

## BIDEFORD TOWN COUNCIL



Janine Gardner  
Town Clerk and Responsible Financial Officer

Riverbank House  
Bideford  
Devon  
EX39 2HS

Telephone:  
(01237) 428938

Thursday, 16 April 2026

To: Members of the Planning Committee

You are hereby summoned to attend the following meeting:

**Name of Committee:** Planning Committee

**Meeting Date:** Wednesday 22 April 2026

**Meeting Time:** 6.30pm

**Venue:** Greenhouse, Riverbank House, Bideford EX39 2QG

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/photograph/report public meetings.

J Gardner  
Clerk to the Council

## AGENDA

### 1. Apologies for Absence

To receive apologies and reasons for absence.

### 2. Declarations of Interest and Dispensations

To receive declarations of interest on items on the agenda and note any requests for dispensation received by the Clerk prior to the meeting.

### 3. Public Participation

Public participation session of 15 minutes duration on items on the agenda.

#### **4. Minutes of the Previous Meeting**

To approve the minutes of the meeting held on Wednesday 1 April as a correct record.

#### **5. Consideration of Planning Applications**

To consider and resolve the enclosed Planning application(s) on behalf of the Council.

#### **6. Planning Applications Outcomes and Appeals Notification**

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 D Bushby, L Hellyer, S Inch, T Inch, R Clarke  
P Lawrence, J Hellyer, J McKenzie.

**Date of Next Meeting: 13 May 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 Greenhouse, Riverbank House on,**

**Wednesday 1 April 2026 at 6.30 pm**

**PRESENT:** South Ward: Councillor R Clarke  
Councillor P Lawrence  
Councillor S Inch (Chairman)

North Ward Councillor D Bushby (sub for Councillor McKenzie)

West Ward Councillor T Inch

**IN ATTENDANCE:** Mr R Coombes (Deputy Town Clerk)

In the absence of Councillor L Hellyer, Councillor S Inch assumed the Chair.

93. **APOLOGIES FOR ABSENCE**

Councillors L Hellyer and J McKenzie (East Ward - personal).

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

There were no declarations of interest.

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

A member of the Public provided detail on the Agenda Item 6. Appeal of Planning decision: 109 – 111 Meddon Street, [1/0604/2025/LBC](#) .

Members noted their original decision to the Planning Authority with the caveat “subject to the Conservation Officer being satisfied with the application;” indicating their position remained the same.

Councillor T Inch stated that South Ward members, if they so wished, could make comments on the Planning Inspectorate website at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

96. **MINUTES**

Proposed by Councillor S Inch and seconded by Councillor Lawrence, the Minutes of the Meeting held on 11 March 2026 were approved and signed as a correct record.

(Vote – For: 5, Against: 0)

97. **PLANNING APPLICATIONS**

a. **Application No.**        [1/0136/2026/ADV](#)

Retrospective consent for a non-illuminated freestanding entrance sign at Pollyfield Community Centre.

**Location: The Pollyfield Community Association, Pollyfield Community Centre, Avon Road, Bideford**

Applicant:                    Mr Kevin Cannon (above address)

Date Received:            16 March 2026

It was proposed by Councillor T Inch, seconded by Councillor Bushby and

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

(Vote – For: 5, Against: 0)

b. **Application No.**        [1/0201/2026/LBC](#)

Conversion of First and Second Floors into 4no. Flats including Lime Render Repairs, Replacement Painted Windows and Doors.

**1,2 And 2A Market Place Bideford Devon EX39 2DR**

Applicant:                    Mr Jennings, 7 Brynsworthy Park, Roundswell, Barnstaple EX31 3RB

Date Received.            16 March 2026.

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

**RESOLVED: That the application is approved subject to the Conservation Officer being satisfied with the application.**

(Vote – For: 5, Against: 0)

c. **Application No.**        [1/0207/2026/FUL](#)

Conversion of ground floor flat to two flats. Use of basement for storage and external works.

**Location: 1-2 Market Place, Bideford EX39 2DR**

Applicant:                    Mr Jennings, 7 Brynsworthy Park, Roundswell, Barnstaple EX

3RB

Date Received. 19 March 2026

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

**RESOLVED: That the application is approved subject to the Conservation Officer being satisfied with the application.**

(Vote – For: 5, Against: 0)

d. **Application No.** [1/0208/2026/LBC](#)

Conversion of ground floor flat to two flats. Use of basement for storage and external works.

**Location: 1-2 Market Place, Bideford EX39 2DR**

Applicant: Mr Jennings, 7 Brynsworthy Park, Roundswell, Barnstaple EX31 3RB

Date Received. 19 March 2026

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

**RESOLVED: That the application is approved subject to the Conservation Officer being satisfied with the application.**

(Vote – For: 5, Against: 0)

e. **Application No.** [1/2022/2026/FUL](#)

Erection of two storey extension.

**Lower Winsford, Abbotsham Road, Bideford EX39 3BP**

Applicant: Mr Cooper (above address)

Date Received. 24 March 2026

It was proposed by Councillor Bushby, seconded by Councillor T Inch and

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

(Vote – For: 5, Against: 0)

f. **Application No.** [1/0147/2026/FUL](#)

Single storey extension.

**4 Brookfield, Bideford EX39 3DP**

Applicant: Mrs K Johnson (above address)

Date Received. 24 March 2026

It was proposed by Councillor Bushby, seconded by Councillor R Clarke and

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

(Vote – For: 5, Against: 0)

g. **Application No.**        [1/0216/2026/FUL](#)

Conversion of first and second floors to four flats

**Location: 1-2 Market Place, Bideford EX39 2DR**

Applicant:                    Mr Jennings, 7 Brynsworthy Park, Roundswell, Barnstaple  
EX31 3RB

Date Received.                25 March 2026

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

**RESOLVED: That the application is approved subject to the Conservation Officer being satisfied with the application.**

(Vote – For: 5, Against: 0)

98.        **PLANNING AUTHORITY UPDATE**

(During this item Councillor T Inch left, and returned to, the Meeting.)

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

The business of the meeting having been completed, the Chairman thanked the members for their attendance and the meeting concluded at 6.55 pm.

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

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

**PLANNING APPLICATIONS RECEIVED FROM TORRIDGE DISTRICT COUNCIL FOR  
PERIOD**

1 April 2026 to 22 April 2026

**a. Application No.      [1/0258/2026/FUL](#)**

Single storey extension, with internal refurbishment works and associated external works/landscaping

**Location: The Pollyfield Community Association, Pollyfield Community Centre, Avon Road, Bideford**

Applicant:                      Mr Kevin Cannon (above address)

Date Received:                9 April 2026

**b. Application No.      [1/0184/2026/FUL](#)**

Proposed erection of single storey restaurant (KFC). With drive-thru lane, car parking, landscaping and associated works.

**Location: Affinity Outlet Devon, Bideford, Devon, EX39 3DU.**

Applicant:                      Clokken Ltd

Date Received:                8 April 2026.

**c. Application No.      [1/0207/2026/FUL](#)**

Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch

**Location: Nationwide, 20 The Quay, Bideford, Devon**

Applicant: Nationwide Building Society

Date Received: 9 April 2026

**d. Application No. [1/0243/2026/FUL](#)**

Single storey extension to rear and internal reconfiguration to create 1no. studio apartment

**Location: Ground Floor Flat, 8 South View Terrace, Northdown Road, Bideford**

Applicant: Ms H Alford 44 Cleve Road, Barnstaple EX31 2DU

Date Received: 27 March 2026.

**e. Application No. [1/0244/2026/FUL](#)**

Installation of replacement wind turbine, associated infrastructure following removal and decommissioning of the existing turbine

**Location: Wind Turbine At Grid Reference 249009 123720, Gammaton, Devon.**

Applicant: Mr Peter Lake (Lawrence Assos.)

Date Received: 9 April 2026.



**PLANNING DECISIONS RECEIVED FROM TORRIDGE DISTRICT COUNCIL**

1 April 2026 to 22 April 2026

<b>Application No:</b>	<b>Details</b>	<b>Decision</b>
<a href="#"><u>1/1017/2025/FUL</u></a>	Replacement of existing single glazed timber framed windows and doors with heritage style white UPVC window frames.	<b>Granted</b>

**Location: Westcroft Court, Union Close, Bideford.**

<a href="#"><u>1/0922/2025/LBC</u></a>	Replacement of existing single glazed timber framed windows and doors with heritage style white UPVC window frames.	<b>Granted</b>
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**Location: Westcroft Court, Union Close, Bideford.**