style-type: none"><li>· We will work with Government to co-create and develop a Levelling up Partnership that strives to deliver wide ranging opportunities and benefits to Torridge's resident, business and communities.  <i>"including Town and Parish Councils as key stakeholders"</i></li></ul>

## Communities, Health & Housing

Priority	Actions
<ul style="list-style-type: none"><li>· Increase the availability and quality of homes to meet local needs.  <i>"including the delivery of social rented housing, and the identified needs of Travellers".</i></li><li>· <i>Provide and build social rented accommodation for local residents.</i></li></ul>	<ul style="list-style-type: none"><li>· <i>Set up a system for the Council to facilitate and construct social rented homes.</i></li></ul>

## Our Environment, Our Future

Priority	Actions
<ul style="list-style-type: none"><li>· Monitor &amp; Manage coastal and flood defences taking appropriate actions in partnerships with relevant bodies.  <i>"delete "Manage" and replace with "Protect".</i></li></ul>	<p>4thbullet point</p> <p>Delete "the" and insert the following:  <i>"Deliver a revised Play Strategy to meet with the needs of the local population".</i></p> <p>5th bullet point</p> <p><i>Delete 'that aligns to the Council's objectives and strategies'.</i></p> <p><i>and replace with...</i></p> <p><i>"Prepare a new Joint Local Plan".</i></p>

058. RETURN TO STANDING ORDERS

Proposed by Councillor Bines, seconded and

RESOLVED: that the meeting returns to Standing Orders.

(Vote: For: 4, Against: 0, Abstentions: 0)

058. TO RECEIVE EMAIL FROM AUTHORITY CONSERVATION OFFICER REGARDING LISTED BUILDING APPLICATIONS AND TO RESOLVE ON THE WORDING

Members noted the email from the Authority Conservation Officer and

RESOLVED: that when considering Listed Building Applications in future that the Committee must

- a. Highlight the fact if an application does not show any outside space for storage and bin facilities when commenting.
- b. Add to all LBC applications the wording "On the proviso that the Conservation Officer is satisfied with the works proposed".

(Vote: For: 4, Against: 0, Abstentions: 0)

059. PLANNING APPLICATIONS

a. Application No: 1/0369/2023/FUL. Proposed new dwelling, access and associated external works. Land At Grid Reference 244123 126283, Laurel Avenue, Bideford. Applicant: Mr Tithecott, Tithecott Developments, Penhaven, 4 Atlantic Way, Westward Ho! EX39 1HX. Agent: Mrs R Fearnley, Fearnley Lott Architects, Bideford. (Date received: 16 October 2023).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0, Abstentions: 0)

b. Application No: 1/1008/2023/LBC. Internal and external alterations to form two retail units and 4no. flats (Variation of condition 2 of planning approval 1/1089/2022/LBC). 4 High Street, Bideford, EX39 2AA. Applicant: Eagle Allhalland Development Ltd, Unit 3, Cherrywood Business Park, Torrington, EX38 8LQ. Agent: OCR Architecture Ltd, Appledore, EX39 1PW. (Date received: 16 October 2023).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved subject to the Conservation Officer being satisfied with the works proposed.

(Vote – For: 4, Against: 0, Abstentions: 0)

c. Application No: 1/1007/2023/FUL. Internal and external alterations to form two retail units and 4no. flats (Variation of condition 2 of planning approval 1/1088/2022/FUL). 4 High Street, Bideford, EX39 2AA. Applicant: Eagle Allhalland Development Ltd, Unit 3, Cherrywood Business Park, Torrington, EX38 8LQ. Agent: OCR Architecture Ltd, Appledore, EX39 1PW. (Date received: 25 October 2023).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0, Abstentions: 0)

d. Application No: 1/0999/2023/FUL. Alterations to fenestration. National Autistic Society, Kingsley House, Alverdiscott Road, East The Water, Bideford, EX39 4PL. Applicant: Ms L Holt, National Autistic Society (same address). Agent: Mr E Emiliani, David Wilson Partnership Ltd, Barnstaple, EX31 1QT. (Date received: 17 October 2023).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0, Abstentions: 0)

e. Application No: 1/1004/2023/FUH. Replace ground floor window with doors. 3 Cedar Way, Bideford, EX39 3HF. Applicant: Mr N Vaggers (same address). Agent: (None Submitted). (Date received: 25 October 2023).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0, Abstentions: 0)

f. Application No: 1/1058/2023/FUL. Retrospective application for extension and outbuilding at rear of property. 26 Greenfield Close, Bideford, EX39 3RY. Applicant: Mr N Davies (same address). Agent: Mr P Hinton, Orchard Hill, Bideford. (Date received: 27 October 2023).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0, Abstentions: 0)

g. Application No: 1/1057/2023/LBC. Repairs to damp/dry rot damage, removal of wall, replacement of kitchen and bathrooms and associated internal alterations. Moreton House, Bideford, EX39 3QW. Applicant: Mr & Mrs H Phillips, Moreton House Devon Ltd, (same address). Agent: (None supplied). (Date received: 31 October 2023).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: that Members are minded to approve the application subject to the Conservation Officer being satisfied that the cement boards are an appropriate proposed replacement.

(Vote – For: 4, Against: 0, Abstentions: 0)

h. Application No: 1/1054/2023/FUL. Provision for new parking and turning area and enlarged opening to front wall. 35 Abbotsham Road, Bideford, EX39 3AF. Applicant: Mr W Lloyd (same address). Agent: Mr P Hinton, Orchard Hill, Bideford. (Date received: 1 November 2023).

Proposed by Councillor K Bines, seconded and

RESOLVED: That the application is approved subject to the satisfaction of the Highways Authority.

(Vote – For: 4, Against: 0, Abstentions: 0)

i. Application No: 1/1078/2023/ADV. Advertisement application for the replacement of 1 no. illuminated projecting sign, 1 no. fascia sign, ATM decals and the installation of 1 no. window message. Nationwide, 20 The Quay, Bideford, EX39 2HE. Applicant: Nationwide Building Society, Pipers Way, Nationwide House, Swindon, SN3 1TA. Agent: Holly De-Buriette, ISG Ltd, Whitstable, CT5 2QJ. (Date received: 2 November 2023).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved subject to the hanging sign being non-illuminated and the Conservation Officer being satisfied with the works proposed.

(Vote – For: 4, Against: 0, Abstentions: 0)

058. PLANNING AUTHORITIES UPDATE BY CLERK

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

The business of the meeting having been completed, the Chairman thanked Members for their attendance and the meeting concluded at 7.45pm.