

## BIDEFORD TOWN COUNCIL



Janine Gardner  
Town Clerk and Responsible Financial Officer

Riverbank House  
Bideford  
Devon  
EX39 2HS

Telephone:  
(01237) 428938

Wednesday, 6 May 2026

To: Members of the Planning Committee

You are hereby summoned to attend the following meeting:

**Name of Committee:** Planning Committee

**Meeting Date:** Wednesday 3 June 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 13 May 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 L Hellyer, S Inch, T Inch, R Clarke, P Lawrence, J Hellyer, J McKenzie.

**Date of Next Meeting: 24 June 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

**Name of Committee:** Planning Committee

**Meeting Date:** Wednesday, 13 May 2026

**Meeting Time:** 6:30pm

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

**Present:**

North Ward

Councillor K Hind

South Ward

Councillor S Inch (Chair)

Councillor P Lawrence

West Ward

Councillor T Inch

East Ward

Councillor J McKenzie

**Also Present:**

C Heller, Administration Officer

**1. To Elect a Chair for the Civic Year 2026-27**

It was proposed by Councillor K Hind, seconded by Councillor P Lawrence and **resolved** to elect Councillor S Inch as Chair.

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

**2. To Elect a Deputy Chair for the Civic Year 2026-27**

It was proposed by Councillor P Lawrence, seconded by Councillor K Hind and **resolved** to elect Councillor L Hellyer as Deputy Chair.

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

### **3. Apologies for Absence**

Apologies for absence were received from Councillor L Hellyer (Working) Councillor J Hellyer (sickness).

No apologies for absence were received from Councillor R Clarke.

### **4. Declarations of Interest and Dispensations**

No declarations of interest or requests for dispensations were received.

### **5. Public Participation**

No members of the public attended the meeting.

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

It was proposed by Councillor P Lawrence, seconded by Councillor T Inch and **resolved** to approve the minutes of the meeting held on 22 April 2026 as a correct record.

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

### **7. Consideration of Planning Applications**

To consider and resolve the enclosed Planning applications on behalf of the Council.

**a. Application No.** [1/0136/2026/ADV](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)  
<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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 K Cannon

Date Received: 17 February 2026

It was proposed by Councillor P Lawrence, seconded by Councillor S Inch and **resolved** to recommend to the local planning authority Torridge District Council to approve the application.

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

**b. Application No.** [1/0308/2026/REMM](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)  
<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Reserved matters application for access appearance, landscaping, layout & scale pursuant to planning approval 1/0521/2021/FULM (Variation of condition 1 of planning approval 1/0523/2021/REMM).

**Location: Land At Grid Reference 247145 126143 Manteo Way Bideford Devon.**

Applicant: Mr N McQuire, Devonshire Homes Ltd

Date Received: 23 April 2026

It was proposed by Councillor J Mckenzie, seconded by Councillor P Lawrence and **resolved** to recommend to the local planning authority Torridge District Council to approve the application.

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

**c. Application No.** [1/0313/2026/TEL](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)  
<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Prior approval notification for erection of EE slim 20m high EE monopole with wraparound cabinet supporting 6no. antennas, 2no. 0.3m transmission dishes, 3no. ground-based equipment cabinets, ancillary equipment, cabling to be installed as well proposed compound of 2.2m timber fence with 3m wide double access gates and associated supporting apparatus under Part 16 of GPDO.

**Location: Clovelly Road Bideford Devon.**

Applicant: EE Ltd

Date Received: 24 April 2026

It was proposed by Councillor S Inch, seconded by Councillor P Lawrence and **resolved** to recommend to the local planning authority, Torridge District Council, to approve the application.

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

**d. Application No.** [1/0154/2026/FUL](https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)  
<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Change of use of commercial premises to 2no. dwellings.

**Location: 13 - 15 Westcombe Lane, Bideford, Devon, EX39 3JQ**

Applicant: Mr G Scott

Date Received: 24 February 2026

It was proposed by Councillor J McKenzie, seconded by Councillor P Lawrence and resolved to recommend to the local planning authority, Torridge District Council, to approve the application.

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

**e. Application No. 1/0063/2026/FUL**  
**<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>**

Proposed Clubhouse and Community Food Pantry with associated works

**Location: Pollyfield Playing Field, Avon Road, Bideford, Devon**

Applicant: Mr S Stephens

Date Received: 26 January 2026

It was proposed by Councillor J McKenzie, seconded by Councillor P Lawrence and resolved to recommend to the local planning authority, Torridge District Council, to approve the application.

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

**f. Application No. 1/0174/2026/LBC 1/0173/2026/FUL**  
**<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>**

Replacement roof, repairs and associated works

**Location: Bideford Pannier Market, Market Place, Bideford, Devon**

Applicant: Bideford Town Clerk, Janine Gardner

Date Received: 2 March 2026

It was proposed by Councillor P Lawrence, seconded by Councillor J McKenzie and resolved to recommend to the local planning authority, Torridge District Council, to approve the application.

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

**g. Application No. 1/0320/2026/FUL**  
**<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>**

Change of use of boarding house (Use Class C2) to educational accommodation (Use Class F1) and

associated works.

**Location: Carisbrooke House, Kingsley School, Northdown Road, Bideford**

Applicant: Kingsley School

Date Received: 29 April 2026

It was proposed by Councillor P Lawrence, seconded by Councillor J McKenzie and resolved to recommend to the local planning authority, Torridge District Council, to approve the application.

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

**The business of the meeting having been concluded the Chair thanked the councillors for their attendance at the meeting, which concluded at 6.46pm.**

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

Signature of Chair: ..... Date: .....





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

13 May 2026 to 3 June 2026

- a. **Application No.** 1/0340/2026/LBC  
<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Proposal to remove existing fascia sign and glazing manifestations and replace for new.

**Location: Amplifon, 2 The Quay, Bideford, Devon**

Applicant: Hidden Hearing Ltd

Date Received: 12 May 2026

- b. **Application No.** 1/0244/2026/FUL  
<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

**Reapplication/amendment**

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

Date Received: 13 May 2026

c. **Application No.**      **1/0345/2026/FUL**

<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Construction of staff car park and access

**Location: Bideford Medical Centre, Abbotsham Road, Bideford**

Applicant:                      Mr James Bellamy

Date Received:                19 May 2026

d. **Application No.**      **1/0358/2026/FUL**

<https://publicaccess.torridge.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Erection of 1no. dwelling in lieu of planning approval  
1/0497/2025/FUL (Self-Build)

**Location: Alverdiscott Road, Bideford**

Applicant:                      Mick Molloney

Date Received:                21 May 2026