

Planning Committee Minutes 10 January 2024

Written by Claire Parsons. Posted in Planning Committee Minutes

Minutes of the Planning Committee Meeting held in the Town Hall, Bideford on Wednesday 10 January 2024 at 6.00 pm.

PRESENT:

North Ward:

Councillor K Bines
Councillor D Bushby

East Ward:

Councillor Mrs L Hellyer

West Ward:

Councillor M Taylor

IN ATTENDANCE:

Mrs Lesley Dixon-Chatfield – Asst to the Town Clerk

071. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Christie (North Ward) – (sickness) and Councillor J McKenzie (East Ward) – personal.

072. DECLARATIONS OF INTEREST

No Declarations of Interest were received at this point in the meeting.

073. PUBLIC PARTICIPATION SESSION

There were no members of the public in attendance.

074. MINUTES

The Minutes of the Meeting held on 20 December 2023 were approved and signed as a correct record.

(Vote – For: 4, Against: 0)

075. PLANNING APPLICATIONS

a. Application No: 1/1069/2023/FUL. Change of use of redundant railway building to 3no. dwellings with extension to North elevation and relocation of phone kiosk for use as pocket museum and canopy with sign. Bideford Station, Station Hill, Bideford, Devon. Applicant: Mr R Brend, Brend Hotels Ltd, Taw Vale, Barnstaple EX32 9AE. Agent: Jerry Kent Limited, Barnstaple. (Date received: 14 Dec 2023)..

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is refused on the following grounds:

- The development is contrary to Policy ST10 1f of the adopted Local Plan. It would prejudice the safeguarding of the route and reinstatement of a future railway line.
- The development is contrary to the DM01 of the adopted Local Plan as the level of amenity to the occupiers of the proposed dwellings would be an inappropriate level given public use of the site and the configuration of the proposed layout. This is further confirmed by the report from the Authority Environmental Protection Officer who has requested that the applicant considers mitigation to prevent light intrusion regarding vehicles using the car park.
- Contrary to Policy DM7 of the adopted Local Plan, Paragraph 202 of the NPPF and Section 72 Listed Buildings Conservation Areas Act as the proposed design and layout does not preserve or enhance the heritage assets.
- Concerns regarding Highways access onto the site, particularly from the direction of Long Bridge. This concern has not been addressed by DCC Highways although they have no concerns about traffic leaving the area and turning left towards Long Bridge.

(Vote – For: 4, Against: 0)

b. Application No: 1/1204/2023/FUL. Proposed alteration to existing HMO to create additional accommodation. 84A High Street, Bideford, Devon, EX39 2JX. Applicant: Payne, CP Enterprises, 1 Bridge Chambers, Barnstaple. Agent: None supplied. (Date received: 19 Dec 2023).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is refused on the following grounds:

- An increase in the intensity of the use would result in additional anti social incidents in the locality to its detriment contrary to Policy DM01.
- Members had no objection to the void space being used for the benefit of the existing residents but NOT for additional accommodation.

(Vote – For: , Against: , Abstentions: 0)

c. Application No: 1/1247/2023/FUL. Repairs and reinstatement works following a fire. Specsavers, 85 High Street, Bideford, Devon. Applicant: Mr K Reay, 16 Regency Place, Cheltenham GL52 2AS. Agent: Building Conservation Services, Beaford. (Date received: 19 Dec 2023).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0)

d. 1/1248/2023/LBC. Repairs and reinstatement works following a fire. Specsavers, 85 High Street, Bideford, Devon. Applicant: Mr K Reay, 16 Regency Place, Cheltenham GL52 2AS. Agent: Building Conservation Services, Beaford. (Date received: 19 Dec 2023).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved on the proviso that the Conservation Officer is satisfied with the proposed works.

(Vote – For: 4, Against: 0)

e. Application No: 1/1149/2023/FUL. Change of use from industrial unit (B2) to gym (E). Unit 1, Daddon Moor Business Park, Clovelly Road Industrial Estate, Bideford. Applicant: Mr D Sparrey, Sylvana, Chircombe Lane, Northam EX39 2RQ. Agent: None supplied. (Date received: 21 Dec 2023).

Proposed by Councillor Bushby, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0)

f. Application No: 1/1264/2023/FUL. Erection of First Floor Balcony, and stepped access to the rear garden and associated works. 3 Donn Gardens, Bideford, Devon, EX39 4FR. Applicant: Mr L Sykes (same address). Agent: Fearnley Lott Architects, Bideford. (Date received: 22 Dec 2023).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved. Members noted that the applicant had consulted with the Authority and that mitigating steps were being taken regarding any loss of amenity to neighbours. Therefore, a loss of amenity would not be a substantial reason to warrant a refusal.

(Vote – For: 4, Against: 0)

g. Application No: 1/0003/2024/FUL. Demolition of garage/store and rear extension and erection of two storey side extension and single storey rear extension. 3 Monks Close, Bideford, Devon, EX39 4DN. Applicant: Mr & Mrs Barras-Simmons (same address). Agent: D & J May Architectural Services, Barnstaple. (Date received: 3 Jan 2024).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0)

076. PLANNING AUTHORITIES UPDATE BY CLERK

Members noted the decisions received from Torridge District Council since the last meeting.

The business of the meeting having been completed, the Chairman thanked Members for their attendance and the meeting concluded at 6.45 pm.