



BIDEFORD TOWN COUNCIL

Minutes of the Planning Committee Meeting

held in the Town Hall, Bideford on

Wednesday 24 April 2024 at 6.30 pm.

PRESENT:

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

IN ATTENDANCE:

Mrs Claire Parsons – Administration Assistant
Mr S Friend – Red Earth Bideford Ltd

103. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

104. **DECLARATIONS OF INTEREST**

There were no Declarations of Interest received.

105. **PUBLIC PARTICIPATION SESSION**

There was one member of the public in attendance.

106. **SUSPENSION OF STANDING ORDERS**

Proposed by Councillor J McKenzie and seconded by Councillor M Taylor and

RESOLVED: that Standing Orders are suspended in order for Item 7(f) Planning Application No: 1/0295/2024/FULM on the agenda to be brought forward to allow Mr Simon Friend from Red Earth Bideford to talk briefly about the Planning Application.

Application No: 1/0295/2024/FULM. Mixed use redevelopment providing 101 residential units, commercial units (Class E) with public open space, car parking, and associated landscaping, removal of hardstanding, ground preparation and infrastructure

works. Land At And Adjacent To Brunswick Wharf, Barnstaple Street, East-the-Water, Bideford, EX39 4AE. Applicant: Red Earth Bideford Ltd, c/o Agent (Turley) 40 Queen Square, Bristol, BS1 4QP. Agent: Mr P Jones, Turley, Bristol, BS1 4QP. (Date received: 8 April 2024).

Simon Friend from Red Earth Bideford Ltd thanked members for allowing him to address the Committee.

He advised the Committee that the application had been revised since it was initially submitted in March 2021, this was due to the changes in the economic outlook and escalating construction costs since the outbreak of the war in Ukraine.

He was committed in delivering his proposals to transform Brunswick Wharf. The Public Consultation that had taken place in February 2024, 79% had responded that the improved scheme would have a positive impact on the area.

Engagement had taken place with stakeholders, and in particular Historic England had lessened their objections. Some of the beneficial changes have been to

- Increase the open spaces by taking away the linking block facing on Barnstaple Street
- Re-design of the elevations so they are more sympathetic
- Public spaces enhanced with the shared cycleway and public square remaining
- 31 car parking spaces at surface level which would allow for the area to be shared for other things.
- The repair of the Quay wall

The project would take 3 years to complete.

Committee members were given the opportunity to raise any questions they have to Simon Friend.

It was questioned that the 31 car parking spaces at Clarence Wharf was less than the number of spaces originally proposed and was it realistic to expect that these spaces could potentially be used by the residents of the apartments when most families had two cars or more.

Simon Friend explained that the statutory requirement for parking had been met despite the reduction in the number of spaces. However, with the correct pricing structure to discourage long stay parking, the restrictions would protect the spaces. There was however limited space in which to provide more than the statutory requirement.

Clarification was asked for as to whether the Planning Assessment Statement had been submitted to TDC. Simon Friend clarified that it had and that it was a public document.

Questions were raised about the Flood Risk Assessment and how this would be delivered and assist against flooding in Barnstaple Street.

Two levels would be put in and residential levels were at the consented scheme level. However, the Environment Agency would need to complete their own work in the Wooda Surgery area.

A question was raised about the development itself, and the fact that there is no contribution to affordable housing or to the existing infrastructure. Simon Friend replied that it was not viable to provide this.

The Chairman, Councillor K Bines thanked Simon Friend for his time and for addressing the committee.

107. **RETURN TO STANDING ORDERS**

Proposed by Councillor McKenzie, and seconded, and

RESOLVED: The meeting returns to Standing Orders.

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

The Committee would now consider and vote on item 7(f)

108. **PLANNING APPLICATION No: 1/0295/2024/FULM.**

Mixed use redevelopment providing 101 residential units, commercial units (Class E) with public open space, car parking, and associated landscaping, removal of hardstanding, ground preparation and infrastructure works. Land At And Adjacent To Brunswick Wharf, Barnstaple Street, East-the-Water, Bideford, EX39 4AE. Applicant: Red Earth Bideford Ltd, c/o Agent (Turley) 40 Queen Square, Bristol, BS1 4QP. Agent: Mr P Jones, Turley, Bristol, BS1 4QP. (Date received: 8 April 2024).

Proposed by Councillor J Mckenzie, seconded and

RESOLVED: That there are no objections to the application and that it is accepted as submitted with the following, that the regeneration of an important brownfield site, the delivery of flood defences and the wider economic benefits related to the development, together with the extant planning permission outweighed the lack of contributions to affordable housing, the NHS and other infrastructure and the less than substantial harm to the heritage assets.

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

109. **MINUTES**

The Minutes of the Meeting held on 3 April 2024 were approved and signed as a correct record.

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

110. **COLLABORATIVE WORKING WITH WINKLEIGH PARISH COUNCIL**

Members discussed the letter received from the Angela Findlay Chair of Winkleigh Parish Council and Planning Group in respect of collaborative working.

Members felt that it was a good idea to meet with Winkleigh Parish Council if they were to arrange a meeting to discuss the way forward for collaborative working with other Town and Parish Councils in the Torridge area.

Proposed by Councillor Mrs Hellyer, and seconded, and

RESOLVED: The Clerk would email the Chair of Winkleigh Parish Council with members' interest.

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

111. **PLANNING APPLICATIONS**

- a. Application No: 1/0302/2024/FUL. Erection of single storey side extension. 38 Moreton Avenue, Bideford, EX39 3AY. Applicant: Mrs A Hammett (same address). Agent: Mr P Hinton, Orchard Hill, Bideford. (Date received: 27 March 2024).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

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

- b. Application No: 1/0290/2024/FUH. Erection of a single storey side extension. 106 Moreton Park Road, Bideford, EX39 3BB. Applicant: Mr Gibbons (same address). Agent: Mr Godfrey, Woodland Design, Bideford. (Date received: 2 April 2024).

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the application is approved.

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

- c. Application No: 1/0164/2024/FUL. Provision for new parking and turning area and enlarges opening to front wall (Resubmission of 1/1054/2023/FUL). 35 Abbotsham Road, Bideford, EX39 3AF. Applicant: Mr W Lloyd (same address). Agent: Mr P Hinton, Orchard Hill, Bideford. (Date received: 3 April 2024).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

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

d. Application No: 1/0332/2024/LBC. Siting of aluminium composite artwork panel to the south gable end. Country Cottage Bakery, 22 Mill Street, Bideford, EX39 2JW. Applicant: Mr G Blight, Country Cottage Bakery PLC, 69 High Stret, Bideford, EX39 2AT. Agent: Claire Gulliver, Torridge District Council, Bideford. (Date received: 9 April 2024).

Proposed by Councillor D Bushby, seconded and

RESOLVED: That the application is approved, subject to the Conservation Officer being satisfied.

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

e. Application No: 1/0312/2024/FUL. Installation of 1no. commercial Air Source Heat Pump unit and enclosure. Environment Agency, Units 4 To 5, Gammaton Road, Bideford, EX39 4FG. Applicant: Mr A Adams, DEFRA, c/o Agent, Southern Planning Practice, Youngs Yard, Churchfields, Twyford, Winchester, SO21 1NN. Agent: Mrs A Webb, Southern Planning Practice, Winchester. (Date received: 8 April 2024).

Proposed by Councillor D Bushby, seconded and

RESOLVED: That the application is approved.

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

112. **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 7.30pm.

Signature of Town Mayor: Date:

Signature of Chairman:..... Date: