



BIDEFORD TOWN COUNCIL

Minutes of the Planning Committee Meeting

held in the Town Hall, Bideford on

Wednesday 28 August 2024 at 6.30 pm.

PRESENT:	North Ward:	Councillor J Gordon
	South Ward:	Councillor S Inch Councillor Ms R Clarke
	East Ward:	Councillor J McKenzie Councillor Mrs L Hellyer (Chairman)
	West Ward:	Councillor M Taylor

IN ATTENDANCE: Mrs Lesley Dixon-Chatfield – Town Clerk’s Asst.

37. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

38. **DECLARATIONS OF INTEREST**

No Declarations of Interest were received at this point in the meeting.

39. **PUBLIC PARTICIPATION SESSION**

There were no public members present.

40. **MINUTES**

The Minutes of the Meeting held on 7 August 2024 were approved and signed as a correct record.

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

41. **TO RECEIVE PUBLIC PATH DIVERSION ORDER 001/2024 – ABBOTSHAM PUBLIC FOOTPATH NO.1 REVOKED 24 JULY 2024 - CONSIDER AND SEND REPRESENTATION TO TORRIDGE DISTRICT COUNCIL**

Councillor S Inch had arranged a site visit with the Developers to establish the proposed diversion following concerns raised at the previous Planning Committee meeting.

He assured members that the line of the path runs inside the buffer of trees.

Proposed by: Councillor S Inch and seconded by Councillor McKenzie and

RESOLVED: That the Public Diversion Order 002/2024 Abbotsham Public Footpath no.1 is approved on the grounds that the path runs inside the buffer of trees.

(Vote – For: 6, Against: 0)

42. **PLANNING APPLICATIONS**

- a. Application No: 1/0641/2024/LBC. Alterations to shop front and ground floor. 67 - 68 High Street, Bideford, Devon, EX39 2AN. Applicant: Mr S Haywood (same address). Agent: Tree Tops Planning, Bideford. (Date received: 7 August 2024).

Proposed by Councillor McKenzie, 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)

- b. Application No: 1/0640/2024/FUL. Alterations to shop front and ground floor. 67 - 68 High Street, Bideford, Devon, EX39 2AN. Applicant: Mr S Haywood (same address). Agent: Tree Tops Planning, Bideford. (Date received: 7 August 2024).

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the application is approved on the proviso that the Environmental Officer's comments are supported.

(Vote – For: 6, Against: 0)

- c. Application No: 1/0707/2024/PIP. Permission in Principle for residential development up to 5no. dwellings. Land At Grid Reference 247342 126074, Alverdiscott Road, East The Water, Devon. Applicant: Jozie Bannister, Devonshire Homes Ltd, Gotham House, Phoenix Lane, Tiverton, Devon EX16 6LT. Agent: None supplied. (Date received: 12 August 2024).

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the application is refused due to poor access and egress onto Alverdiscott Road. This Committee supports the Environmental Officer's assessment.

(Vote – For: 6, Against: 0)

- d. Application No: 1/0723/2024/FUL. Erection of side extension and alterations to existing dwelling. 109 Stucley Road, Bideford, Devon, EX39 3EJ. Applicant: Mr L Crouch (same address). Agent: RGP Architects Ltd, Barnstaple. (Date received: 13 August 2024).Mr P Milton, Trimstone Manor Hotel, West Down, Ilfracombe, EX34 8NR. Agent: Mr A Kingdon, Rockholm, Barnstaple, EX31 1 QD. (Date received: 26 July 2024).

Members noted that, if permitted, this property would be substantially increased in size and that the parking bay at the front could accommodate more cars.

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the application is refused on the following grounds:

- **Over-development of the property**
- **Poor design and not in keeping with the area**
- **Additional traffic congestion on a road where there are issues with access**

(Vote – For: 6, Against: 0)

- e. Application No: 1/0730/2024/FUL. Change of use to three flats and alterations (Re-submission of 1/0891/2022/FUL) (Variation of condition 9 of planning approval 1/0567/2023/FUL). Riverside Flats, Lower Meddon Street, Bideford, Devon. Applicant: Mr R Lester, Rowan Homes (SL), 2 Hampton Terrace, New Road, Bideford EX39 2HR. Agent: None supplied. (Date received: 16 August 2024).

Proposed by Councillor S Inch, seconded and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

- f. Application No: 1/0540/2024/ADV. Erection of a non-illuminated static hoarding (Amended Location). Land At Grid Reference 243002 126516, Abbotsham Road, Bideford, Devon. Applicant: Mr J Artingstall, Bloor Homes (Exeter), Horizon House, Guardian Road, Exeter EX1 3PD. Agent: None supplied. (Date received: 19 August 2024).

Proposed by Councillor Gordon, seconded and

RESOLVED: That the application is refused for the following reason:

Although the applicant has amended the proposed site for the sign, members were concerned that it still poses a distraction to Highway users and would be inappropriate. They reiterated that a previous application from this company (1/0095/2014/ADV) was refused for this reason.

(Vote – For: 6, Against: 0)

- g. Application No: 1/0734/2024/FUL. Construction of parking bay to front of dwelling. 37 Lime Grove, Bideford, Devon, EX39 3JL. Applicant: Miss L Davey (same address). Agent: AB Landscape Design, Bideford. (Date received: 20 August 2024).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 6, Against: 0)

43. **PLANNING AUTHORITY UPDATE**

The Chairman gave an update on planning application decisions received from TDC.

The business of the Meeting having been completed, the Chairman thanked the Members for their attendance and the Meeting concluded at 7.05pm

Signature of Town Mayor: Date:

Signature of Chairman:..... Date: