

BIDEFORD TOWN COUNCIL



Janine Gardner
Town Clerk and Responsible Financial Officer

Riverbank House
Bideford
Devon
EX39 2HS

Telephone:
(01237) 428938

Friday, 3 July 2026

To: Members of the Planning Committee

You are hereby summoned to attend the following meeting:

Name of Committee: Planning Committee

Meeting Date: Wednesday 15 July 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.

A handwritten signature in blue ink, appearing to be 'J Gardner'.

J Gardner
Clerk to the Council

A G E N D A

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 24 June 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 McKenzie.

Date of Next Meeting: 5 August 2026



DECLARATIONS OF INTEREST

***PLEASE READ THE ADVICE OVERLEAF, THEN COMPLETE IN BLOCK CAPITALS
AND HAND TO THE CLERK AT THE COMMENCEMENT OF THE MEETING***

FULL NAME:

[illegible]

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.

*Further details can be found in the Bidford Town Council Code of Conduct
adopted 21.06.2012*



BIDEFORD TOWN COUNCIL

MINUTES

Name of Committee: Planning Committee

Meeting Date: Wednesday, 24 June 2026

Meeting Time: 6:30pm

Venue: Greenhouse, Riverbank House, Bideford EX39 2QG

Present:

South Ward

Councillor S Inch (Chair)

Councillor P Lawrence

East Ward

Councillor L Hellyer

Also Present:

C Heller, Administration Officer

13. Apologies for Absence

Apologies for absence were received from Councillors J McKenzie, R Clarke and T Inch.

14. Declarations of Interest and Dispensations

Councillor S Inch declared an interest as a member of both Bideford Town Council and Torridge District Council.

15. Public Participation

No members of the public attended the meeting.

16. Minutes of the Previous Meeting

It was proposed by Councillor P Lawrence, seconded by Councillor S Inch and **resolved** to approve the minutes of the meeting held on 3 June 2026 as a correct record with the caveat that

the Minutes will be changed to reflect that Councillor J Hellyer is not a member of the Planning Committee.

(Vote – For:3, Against: 0, Abstention: 0)

17. Consideration of Planning Applications

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

a. Application No. 1/0344/2026/LA

Construction of 2no. highway access junctions including carriageway construction, public shared footpath/cycleway, soft landscaping and street lighting alterations.

Location: Land At Grid Reference 246820 126153, Manteo Way, Bideford.

Applicant: Mr Adrian Redwood Torridge District Council

Date Received: 1 June 2026

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

(Vote – For:3, Against: 0, Abstention:0)

b. Application No. 1/0412/2026/FUH

Insertion of 1no. lower ground floor window

Location: 27 Greenfield Close, Bideford, Devon, EX39 3RY

Applicant: Mrs Karen Pyman

Date Received: 10 June 2026

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

(Vote – For:3, Against:0, Abstention:0)

c. Application No. 1/0386/2026/LA

Installation of an anemometer (Public Art)

Location: Land At Landvisiau Walk, Bideford, Devon,

Applicant: Mrs Claire Gulliver, Torridge District Council

Date Received: 10 June 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:3, Against 0, Abstention:0)

d. Application No. 1/0429/2026/LBC

First floor rear extension and internal alterations

Location: 18A Bridgeland Street, Bideford, Devon, EX39 2QE

Applicant: Mr Philip Hinton

Date Received: 15 June 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 subject to the agreement of the Heritage Officer.

(Vote – For:3, Against: 0, Abstention: 0)

e. Application No. 1/0428/2026/FUL

First floor rear extension and internal alterations

Location: 18A Bridgeland Street, Bideford, Devon, EX39 2QE

Applicant: Mr Philip Hinton

Date Received: 15 June 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 subject to the agreement of the Heritage Officer.

(Vote – For:3, Against: 0, Abstention: 0)

f. Confirmation Of Tree Preservation Order — TPO 007/2025

Land at Chudleigh Fort, East the Water, Bideford, Devon

This Order was confirmed by Torridge District Council without modification on the 12th day of June 2026.

The requisite time within which to make an application to the High Court under section 284 and section 288, Town & Country Planning Act 1990 is six weeks from 12th June 2026 to challenge the confirmation of the Tree Preservation Order.

It was resolved that the application did not require a recommendation by the Planning Committee but should be recorded as noted. Proposed by Cllr S Inch, seconded by Cllr L Hellyer.

The business of the meeting having been concluded the Chair thanked the councillors for their attendance at the meeting, which concluded at 6.38pm.

Signature of Town Mayor: Date:

Signature of Chair: Date:

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

24 June 2026 To 15 July 2026

a. Application No. 1/0440/2026/FUL

Erection of 1no. dwelling and associated works, public bench and landscaping

Location: Land At Grid Reference 243890 125702, High Park Close,
Bideford, Devon

Applicant: Mr Paul Knox

Date Received: 17 June 2026

b. Application No. 1/0448/2026/FUL

Use of building as class E (c)(ii) office space, replacement roof and glazed
facade, inclusion of PV and associated works

Location: Old Bridge Antiques, The Pill, Kingsley Road, Bideford

Applicant: Blueberry Estates

Date Received: 25 June 2026

c. Application No. 1/0449/2026/FUL

Alterations to existing shop front

Location: Unit 10 Affinity Outlet Devon Bideford Devon EX39 3DU

Applicant: 0003 Affinity Atlantic Village (Freeholdco) Ltd c/o Global
Mutual Ltd

Date Received: 6 July 2026

d. **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

**Location: Land At Grid Reference 243152 126528 Abbotsham Road
Bideford Devon**

Applicant: Bloor Homes

Date Received: 9 July 2026

PLANNING DECISIONS RECEIVED FROM TORRIDGE DISTRICT COUNCIL

24 June 2026 – 15 July 2026

Application No:	Details	Decision
1/00244/2026/TEL	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	GRANTED

<http://www.torridge.gov.uk/planningonline>