



Mr Paul Swan
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 12 September 2024

You are hereby summoned to attend a meeting of the **Planning Committee** of the above-named Council to be held in the **Council Chamber** of the Town Hall, Bideford on **Wednesday 18 September 2024 at 6.30 pm** for the purpose of transacting the following business.

In accordance with The Public Bodies (Admissions to Meetings) Act 1960 members of the public are welcome to attend. There is a legal right to film/record/photography/report public meetings.

A handwritten signature in blue ink, appearing to read 'Paul Swan'.

Paul Swan
Town Clerk

AGENDA

1. To receive apologies and reasons for absence.
2. To receive declarations of interest on items on the agenda and note any requests for dispensation received by the Clerk prior to the meeting. Enc.
3. Public participation session of 15 minutes duration on items on the agenda.
4. To approve the minutes of the meeting held Wednesday 28 August 2024 as a true record. Enc.
5. To consider and resolve the enclosed Planning applications on behalf of the Council. Enc.
6. To receive details of those Planning Applications which have been granted/refused by Planning Authorities, and any notifications of Planning Appeals.

MEMBERS OF PLANNING COMMITTEE

Councillors: Ms R Clarke (Town Mayor), Gordon, Mrs L Hellyer, S Inch, McKenzie, Taylor

Date of Next Meeting: 9 October 2024

Declaration of Interests at meetings

- Where a matter relates to an interest in list A, the member shall not participate in a discussion or vote on the matter. He /she only need declare it if it is not already noted on the register of interests.
- Where the matter is in list A, but is a sensitive interest, the member shall not participate in a discussion or vote; the member shall disclose that there is an interest but not the nature of it.
- Where a matter relates to an interest on list B the member shall not vote and may only speak as a member of the public.
- A member only has to declare an interest in list B if it is not already on the register of interests.
- If the interest is in list B and is sensitive in nature and not already registered then the member shall disclose the interest but not the nature of it.
- Where a matter relates to the financial interest of a friend, relative or close associate (other than in list A) the member shall disclose the interest and not vote. He or she may speak but only as a member of the public.

List A:

- 1 **Employment, office, trade or vocation** – carried on for profit by member or spouse or civil partner.
- 2 **Sponsorship** – any payments for the previous 12 months, other than by the Council, to assist in Council duties
- 3 **Contracts** – any current contracts between the Council and the member or his/ her spouse or civil partner or a company the member is a director or partner of.
4. **Land** – any beneficial interest in land within the area of the Council by member, spouse or civil partner.
- 5 **Licenses** - any license, alone or with others, by spouse, civil partner or member to occupy land in area of Council.
- 6 **Corporate Tenancies** - any tenancy where the Council is the landlord and the member, spouse or civil partner has a beneficial interest in the tenant.
7. **Securities** – a beneficial interest is held in a body that has land or business in the area of the Council by the member, spouse or civil partner that either exceeds £25,000 or the total share capital is in excess of one hundredth of the of the total shares issued.

List B:

Any interests which relate to or is likely to affect:

1. Any body where the member has general control or management and was appointed by the Council.
2. Any body that the member is in a position of control or management and either:
 - (a) exercises functions of a public nature;
 - (b) is for charitable purposes; or
 - (c) has the purpose of influencing public opinion or policy (including political parties and trade unions)
3. Any gifts or hospitality that the member has received by virtue of his or her office in excess of £50.

*Further details can be found in the Bideford Town Council Code of Conduct
adopted 21.06.2012*



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:

PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

28 August 2024 – 18 September 2024

- a. Application No: 1/0757/2024/COUPD. Prior notification for the change of use from commercial, business and service (Class E) to 1no. dwellinghouse (Class C3) (Schedule 2, Part 3, Class MA). Braddicks Leisure Limited, 12 Chingswell Street, Bideford, EX39 2NF. Applicant: Mr R Braddick (same address). Agent: Mrs R Fearnley, Fearnley Lott Architects, Bideford. (Date received: 28 August 2024).

All the documents associated with this application can be viewed on the following link:
<https://rb.gy/uxrafz>

- b. Application No: 1/0795/2024/DEM. Single storey timber framed judo outbuilding. Land Adjacent To Moreton House, Bideford, Devon. Applicant: Blueberry Estates, 5 The Quay, Bideford, EX39 2XX. Agent: OCR Architecture Ltd, Appledore. (Date received: 11 September 2024).

All the documents associated with this application can be viewed on the following link:
<https://rb.gy/q8h030>

DECISIONS RECEIVED FROM TDC / DCC

28 August 2024 – 18 September 2024

a. 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.

Decision: Refused

b. Application No:

Decision:

Conditions:

c. Application No:

Decision:

Conditions:

d. Application No:

Decision:

Conditions:

e. Application No:

Decision:

Conditions: