



## BIDEFORD TOWN COUNCIL

### Minutes of the Planning Committee Meeting

held in the Town Hall, Bideford on

Wednesday 13 March 2024 at 6.00 pm.

**PRESENT:**

North Ward:	Councillor D Bushby Councillor K Bines
East Ward:	Councillor J McKenzie Councillor Mrs L Hellyer
West Ward:	Councillor M Taylor

**IN ATTENDANCE:** Mrs Claire Parsons – Administration Assistant

#### 089. ELECTION OF NEW CHAIRMAN

Councillor K Bines was proposed by Councillor D Bushby, and seconded by Councillor Mrs L Hellyer.

**RESOLVED: That Councillor K Bines be elected as Chairman of the Committee for the remainder of the year.**

(Vote – For: 4, Against: 0, Abstentions: 1)

#### 090. ELECTION OF NEW VICE CHAIRMAN

Councillor D Bushby was proposed by Councillor J McKenzie, and seconded by Councillor M Taylor

**RESOLVED: That Councillor D Bushby be elected as Vice Chairman of the Committee for the remainder of the year.**

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

#### 091. APOLOGIES FOR ABSENCE

There were no apologies for absence.

092. **DECLARATIONS OF INTEREST**

No Declarations of Interest were received.

093. **PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

094. **MINUTES**

The Minutes of the Meeting held on 21 February 2024 were approved and signed as a correct record.

(Vote – For: 4, Against: 0, Abstentions: 1)

095. **PLANNING APPLICATIONS**

Application No: 1/1031/2023/FULM. Demolition of existing buildings and erection of 20 no. dwellings and associated works (amended certificate). Land At Honestone Street, Bideford, EX39 2DJ. Applicant: Mr M Taylor, Vanmark Group Ltd, Willowbrook, Oxford Road, Frilford, Oxfordshire, OX13 5NU. Agent: Mr C Evans, Kost Architects Ltd, Barnstaple. (Date received: 19 February 2024).

Proposed by Councillor Mrs L Hellyer, seconded, and

**RESOLVED: That the application is approved subject to DCC Highways concerns being appropriately addressed.**

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

- b. Application No: 1/0058/2024/ADV. Advertisement application for the replacement of fascia signs and window graphics. 13 The Quay, Bideford, EX39 2EZ. Applicant: W M Morrison Supermarkets Ltd, Address c/o Agent. Agent: Mr T Procter, Peacock and Smith Ltd, 47 St Paul's House, LS1 2TE. (Date received: 20 February 2024).

Proposed by Councillor D Bushby, seconded and

**RESOLVED: That Members recommend approval of the application for the replacement of the fascia signs, but object to the scale of the large lower window graphics on the Jubilee Square windows.**

(Vote – For: 3, Against: 2, Abstentions: 0)

- c. Application No: 1/0057/2024/LBC. External works including replacement soffits and general maintenance. 13 The Quay, Bideford, EX39 2EZ. Applicant: W M Morrison

Supermarkets Ltd, Address c/o Agent. Agent: Mr T Procter, Peacock and Smith Ltd, 47 St Paul's House, LS1 2TE. (Date received: 20 February 2024).

Proposed by Councillor D Bushby, seconded and

**RESOLVED: That the application for the proposed external works is approved. However, members object to the siting of the wire cages and recycling, and would request TDC take appropriate action to ensure the storage of waste and recycling does not take place on Jubilee Square.**

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

d. Application No: 1/0142/2024/REM. Reserved matters application for appearance and landscaping for 1no. dwelling pursuant to application 1/1048/2020/OUT. Land At Grid Reference 245708 126200, Torridge Close, Bideford, Devon. Applicant: Mr I Cox & Mr D Chumbley, Cliff House, Fosketh Hill, Westward Ho!, EX39 1UL. Agent: Mr S Nolan, Sam Nolan Architect, Bishops Tawton, Barnstaple. (Date received: 26 February 2024).

Proposed by Councillor Mrs L Hellyer, seconded and

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

(Vote – For: 4, Against: 0, Abstentions: 1)

e. Application No: 1/1069/2023/FUL. Change of use of redundant railway buildings to 3no. holiday units with extension to North elevation and relocation of phone kiosk for use as pocket museum and canopy with sign. (Amended description). Bideford Station, Station Hill, Bideford, Devon. Applicant: Mr R Brend, Brend Hotels Ltd, Taw Vale, Barnstaple, EX32 9AE. Agent: Mr J Kent, Jerry Kent Ltd, Barnstaple. (Date received: 27 February 2024).

Proposed by Councillor J 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.**
- **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. It is considered that the public benefits from the proposed development would not outweigh the identified harm to 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: 5, Against: 0, Abstentions: 0)

096. **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.

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

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