

Planning Committee Minutes 29 November 2023

Written by Claire Parsons. Posted in Planning Committee Minutes

Minutes of the Planning Committee Meeting held in the Town Hall, Bideford on Wednesday 29 November 2023 at 6.00 pm.

PRESENT:

North Ward:

Councillor D Bushby (Vice Chairman)

Councillor K Bines

East Ward:

Councillor J McKenzie (Town Mayor)

Councillor Mrs L Hellyer

IN ATTENDANCE:

Mrs Lesley Dixon-Chatfield – Asst. to the Town Clerk

Councillor J Craigie

Councillor K Hind

059. APOLOGIES FOR ABSENCE

Councillor M Taylor (West Ward) – personal.

Councillor P Christie (North Ward) – apologies given by Councillor Bushby on his behalf. In the absence of the Chairman, the Vice Chairman, Councillor Bushby, chaired the meeting.

060. DECLARATIONS OF INTEREST

There were no declarations of interest given at this point of the meeting.

061. PUBLIC PARTICIPATION SESSION

There were no members of the public in attendance.

062. MINUTES

The Minutes of the Meeting held on 8 November 2023 were approved and signed as a correct record.

(Vote – For: 3, Against: 0, Abstentions: 1)

063. 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: 3 November 2023).

Proposed by Councillor McKenzie, 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.
- 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 and from the site, particularly in the direction of Long Bridge.

(Vote – For: 4, Against: 0)

b. Application No: 1/1050/2023/FUL. Erection of 2no. dormers. 28 Greenfield Close, Bideford, Devon, EX39 3RY. Applicant: Mr Trythall (same address). Agent: Mr J Bailey, Brixton, London. received: 3 November 2023).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0)

c. Application No: 1/1031/2023/FULM. Demolition of existing buildings and erection of 20 no. dwellings and associated works. Land At Honestone Street, Bideford, Devon, EX39 2DJ. Applicant: Mr M Taylor, Vanmark Group Ltd, Willowbrook, Oxford Road, Frilford, Oxon OX13 5NU. Agent: Kost Architects Ltd, Barnstaple. (Date received: 9 November 2023).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0)

d. Application No: 1/1131/2023/FUL. Installation of a veranda roof to the rear of the property. 24 Biddiblack Way, Bideford, Devon, EX39 4AY. Applicant: Mr R Drew (same address). Agent: Anglian Home Improvements, Norwich. (Date received: 17 November 2023).

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0)

064. 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 6.27 pm.