

BIDEFORD TOWN COUNCIL



Janine Gardner
Town Clerk and Responsible Financial Officer

Riverbank House
Bideford
Devon
EX39 2HS

Telephone:
(01237) 428938

Friday, 30 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 5 August 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 15 July 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, K Hind.

Date of Next Meeting: 26 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.



BIDEFORD TOWN COUNCIL

MINUTES

Name of Committee: Planning Committee

Meeting Date: Wednesday, 15 July 2026

Meeting Time: 6:30pm

Venue: Greenhouse, Riverbank House, Bideford EX39 2QG

Present:

South Ward

Councillor P Lawrence

East Ward

Councillor L Hellyer (Chair)

Councillor J McKenzie

North Ward

Councillor D Bushby

Councillor K Hind

Also Present:

C Heller, Administration Officer

18. Apologies for Absence

Apologies for absence were received from Councillors S Inch and R Clarke. Apologies were not received from Councillor T Inch.

19. Declarations of Interest and Dispensations

No declarations of interest or requests for dispensations were received.

20. Public Participation

No members of the public attended the meeting.

21. Minutes of the Previous Meeting

It was proposed by Councillor J McKenzie, seconded by Councillor L Hellyer and **resolved** to approve the minutes of the meeting held on 24 June 2026 as a correct record.

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

22. Consideration of Planning Applications

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

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

It was proposed by Councillor P Lawrence, seconded by Councillor J McKenzie and **resolved** to recommend to the local planning authority Torridge District Council that the application be refused on the basis that Devon County Highways objected as the proposal would require the removal of public highway rights, which the Highway Authority would not support and Southwest Water objected as the proposed discharge of surface water to the public combined sewerage network is not an accepted method of surface water disposal.

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

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

It was proposed by Councillor L Hellyer, 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)

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

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)

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

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:5, Against: 0, Abstention: 0)

23. 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.

24. Northern Devon Local Plan Scoping Consultation – Draft Response for Planning Committee Consideration

It was proposed by Councillor P Lawrence and seconded by Councillor L Hellyer and **resolved** to recommend to the Northern Devon Local Plan Scoping Consultation to approve the Draft Response following proposed amendments.

(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 6:42pm.

Signature of Town Mayor: Date:

Signature of Chair: Date:

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

15 July 2026 – 5 August 2026

a. Application No. 1/0479/2026FUL 1/0480/2026/LBC

Reinstatement following fire damage.

Location: 9 & 9A Honestone Street, Bideford, Devon

Applicant: Anthony KWIECIEN & Estate of Simon Harvey

Date Received: 22 July 2026

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

Installation of an anemometer (Public art)

Location: Land At Landvisiau Walk, Bideford, Devon

Applicant: Claire Gullivar Torridge District Council

Date Received: 22 July 2026

c. 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: Kevin Cannon

Date Received: 22 July 2026

d. Application No. 1/0536/2026/FUL

Proposed reinstatement of fire damage; refurbishment and alterations of pub and staff accommodation

Location: The Anchor, 11 Honestone Street, Bideford, Devon

Applicant: Maria Silver

Date Received: 23 July 2026

e. Application No. 1/0541/2026/FUL

Conversion of manager's accommodation into 4no. apartments and change of use of ground floor to Class E

Location: 38 Mill Street Bideford Devon EX39 2JJ

Applicant: Old Trawlers Ltd

Date Received: 24 July 2026

PLANNING DECISIONS RECEIVED FROM TORRIDGE DISTRICT COUNCIL

15 July 2026 – 5 August 2026

Application No:	Details	Decision
1/0386/2026/LA	Installation of an anemometer (Public art) Landvisiau Walk, Bideford.	GRANTED

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