



## **BIDEFORD TOWN COUNCIL**

### **Minutes of the Planning Committee Meeting**

**held in the Council Chamber of the Town Hall on,**

**Wednesday 7 January 2026 at 6.30 pm**

<b>PRESENT:</b>	South Ward:	Councillor P Lawrence Councillor S Inch
	East Ward:	Councillor J Hellyer Councillor Mrs L Hellyer Councillor J McKenzie
	West Ward	Councillor T Inch
<b>IN ATTENDANCE:</b>		Mr R Coombes (Acting Town Clerk)

67. **APOLOGIES FOR ABSENCE**

Councillor Ms R Clarke (South Ward - personal).

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

There were no declarations of interest.

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

There were no members of the Public present.

70. **MINUTES**

Proposed by Councillor Mrs Hellyer and seconded by Councillor Lawrence, the Minutes of the Meeting held on 10 December 2025 were approved and signed as a correct record.

(Vote – For: 5, Against: 0, Abstention: 1)

71. **TREE PRESERVATION ORDER – CHUDLEIGH FORT, EAST-THE-WATER**

Members noted the Tree Preservation Order.

72.

**PLANNING APPLICATIONS**

a. **Application No.**            **1/0726/2025/FUL**

Proposed replacement of existing ancillary building and store to be used in association with Higher Marsh, Bideford (amended description, red line and certificate).

**Land at Grid Reference 245319 125335, New Road, Bideford.**

Applicant:                      Mr R Kay, Higher Marsh, EX39 5HB  
Date Received.                9 December 2025

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

**RESOLVED: That the application is approved subject to the DCC requirement that all aspects of the proposed surface water drainage management system have been considered in order to conform with the Policy ST03 of North Devon and Torridge Local Plan 2011 - 2031.**

(Vote – For: 6, Against: 0)

b. **Application No.**            **1/0951/2025/FUL**

Proposed single dwelling and associated works.

**Land at Grid Reference 243890 125702 High Park Close, Bideford.**

Applicant:                      Paul Knox, Pearce Construction Barnstaple Ltd, EX31 3TD  
Date Received.                10 December 2025

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

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

(Vote – For: 4, Against: 2)

Councillor S Inch advised that he would “call the application in,” when presented at the District Council.

c. **Application No.**            **1/0962/2025/LBC**

Alterations to roofs, roof lights, valley gutters and fascias.

**Bethel Church , Torrington Street, Bideford, EX39 4DP**

Applicant:                      Mr K Holland, Central Church Bideford (same address)  
Date Received.                17 December 2025

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor Mckenzie and

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

(Vote – For: 6, Against: 0)

d. **Application No.**      **1/0908/2025/LA**

Construction of a sand dressed floodlit play zone, include hard standing area, sports fencing, advertising funding banners and link path.

**Play Area, Pollyfield Community Centre, Avon Road, Bideford**

Applicant:                      Mr S Kearney, Torrridge District Council, Riverbank House  
Date Received.                18 December 2025

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

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

(Vote – For: 6, Against: 0)

e. **Application No.**      **1/0970/2025/LA**

Change of use of library (Use Class F1) to create a multifunctional sport and fitness facility (Use Class E) and associated alterations.

**Torrridge District Council, Town Hall, Bridge Street, Bideford, EX39 2HS**

Applicant:                      Mr A Redwood, Torrridge District Council, Riverbank House,  
Bideford EX39 1QG  
Date Received.                19 December 2025

It was proposed by Councillor S Inch, seconded by Councillor Mrs L Hellyer to support the application.

(Vote – For: 2, Against: 3, Abstention: 1)

**RESOLVED: That the application is not approved.**

f. **Application No.**      **1/0971/2025/LBC**

Change of use of library (Use Class F1) to create a multifunctional sport and fitness facility (Use Class E) and associated alterations.

**Torrridge District Council, Town Hall, Bridge Street, Bideford, EX39 2HS**

Applicant:                      Mr A Redwood, Torrridge District Council, Riverbank House,  
Bideford EX39 1QG  
Date Received.                19 December 2025

It was proposed by Councillor S Inch, seconded by Councillor Mrs L Hellyer to support the application.

(Vote – For: 2, Against: 3, Abstention: 1)

**RESOLVED: That the application is not approved.**

g. **Application No.**      **1/1011/2025/FUL**

Erection of 7no. Industrial Units (Class B8).

**Land At Grid Reference 243346 125259, Farm Road, Caddstown Industrial Park, Bideford**

Applicant:                      Mr Nick Lockett Caddstown Industrial Park, Bideford EX39  
3BE

Date Received.                      23 December 2025

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

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

(Vote – For: 6, Against: 0)

h. **Application No.**      **1/1017/2025/FUL**

Replacement of existing single glazed timber framed windows and doors with heritage style white UPVC window frames

**Flat 1, Westcroft Court, Union Close, Bideford**

Applicant:                      Mr Ed Dunkley, Live West, 1 Wellington Way, Holly Cottage,  
Exeter EX5 2FZ

Date Received.                      24 December 2025

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor McKenzie and

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

(Vote – For: 5, Against: 1)

73. **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 6.46 pm.

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

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