



BIDEFORD TOWN COUNCIL

Minutes of the Planning Committee Meeting

held in the Town Hall, Bideford on

Wednesday 15 May 2024 at 6.30 pm.

PRESENT:

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

IN ATTENDANCE:

Mrs Lesley Dixon-Chatfield – Asst to the Town Clerk
Councillor Mrs J Gubb (East Ward)
9 x Members of the Public

The Chairman introduced Councillor Jack Gordon and welcomed him to the Council and the Planning Committee.

The Chairman proposed that members move Item 4 to the place of Item 3 and Item 5(h) to the top of the applications list, in order that members of the public could hear the resolution and leave earlier should they wish. Seconded by Councillor Bushby and resolved.

(Vote: For: 6, Against: 0)

The Chairman, addressing all present, explained that this Committee is a Consultee only on all Planning Applications and that the final decisions lie with the local Authority, Torridge District Council.

113. APOLOGIES FOR ABSENCE

No apologies had been received.

114. DECLARATIONS OF INTEREST

Councillor Bines (Chairman) declared a non-pecuniary interest in items 5(j) and 7(ii) – he is a tenant gardener on Handy Cross Allotment Site which is opposite the Application site.

116. **MINUTES**

The Minutes of the Meeting held on 24 April 2024 were approved and signed as a correct record.

(Vote – For: 5, Against: 0, Abstentions: 1)

115. **PUBLIC PARTICIPATION SESSION**

A member of the public wished to speak regarding Item 5(h) Application No 1/0380/2024/LA. He made the following points:

- Proposed site is too close to the bungalows
- Noise
- Increased rodent activity
- Not enough information regarding the consultation meeting and not easily accessible to all
- Devaluation of existing homes and those about to be built
- Highway safety
- Odour
- He generally felt that there had to be a better solution elsewhere and not in the middle of a residential area.

The Chairman thanked him and asked if any other members of the public wished to speak. There were none.

117. **PLANNING APPLICATIONS**

- h. Application No: 1/0380/2024/LA. Erection of building for the provision of vehicle workshop, office & welfare and all ancillary facilities, access and cycle/pedestrian improvements. Land At Grid Reference 246891 126041, Manteo Way, East The Water, Devon. Applicant: Torridge District Council, PO Box 54, Devon EX39 2YS. Agent: Kendall Kingscott Ltd, Bristol. (Date received: 8 May 2024).

Councillor McKenzie had compiled material considerations against the Operational Service Centre which he gave to the Chairman. He added that the loss of habitat had already taken place during nesting season. He highlighted the Zoning of the area as being residential with commercial and medical nearby – these being a Gym and Vets from which there was no noise.

Councillor Bushby noted the negative comments that had been made and pointed out that in all the time the Westcombe depot has been in operation, there have been no complaints about odours.

Councillor Mrs Hellyer felt strongly that East-the-Water is not the only site available for this Centre and that the Applicant could find a more suitable site that would be more central to the Torridge area.

Councillor Mrs Gubb was strongly against the Application, as an East-the-Water Councillor and as a Torridge District Councillor. She felt strongly about the adverse impact on the residences in the surrounding areas to the proposed site.

The Chairman pointed out that only Material Planning could be taken into consideration when making a resolution on the Application

SUSPENSION OF STANDING ORDERS

Proposed by Councillor Bushby, seconded and

RESOLVED: That Standing Orders are suspended in order to allow a member of the public to address the Council.

(Vote – For: 6, Against: 0)

A member of the public was invited to speak. He pointed out that he was very new to the area and a search had not shown this facility when he was purchasing his house – he pointed out that this would have been the case for many other householders. He understood the need for the facility but felt that Bideford Town Council was about Community and that a legacy should be for the good, not for this particular project. He, too, noted that trees and shrubs had already been removed.

RETURN TO STANDING ORDERS

Proposed by Councillor Bushby, seconded and

RESOLVED: That the Meeting return to Standing Orders.

(Vote – For: 6, Against: 0)

Councillor Bushby advised that whilst the operating hours would be 0500hrs – 2200hrs seven days a week, the facility would most likely be operating shorter hours, the Applicant needed to safeguard themselves and so put the longer hours in.

Councillor Bushby had requested early leave of the meeting from the Chairman, to attend another meeting – 7.09 pm

Councillor McKenzie requested a recorded vote for this application.

Proposed by Councillor McKenzie, seconded by Councillor Taylor and

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

- **Highway safety with increased use by the fleet and personal vehicles**
- **Traffic – with 53 vehicles in the fleet there will be increased commercial traffic in a largely (and increasing) residential area.**

- Noise will be an issue with early morning traffic noise, shouting, reversing alarms, the proposed working hours will be 0500 hrs – 2200 hrs. This would have a greater impact than the existing neighbouring employment uses.
- Odour will be unavoidable, especially during warm months, from the recycling and refuse fleet.
- Ground contamination.
- Proposals in the Development Plan.
- Nature/Health Conservation – loss of habitats, dust and other pollutants, reduction in good air quality.
- Not in-keeping with existing area as residential.
- Section 79 of the Environmental Protection Act 1990 – fumes, gases, dust, smell, effluvia, any insects emanating from the premises, vermin. As well as noise from the premises, equipment, machinery and vehicles.
- Ecology – Information regarding Bat roosts and flight lines have not been submitted, therefore clearly not enough evidence.
- Lighting – Information regarding the impact and mitigation on dwellings is evident, but there is insufficient evidence on the impact of the lighting on bat roosts and bat travelling.
- That any additional information or mitigation that is submitted by the Applicant seeking to address concerns, is provided to Bideford Town Council for re-consultation.

