

**BIDEFORD TOWN COUNCIL****Minutes of the Planning Committee Meeting****held in the Council Chamber, Bideford on****Wednesday 5 June 2024 at 6.30 pm**

PRESENT:

North Ward:	Councillor K Bines Councillor J Gordon
South Ward:	Councillor Ms R Clarke (Town Mayor) Councillor S Inch
West Ward:	Councillor M Taylor
East Ward:	Councillor Mrs L Hellyer Councillor J McKenzie

IN ATTENDANCE: Mrs C Parsons – Administrative Assistant

001 **ELECT A CHAIRMAN**

Councillor K Bines was proposed by Councillor J McKenzie and was seconded by Councillor Mrs L Hellyer, and

RESOLVED: That the Chairman for the Planning Committee is Councillor K Bines for the Mayoral year 2024 /2025.

(Vote – For: 6, Against: 0, Abstentions: 1)

002 **ELECT A VICE CHAIRMAN**

Councillor S Inch was proposed by Councillor Mrs L Hellyer, and was seconded by Councillor Ms R Clarke, and

RESOLVED: That the Vice Chairman for the Planning Committee is Councillor S Inch for the Mayoral year 2024/ 2025.

(Vote – For: 6, Against: 0, Abstentions: 1)

003 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

004 **DECLARATIONS OF INTEREST**

No declarations of interest were submitted at this point in the meeting.

005 **PUBLIC PARTICIPATION SESSION**

There were no members of the public present.

006 **MINUTES**

The Minutes of the Meeting held on 15 May 2024 were approved and signed as a correct record.

(Vote – For: 7, Against: 0, Abstentions: 0)

007 **PLANNING APPLICATIONS**

- a. Application No: 1/0431/2024/FULM. Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 276 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM (Amended Plans)(Variation of Condition 1 of planning permission 1/1256/2021/REMM) (Plans Schedule). Land South Of Clovelly Road, Littleham, Devon. Applicant: Vistry Homes Ltd., Heron Road, Sowton Industrial Estate, Exeter EX2 7LL. Agent: Walsingham Planning, Bristol. (Date received: 10 May 2024

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 7, Against: 0, Abstentions: 0)

- b. Application No: 1/0442/2024/FUL. External and internal works to existing buildings (known as Orchard House) to refurbish 4no. assisted accommodation flats and staff areas, including alterations to fenestration. Orchard House, Alverdiscott Road, East The Water, Devon. Applicant: Ms L Holt, National Autistic Society, Kingsley House, Alverdiscott Road, Bideford EX39 4PL. Agent: David Wilson Partnership, Barnstaple. (Date received: 14 May 2024).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 7, Against: 0, Abstentions: 0)

- c. Application No: 1/0394/2024/LA. Change of use of library (Use Class F1) to create a multi-functional sport and fitness facility (Use Class E). Bideford Library, New Road, Bideford, Devon. Applicant: Mr H Cameron, Torrridge District Council, Riverbank House, Bideford EX39 2QG. Agent: None supplied. (Date received: 14 May 2024).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That members recommend approval with the proviso that the potential noise impact on residential and commercial premises is addressed.

(Vote – For: 4, Against: 3, Abstentions: 0)

- d. Application No: 1/0425/2024/FUL. Change of use of ground floor to residential (1 Flat). 3 Allhalland Street, Bideford, Devon, EX39 2JD. Applicant: Mr A Shah, 38 Beechwood Avenue, Barnstaple EX31 2EG. Agent: RGP Architects Ltd, Barnstaple. (Date received: 15 May 2024).

Proposed by Councillor Ms R Clarke, seconded and

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

(Vote – For: 7, Against: 0, Abstentions: 0)

- e. Application No: 1/0422/2024/LBC. Change of use of ground floor to residential (1 Flat). 3 Allhalland Street, Bideford, Devon, EX39 2JD. Applicant: Mr A Shah, 38 Beechwood Avenue, Barnstaple EX31 2EG. Agent: RGP Architects Ltd, Barnstaple. (Date received: 15 May 2024).

Proposed by Councillor Ms R Clarke, seconded and

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

(Vote – For: 7, Against: 0, Abstentions: 0)

- f. Application No: 1/0467/2024/FUL. Erection of a new garage. 41 Thornton Close, Bideford, Devon, EX39 3ND. Applicant: Mr D Crouch (same address). Agent: Mr P Wilson, Monkleigh. (Date received: 29 May 2024).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 7, Against: 0, Abstentions: 0)

- g. Application No: 1/0488/2024/FUL. Single storey extension. The Ledge, Bull Hill, Bideford, Devon. Applicant: Mr P Diamond (same address). Agent: Mr P Hinton, Bideford. (Date received: 29 May 2024).

Proposed by Councillor J McKenzie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 7, Against: 0, Abstentions: 0)

008 **TO CONSIDER AND COMMENT ON THE PRE-APPLICATION CONSULTATION LETTER AND DETAILS FROM XLINKS 1 LIMITED (DEFERRED FROM PLANNING COMMITTEE MEETING 15 MAY 2024)**

Members had deferred this item from the Planning Meeting on 15 May 2024, to enable them peruse the pre-application consultation document in more detail before submitting any comments before the extended deadline of 11 July 2024.

Members discussed the document at length and

RESOLVED the following be submitted:

Members have no objections to the application in principle, however have raised the following points of concern

- i. **Members would like to see a Highways Management Plan in place for construction from the commencement of the operation and improvements to Manteo Way to provide for the additional traffic generated during both construction and post construction phases.**
- ii. **Protection of Bid 4 from noise and disturbance from the operation of the compound.**
- iii. **That the Bideford Town Council Neighbourhood Plan Working Party be asked to look at the compound site to be used for the community post construction.**
- iv. **that more information be available in respect of the means of delivering off site biodiversity net gain.**

(Vote – For: 6, Against: 1, Abstentions: 0)

009 **PLANNING AUTHORITIES UPDATE BY CLERK**

The Clerk gave an update on planning application decisions received from TDC.

The business of the Meeting having been completed, the Chairman thanked the Members for their attendance and the Meeting concluded at 7.25pm.

Signature of Town Mayor: Date:

Signature of Chairman:..... Date:

DRAFT