



**Town Clerk & Responsible Financial Officer**

To: Members of the Planning Committee

Friday, 13 February 2026

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 February 2026 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.

R Coombes  
Acting 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 on 28 January 2026 as a true record. Enc.
5. To consider and resolve the enclosed Planning application(s) on behalf of the Council. Enc.
  - a. Applications
  - b. Appeals Lodged [1/0951/2025/FUL](#)
6. To receive details of those Planning Applications which have been granted/refused by Planning Authorities, and any notifications of Planning Appeals.

**MEMBERS OF THE PLANNING COMMITTEE**

Councillors: Ms R Clarke, J Hellyer, Mrs L Hellyer, T Inch, S Inch, P Lawrence (Town Mayor) and J McKenzie.

Date of Next Meeting: 11 March 2026



## **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 of the Town Hall on,**

**Wednesday 28 January 2026 at 6.30 pm**

**PRESENT:** South Ward: Councillor P Lawrence  
Councillor S Inch

East Ward: Councillor Mrs L Hellyer  
Councillor J McKenzie

**IN ATTENDANCE:** Mr R Coombes (Acting Town Clerk)  
Ms C Heller (Administrative Officer)

74. **APOLOGIES FOR ABSENCE**

Councillors Ms R Clarke (South Ward - personal), T Inch (West Ward – personal) and J Hellyer (East Ward – personal).

75. **DECLARATIONS OF INTEREST AND ANY REQUESTS FOR DISPENSATION ON ITEMS ON THE AGENDA**

Councillor P Lawrence declared a non-pecuniary interest in Agenda Item 6.c. (Resident of Oaklands).

76. **PUBLIC PARTICIPATION SESSION OF 15 MINUTES DURATION**

There were no members of the Public present.

77. **MINUTES**

Proposed by Councillor Mrs Hellyer and seconded by Councillor S Inch, the Minutes of the Meeting held on 7 January 2026 were approved and signed as a correct record.

(Vote – For: 4, Against: 0)

78. **TOWN AND PARISH SETTLEMENT SURVEY FOR BIDEFORD**

Members had received, and together completed a survey provided by the North Devon and Torridge District Councils to help inform the update to the North Devon and Torridge Local Plan setting out the vision, strategies and policies to guide the future development of

Northern Devon.

The joint Councils intimated that it is hoped that, “the study will provide an updated understanding of the role and function of urban and rural settlements across northern Devon by assessing a range of factors, including the level of provision and accessibility of services, facilities and employment opportunities.”

As well as assessing the relative sustainability of different settlements, the work will help the joint Councils identify where improved provision of services, facilities and infrastructure may be required to help meet the current needs of local communities and secure the long-term sustainability and viability of our rural areas.

79. **PLANNING APPLICATIONS**

a. **Application No.**            **1/0998/2025/REMM**

Reserved matters application for Internal Access, Appearance, Landscaping, Layout and Scale for 10 dwellings pursuant to application 1/1015/2014/OUTM.

**Land at Grid Reference 243152 126528, New Road, Bideford.**

Applicant:                      Bloor Homes (South West) Limited, 3 Stanton Court, South Marston Park, Swindon SN3 4YH.

Date Received.                7 December 2026

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

**RESOLVED: That the application is approved.**

(Vote – For: 4, Against: 0)

b. **Application No.**            **1/0043/2026/FUL**

Extension to the front elevation of the existing unit, approx. 6m x 12.5m. Widening and relocation of existing entrance gates..

**Unit 3C, Clovelly Road Industrial Estate, Bideford, Devon.**

Applicant:                      Mr Eddie Pollit, Eddie Pollit Grab Hire (Address As Above.)

Date Received.                22 January 2026

It was proposed by Councillor S Inch, seconded by Councillor Lawrence and

**RESOLVED: That the application is approved.**

(Vote – For: 4, Against: 0)

c. **Application No.**            **1/0052/2026/FUL**

Erection of a single-storey rear extension, first floor side extension and conversion of garage.

**52 Oaklands, Bideford, Devon, EX39 3HW**

Applicant: Mr Alec and Sue McLaren (Address As Above.)  
Date Received. 22 January 2026

It was proposed by Councillor McKenzie, seconded by Councillor Lawrence and

**RESOLVED: That the application is approved.**

(Vote – For: 4, Against: 0)

80. **PLANNING AUTHORITY UPDATE**

There was no 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 7.05 pm.

Signature of Town Mayor: ..... Date: .....

Signature of Chairman: ..... Date: .....

PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

28 January 2026 TO 18 February 2026

a. **Application No.** [1/0063/2026/FUL](#)

Proposed Clubhouse and Community Food Pantry with associated works

**Pollyfield Playing Field, Avon Road, Bideford EX39 4BL**

Applicant: Mr Sam Stephens Shamwickshire Rovers Football Club

Date Received. 27 January 2026.

b. **Application No.** [1/0057/2026/FUL](#)

Proposed change of use of ground floor to residential use (no additional dwelling created)

**22 Hight Street,  
Bideford EX39  
2AN**

Applicant:  
Date Received. Mr Matthew Branch

9 February 2026

## Agenda Item 6

### PLANNING DECISIONS RECEIVED FROM TDC / DCC

07 January 2026 – 18 February 2026

<b><u>Application No:</u></b>	<b><u>Details</u></b>	<b><u>Decision</u></b>
<b><u>1/0431/2024/FULM</u></b>	Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 276 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM (Amended Plans)(Variation of Condition 1 of planning permission 1/1256/2021/REMM) (Plans Schedule)  <b>Land South Of Clovelly Road, Littleham, Devon</b>	<b>Withdrawn</b>
<b><u>1/0951/2025/FUL</u></b>	Proposed single dwelling and associated works Land At Grid Reference 243890 125702, <b>High Park Close, Bideford, Devon</b>	<b>Refused</b>
<b><u>1/0529/2025/FUL</u></b>	Conversion of storage building to 8no. residential units and associated works <b>North Devon Hospice, 6 Westcombe Lane, Bideford</b>	<b>Refused</b>
<b><u>1/0726/2025/FUL</u></b>	Proposed replacement of existing ancillary building and store to be used in association with Higher Marsh, Bideford (amended description, red line and certificate) <b>Land At Grid Reference 245319 125335, New Road, Bideford, Devon</b>	<b>Granted</b>