(Vote – For: Councillors Bines, Gordon, Mrs Hellyer, McKenzie, Taylor, Against: 0)

The Chairman invited the members of the public to remain but would understand if they wished to leave at this point. The public thanked Councillors and gave leave of the meeting.

- a. Application No: 1/0359/2024/FULM: Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 274 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM (Amended Plans) (Variation of condition 1 of planning permission 1/1133/2021/REMM). Land At Grid Reference 242168 125574, Littleham, Devon. Applicant: Vistry Homes Ltd, Heron Road, Sowton Industrial Estate, Exeter EX2 7LL. Agent: Walsingham Planning, Bristol. (Date received: 19 April 2024)..

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

- b. Application No: 1/0368/2024/FUL: Renovation of existing front balcony and proposed new balcony to the rear. 3 Little Meadow Way, Bideford, Devon, EX39 3QZ. Applicant. Mr J Barnes (same address). Agent: None supplied. (Date received: 25 April 2024).

Proposed by Councillor Taylor, seconded and

RESOLVED: That the application is approved.

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

- c. Application No: 1/0348/2024/FUL: Erection of summer house. 32 Oaklands, Bideford, Devon, EX39 3HW. Applicant: Mr M Turner (same address). Agent: None supplied. (Date received: 26 April 2024).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

- d. Application No: 1/0164/2024/FUL. Provision for new parking and turning area and enlarged opening to front wall (Resubmission of 1/1054/2023/FUL). 35 Abbotsham Road, Bideford, Devon, EX39 3AF. Applicant: Mr W Lloyd (same address). Agent: Mr P Hinton, Bideford. (Date received: 26 April 2024).

Proposed by Councillor Taylor, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

- e. Application No: 1/0399/2024/FUL. No.1 dwelling and associated works to replace existing garage. Braddicks Leisure Limited, 12 Chingswell Street, Bideford, Devon. Applicant: Mr R Braddick, Braddick's Leisure Ltd (same address). Agent: Fearnley Lott Architects, Bideford. (Date received: 30 April 2024).

Proposed by Councillor McKenzie, seconded and

RESOLVED: That the application is refused for the following reasons:

The proposed works are in a Conservation Zone

No Access and Design Statement

The design of the proposed works is not in-keeping with the area

The application needs to be referred to the Conservation Officer

(Vote – For: 5, Against:0)

- f. Application No: 1/0334/2024/FUL. Siting of 3no. closed circuit security cameras. St Mary's Church, Church Walk, Bideford, Devon. Applicant: M Elliott, Faculty Officer, St Mary's Church (same address). Agent: As applicant. (Date received: 30 April 2024).

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: 5, Against: 0)

- g. Application No: 1/0406/2024/FUL. External and internal works to existing buildings to provide 3no. assisted accommodation flats, and with staff areas. National Autistic Society, Chestnut, Kingsley House, Alverdiscott Road. Applicant: Ms L Holt, National Autistic Society (same address). Agent: David Wilson Partnership Ltd, Barnstaple. (Date received: 1 May 2024).

Proposed by Councillor Mr Hellyer, seconded and

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

(Vote – For: 5, Against: 0)

- i. Application No: 1/0409/2024/FUL. Renovation of existing building including change of use of first and second floor areas into 3 residential flats with ancillary storage on part of ground floor (Variation of Condition 2 of planning permission 1/0990/2020/FUL) (Plans Schedule). 5 Grenville Street, Bideford, Devon, EX39 2EA. Applicant: Mr P Milton (same address). Agent: Mr A Kingdon, Barnstaple. (Date received: 8 May 2024).

Proposed by Councillor McKenzie, seconded and

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

Concurring with the Conservation Officer that this application is an overdevelopment of the site.

There is no provision for storage or space for refuse and recycling,

(Vote – For: 5, Against: 0)

- j. Application No: 1/0420/2024/FUL. Demolition of existing garage, erection of two new garages, a driveway and external cladding. Graffiti Print Ltd, The Old Reservoir, Buckland Road, Bideford. Applicant: Mr S Deighton (same address). Agent: RGP Architects Ltd, Barnstaple. (Date received: 8 May 2024).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

118. **TO RECEIVE AND COMMENT ON THE PRE-APPLICATION CONSULTATION LETTER FROM XLINKS 1 LIMITED**

Members briefly discussed the document but felt they needed to be better informed before making a comment.

Proposed by Councillor Bines, seconded and

RESOLVED: To defer a comment to the next Planning meeting on 5th June 2024, when members will be better informed. This would be in time for the consultation deadline of 27th June 2024.

(Vote – For: 5, Against: 0)

119. **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 7.50 pm.

Signature of Town Mayor: Date:

Signature of Chairman:..... Date: