



Mr Paul Swan
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 13 February 2025

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 19 February 2025 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 29 January 2025 as a true record. Enc.
5. To consider correspondence from TDC in respect of Xlinks Consultation “Relevant Representations”, closing date 13 March 2025, and whether Members wish to make a collective representation or individually. Enc.
6. To consider and resolve the enclosed Planning applications on behalf of the Council. Enc.
7. To receive details of those Planning Applications which have been granted/refused by Planning Authorities, and any notifications of Planning Appeals. Enc.

MEMBERS OF PLANNING COMMITTEE

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

Date of Next Meeting: 12 March 2025

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 Council Chamber, Town Hall, Bideford on
Wednesday 29 January 2025 at 6.30 pm.**

PRESENT: South Ward: Councillor S Inch

North Ward: Councillor J Gordon
Councillor Mrs S Smith
Councillor K Hind (Sub for Cllr J McKenzie)

East Ward: Councillor Mrs L Hellyer

IN ATTENDANCE: Mrs Claire Parsons – Administration Assistant

83. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from -
Councillor Ms R Clarke (South Ward)
Councillor J McKenzie (East Ward)

Councillor M Taylor – Did not attend.

84. **DECLARATIONS OF INTEREST**

Councillor S Inch declared a non-pecuniary interest on Item 7(c) – reason being that he is dual-hatted being a member of Torridge District Council.

85. **PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

86. **MINUTES**

The Minutes of the Meeting held on 8 January 2025 were approved and signed as a correct record.

Proposed by Councillor S Inch, seconded by Councillor Mrs L Hellyer, and

RESOLVED: That the Minutes are approved as a correct record.

(Vote – For: 4, Against: 0, Abstentions: 1)

87. **TO RECEIVE AND CONSIDER CORRESPONDENCE FROM FIRSTWAY ENERGY IN RESPECT OF PLANNING APPLICATION: ENERGY STORAGE SYSTEM AT GAMMATON BARTON, GAMMATON, EAST OF BIDEFORD, AND TO NOTE ANY ACTION:**

Members considered and discussed the correspondence received from Firstway Energy in respect of proposed planning application for Energy Storage System at Gammaton Barton.

Members noted the correspondence and asked for it to be recorded that they have concerns on the effect that this will have on the highways and local residents in the future, and that a highways plan will be required for when the application is received for consultation.

88. **TO RECEIVE AND CONSIDER ANY RESPONSE TO TDC'S CONSULTATION ON DRAFT HOUSING STRATEGY. CLOSING DATE 7 FEBRUARY 2025**

Members considered the correspondence received in respect of TDC's Consultation on the Draft Housing Strategy which closes on 7 February 2025. Members noted the contents and also agreed that Councillors would send individual responses via the website link or email address supplied, if they wished.

89. **PLANNING APPLICATIONS**

- a. Application No: 1/1087/2024/REMM. Reserved matters application pertaining to layout, scale, appearance, internal access and landscaping for the construction of 195 dwellings pursuant 1/1015/2014/OUTM. Land At Grid Reference 243539 126521, Abbotsham Road, Bideford, Devon. Applicant: c/o Agent, Bloor Homes, Address c/o Agent. Agent: Mr J Richards, Turley, Bristol, BS1 4QP. (Date received: 13 January 2025).

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor K Hind, and

RESOLVED: That Members are in agreement to approve the application, subject to the following:

- **The comments and advice from Natural England are taken into consideration.**
- **Members wished to emphasis the comments received from DCC Education in respect of the education obligations within the Section 106 Agreement still being applicable.**
- **That the advice and comments from DCC Designing Out Crime are taken into consideration**
- **The report from TDC Environment Protection is noted**

Also, members have concerns over the lack of footpath provision along Abbotsham Road.

Members would also like the trees and hedgerows retained. Any tree planting should be saplings.

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

- b. Application No: 1/0033/2025/FUL. Retrospective application for single story rear extension. 24 Greenfield Close, Bideford, Devon, EX39 3RY. Applicant: Mr D Slee (same address). Agent: Mr P Hinton, Bideford, EX39 2RA. (Date received 17 January 2025).

It was proposed by Councillor S Inch, seconded by Councillor Mrs L Hellyer and

RESOLVED: That the application is approved.

(Vote – For: 3, Against: 0, Abstentions: 2)

- c. Application No: 1/0041/2025/LA. Renovation of existing garages to form a carport/garage for machinery. Torridge District Council, Victoria Park Nurseries, Park Lane, Bideford. Applicant: Estates Department, Torridge District Council, Riverbank House, Bideford, EX39 2QG. Agent: (None submitted). (Date received: 21 January 2025).

It was proposed by Councillor S Inch, seconded by Councillor K Hind, and

RESOLVED: That the application is approved.

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

90. **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 7.01 pm.

Signature of Town Mayor: Date:

Signature of Chairman: Date:

Agenda Item 5

From: Ryan Steppel <Ryan.Steppel@torridge.gov.uk>
Sent: 10 February 2025 09:15
To: Paul Swan <townclerk@bideford-tc.gov.uk>
Subject: Xlinks - Nationally Significant Infrastructure Project
Importance: High

Dear Town and Parish Councils,

As you will all be aware – an application has been submitted to the Secretary of State for a Nationally Significant Infrastructure Project (NSIP) in Torridge. Whilst the final decision will be made by the Secretary of State, the local councils, Torridge District, Devon County and the parish councils affected, have the opportunity to comment on the proposals and take part in the examination.

You should have already received notification from Xlinks for a consultation happening now – otherwise known as *Relevant Representations* – and we wanted to provide you with some links to guidance to assist you in understanding what this means for you and your role in the NSIP process.

If you wish to make representations on the project, you must do this by **March 13th 2025** - the District and County Councils are not able to raise issues on your behalf. This is a deadline which cannot be extended – it is set by the developer and the Planning Inspectorate, not by the Councils. **If you do not make a representation at this stage, you will not be permitted to take part in the examination process.**

You can access the application documents via the Planning Inspectorate's portal - [Xlinks Morocco-UK Power Project - Project information](#). I would advise subscribing to the page to receive regular updates on the application as it progresses.

The developer has indicated they would be happy to run a virtual briefing session for the clerks and chairs of the consulted Parish and Town Councils. We hope that you will receive an invitation soon. In the meantime, Suffolk County Council have produced really helpful guidance for Town and Parish Councils on NSIPs - [getting-to-grips-with-nsips](#). We are at the pre-examination stage.

Members of the Parish and Town Councils may be subject to questions from the public. Therefore, the attached guidance might be of use as it sets out the steps of the process [Have your say guide - Have your say about a national infrastructure project](#).

If you have any questions on the proposed development, it is recommended you get in touch directly with Xlinks. Please do not hesitate to contact the following individuals who are acting on behalf of the developer.

douglas.johnson@secnewgate.co.uk
lucy.freeman@dwd-ltd.co.uk
cathal.kavanagh@secnewgate.co.uk

If you have any questions on the process, we will assist where we can.

Ryan Steppel Principal Planning Officer
Torridge District Council Riverbank House, Bideford, EX39 2QG
Phone 01237 428736
Email ryan.steppel@torridge.gov.uk

PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

29 January - 19 February 2025

- a. Application No: [1/0026/2025/FUL](#)
Demolition of an existing porch at the rear of the existing property and the construction of a single storey extension.
104 Moreton Park Road, Bideford, EX39 3BB.
Applicant: Mr R Harris (same address)
Date Received: 27 January 2025
- b. Application No: [1/0084/2025/FUL](#)
Construction and operation of a micro energy storage.
Land At Grid Reference 245185 125813, Ford Rise, Bideford.
Applicant: Ms A Falman, AMP Clean Energy
Date Received: 5 February 2025
- c. Application No: [1/0104/2025/FUL](#)
Creation of an EV charging zone, substation, LV enclosures, 4 jet wash bays, and associated works.
Morrisons Petrol Station, Bideford, EX39 2LG
Applicant: c/o Agent, Motor Fuel Group, 10 Bricket Road, St Albans, AL1 3JX
Date Received: 12 February 2025

Agenda Item 7

PLANNING DECISIONS RECEIVED FROM TDC / DCC
29 January - 19 February 2025

<u>Application No:</u>	<u>Details</u>	<u>Decision</u>
<u>1/1033/2024/FUL</u>	Construction of two storey side extension 51 Oaklands, Bideford, EX39 3HW	Granted