



Mr Paul Swan
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 3 October 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 9 October 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 18 September 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: 30 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.



BIDEFORD TOWN COUNCIL

Minutes of the Planning Committee Meeting

held in the Town Hall, Bideford on

Wednesday 18 September 2024 at 6.30 pm.

PRESENT: North Ward: Councillor J Gordon
 South Ward: Councillor S Inch
 East Ward: Councillor J McKenzie
 Councillor Mrs L Hellyer
 West Ward: Councillor M Taylor

IN ATTENDANCE: Mrs Claire Parsons – Administration Assistant

44. **APOLOGIES FOR ABSENCE**

Councillor Ms R Clarke (South Ward) - Personal

45. **DECLARATIONS OF INTEREST**

There were no Declarations of Interest received.

46. **PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

47. **MINUTES**

The Minutes of the Meeting held on 28 August 2024 were approved and signed as a correct record.

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

48. **PLANNING APPLICATIONS**

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).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved.

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

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).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: Members agreed to approve the application subject to the provision that the recommendations in the Ecology Report are followed.

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

49. **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 6.40 pm.

Signature of Town Mayor: Date:

Signature of Chairman:..... Date:

PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

18 September – 09 October 2024

- a. Application No: 1/0755/2024/FUL. Creation of driveway and dropped kerb 11 Abbotsham Road, Bideford, Devon, EX39 3AF. Applicant: Mrs J Coughlan (same address). Agent: None supplied. (Date received: 12 September 2024).

All documents associated with this application can be found on the following link:

<https://tinyurl.com/yyvh6sfr>

- b. Application No: 1/0774/2024/FUL. Proposed start hill hut. Bideford BMX Club, Bideford BMX Clubhouse, Avon Road, Bideford. Applicant: Mr M Ellis, 8 Aiden Avenue, Barnstaple EX32 9PH. Agent: None supplied. (Date received: 13 September 2024).

All documents associated with this application can be found on the following link:

<https://tinyurl.com/4vmvssv2>

- c. Application No: 1/0777/2024/FUL. Revised rear access to first floor, replacement windows at first floor and new rooflights in existing openings. 75 High Street, Bideford, Devon, EX39 2AA. Applicant: Mr A Gould, Coach & H-Developments Ltd, RT Marke & O, 89 High Street, Bideford, Devon EX39 2AT. Agent: Peregrine Mears Architects Ltd, Barnstaple. (Date received: 20 September 2024).

All documents associated with this application can be found on the following link:

<https://tinyurl.com/je7zef7m>

- 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, Barnstaple. (Date received: 24 September 2024).

All documents associated with this application can be found on the following link:

<https://tinyurl.com/mupuyc7f>

- e. Application No: 1/0832/2024/FUL. Conversion of former commercial premises to 3 no. dwellings. 13 – 17 Westcombe Lane, Bideford, Devon, EX39 3JQ. Applicant: Mr G Scott, 67 Clovelly Road, Bideford EX39 3DG. Agent: Mr P Hinton, Bideford. (Date received: 26 September 2024).

All documents associated with this application can be found on the following link:

<https://tinyurl.com/53ym6hay>

- f. Application No: 1/0713/2024/FUL. Removal of existing car wash and extension to the existing petrol filling stations sales building together with the creation of an EV charging zone with canopy, substation, LV enclosures, 4 jet wash bays, bin store and associated works. Morrisons Petrol Station, Bideford, EX39 2LG. Applicant: c/o Agent, Motor Fuel Group 10 Bricket Road, St Albans, AL1 3JX. Agent: Miss L Burton, Carney Sweeney, Cardiff, CF24 0EB. (Date received: 30 September 2024).

All documents associated with this application can be found on the following link:

<https://tinyurl.com/532c5ezm>

DECISIONS RECEIVED FROM TDC / DCC18 September - 09 October 2024

a. Application No: 1/0630/2024/LBC. Change of use of ground floor retail unit and store rooms to 2no. residential units. 5 Grenville Street, Bideford

Decision: Granted

b. Application No: 1/0380/2024/LA. Erection of building for the provision of vehicle workshop, office & welfare and all ancillary facilities, access and cycle/pedestrian improvements. Land At Grid Reference 246891 126041, Manteo Way.

Decision: Granted

Conditions:

c. Application No: 1/0020/2024/FUL. Part retrospective application for change of use of 2no. apartments (C3 Use) to a hostel (Sui Generis) and internal alterations. 8A - 8B Allhalland Street, Bideford, EX39 2JD.

d. Application No: 1/0021/2024/LBC. Part retrospective application for change of use of 2no. apartments (C3 Use) to a hostel (Sui Generis) and internal alterations. 8A - 8B Allhalland Street, Bideford, EX39 2JD.

Decision: Granted

Conditions:

- The premises to be used for holiday accommodation and for no other purpose.
- The premises only to be used as a hostel to accommodation and support facilities for no more than 16 persons/visitors and for no other purpose.
- The development not to be brought into beneficial use until facilities for the secure storage of cycles, for recycling and waste has been provided. The approved facilities to be retained perpetuity.

The decision notice can be viewed here: <https://tinyurl.com/34y32tds>

e. Application No: 1/0795/2024/DEM. Single storey timber framed judo outbuilding. Prefabricated Classroom At Grid Reference 243559 126398, Bideford.

Decision: Granted

Conditions:

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.

Decision: Granted

Conditions: