



Mr Paul Swan
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 1 August 2024

You are hereby summoned to attend a meeting of the **Planning Committee** of the above-named Council to be held in the **Council Chamber** of the Town Hall, Bideford on **Wednesday 7 August 2024 at 6.30 pm** for the purpose of transacting the following business.

In accordance with The Public Bodies (Admissions to Meetings) Act 1960 members of the public are welcome to attend. There is a legal right to film/record/photography/report public meetings.

Paul Swan
Town Clerk

AGENDA

1. To Elect a Chairman.
2. To Elect a Vice Chairman.
3. To receive apologies and reasons for absence.
4. To receive declarations of interest on items on the agenda and note any requests for dispensation received by the Clerk prior to the meeting. Enc.
5. Public participation session of 15 minutes duration on items on the agenda.
6. To approve the minutes of the meeting held Wednesday 17 July 2024 as a true record. Enc.
7. To receive Public Path Diversion Order 001/2024 – Abbotsham Public Footpath No.1 revoked 24 July 2024 - consider and send representation to Torridge District Council. Enc.
8. To consider and resolve the enclosed Planning applications on behalf of the Council. Enc.
9. To receive details of those Planning Applications which have been granted/refused by Planning Authorities, and any notifications of Planning Appeals. Enc.

MEMBERS OF PLANNING COMMITTEE

Councillors: Ms R Clarke (Town Mayor), Gordon, Mrs L Hellyer, S Inch, McKenzie, Taylor
Date of Next Meeting: 28 August 2024

Declaration of Interests at meetings

- Where a matter relates to an interest in list A, the member shall not participate in a discussion or vote on the matter. He /she only need declare it if it is not already noted on the register of interests.
- Where the matter is in list A, but is a sensitive interest, the member shall not participate in a discussion or vote; the member shall disclose that there is an interest but not the nature of it.
- Where a matter relates to an interest on list B the member shall not vote and may only speak as a member of the public.
- A member only has to declare an interest in list B if it is not already on the register of interests.
- If the interest is in list B and is sensitive in nature and not already registered then the member shall disclose the interest but not the nature of it.
- Where a matter relates to the financial interest of a friend, relative or close associate (other than in list A) the member shall disclose the interest and not vote. He or she may speak but only as a member of the public.

List A:

1 **Employment, office, trade or vocation** – carried on for profit by member or spouse or civil partner.

2 **Sponsorship** – any payments for the previous 12 months, other than by the Council, to assist in Council duties

3 **Contracts** – any current contracts between the Council and the member or his/ her spouse or civil partner or a company the member is a director or partner of.

4. **Land** – any beneficial interest in land within the area of the Council by member, spouse or civil partner.

5 **Licenses** - any license, alone or with others, by spouse, civil partner or member to occupy land in area of Council.

6 **Corporate Tenancies** - any tenancy where the Council is the landlord and the member, spouse or civil partner has a beneficial interest in the tenant.

7. **Securities** – a beneficial interest is held in a body that has land or business in the area of the Council by the member, spouse or civil partner that either exceeds £25,000 or the total share capital is in excess of one hundredth of the of the total shares issued.

List B:

Any interests which relate to or is likely to affect:

1. Any body where the member has general control or management and was appointed by the Council.
2. Any body that the member is in a position of control or management and either:
 - (a) exercises functions of a public nature;
 - (b) is for charitable purposes; or
 - (c) has the purpose of influencing public opinion or policy (including political parties and trade unions)
3. Any gifts or hospitality that the member has received by virtue of his or her office in excess of £50.



BIDEFORD TOWN COUNCIL

Minutes of the Planning Committee Meeting

held in the Town Hall, Bideford on

Wednesday 17 July 2024 at 6.30 pm.

- PRESENT:**
- | | |
|-------------|--|
| North Ward: | Councillor K Bines (Chairman)
Councillor J Gordon |
| South Ward: | Councillor Ms R Clarke (Town Mayor)
Councillor S Inch |
| East Ward: | Councillor Mrs L Hellyer |
| West Ward: | Councillor M Taylor |
- IN ATTENDANCE:** Mrs Lesley Dixon-Chatfield – Asst to the Town Clerk

23. **APOLOGIES FOR ABSENCE**

Councillor J McKenzie (East Ward) – work.

24. **DECLARATIONS OF INTEREST**

No Declarations of Interest were submitted at this point of the meeting.

25. **PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

26. **MINUTES**

The Minutes of the Meeting held on 26 June 2024 were approved and signed as a correct record.

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

27. **PLANNING APPLICATIONS**

- a. Application No: 1/0540/2024/ADV. Erection of a non-illuminated static hoarding. Land At Grid Reference 243002 126516, Abbotsham Road, Bideford, Devon. Applicant: Mr J Artingstall, Bloor Homes, Horizon House, Guardian Road, Exeter EX1 3PD . Agent: None supplied. (Date received: (21 June 2024).

Proposed by Councillor Mrs Hellyer, seconded and

RESOLVED: That the application is refused for the following reason –

The sign is a distraction to Highway users and would be inappropriate, a previous application from this company (1//0095/2014/ADV) was refused for this reason.

(Vote – For: 6, Against: 0)

- b. Application No: 1/0467/2024/FUL. Erection of a new garage (Amended Red Edge). 41 Thornton Close, Bideford, Devon, EX39 3ND. Applicant: Mr D Crouch (same address). Agent: Mr P Wilson, Monkleigh. (Date received: (5 July 2024).

Proposed by Councillor Ms Clarke, seconded and

RESOLVED: That the application is approved on the proviso that –

- **The concerns raised by South West Water are addressed.**
- **The dispute with Devon County Council Highways is resolved regarding the use of their service strip.**

(Vote – For: 6, Against: 0)

28. **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 6.55 pm.

Signature of Town Mayor: Date:

Signature of Chairman:..... Date:

Torrige – a great place to live, work and visit

Riverbank House, Bideford, Devon, EX39 2QG

Bideford Town Council

By Email only: townclerk@bideford-tc.gov.uk



Our Ref: PPDO/002/2024

29th July 2024

Dear Sir/Madam,

RE: Public Path Diversion Order 002/2024 – Abbotsham Public Footpath No 1

Further to my letter dated 11th July, the Public Path Diversion Order 001/2024 has been revoked due to material errors. The Public Path Diversion Order 002/2024 has addressed the errors.

As outlined in Part 1 of Schedule 14 of The Town and Country Planning Act 1990, we are informing you of this Order.

Please find enclosed a copy of the notice in this matter, together with a copy of the revocation of Public Path Diversion Order 001/2024.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Rob England', with a long horizontal stroke extending to the right.

Rob England Paralegal

Torrige District Council Riverbank House, Bideford, EX39 2QG

Phone 01237 428790

Email robert.england@torridge.gov.uk



NOTICE OF PUBLIC PATH ORDER

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257 AND PARAGRAPH 1 OF SCHEDULE
14**

TORRIDGE DISTRICT COUNCIL (ABBOTSHAM PUBLIC FOOTPATH NO 1) PUBLIC PATH DIVERSION ORDER 002/2024

The above order was made on 29th July 2024. The effect of the order will be to divert the public footpath running from point A (SS 42661 25726) to point F (SS 42612 26063) and create an alternative footpath instead on a line running from Point A (SS 42661 25726) to Point B (SS 42766 25717), then to Point C (SS 42799 25898), then to Point D (SS 42690 25909), then to Point E (SS 42697 26011) and ending at Point F (SS 42612 26063) as shown on the order map.

A copy of the order and the order map may be seen free of charge on Monday to Friday between the hours of 9am to 1pm and 2pm to 4pm at Torrige District Council, Riverbank House, Bideford, Devon, EX39 2QG. Copies of the order and map may be provided upon reasonable request.

Any representation about or objection to the order may be sent or delivered in writing addressed to the Legal Department, Torrige District Council, Riverbank House, Bideford, Devon, EX39 2QG, not later than 6th September 2024. Please state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, Torrige District Council may itself confirm the order as an unopposed order. If the order is sent to the Secretary of State for Environment, Food and Rural Affairs for confirmation, any representations or objections which have not been withdrawn will be sent with the order.

Dated 29th July 2024

Staci Dorey, Head of Legal and Governance & Monitoring Officer

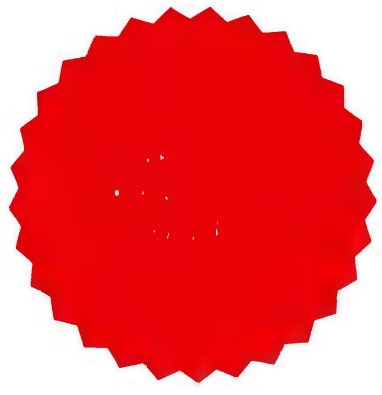


The order has been revoked on this 24th day of July

2024

The Common Seal of **TORRIDGE**
DISTRICT COUNCIL was hereunto
affixed in the presence of:-

Staci Dorey



[Signature]
.....
Authorised Signatory

69/2024



PUBLIC PATH DIVERSION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257

TORRIDGE DISTRICT COUNCIL (ABBOTSHAM PUBLIC FOOTPATH NO 1) PUBLIC PATH DIVERSION ORDER 001/2024

This Order is made by Torrige District Council under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the footpath to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 by Torrige District Council, namely the erection of 200 dwellings and associated works at Land at Grid Reference 242647 125879, Clovelly Road, Bideford, Devon. Planning Reference numbers 1/0974/2020/OUTM and 1/0110/2023/REMM.

BY THIS ORDER

1. The footpath over the land is shown by a red dotted line on the attached map and described in Part 1 of the schedule to this order (the 'Schedule') shall be diverted as provided below;
2. There shall be created to the reasonable satisfaction of Torrige District Council an alternative highway for use as a replacement for the said footpath as provided in Part 2 of the Schedule and shown by a solid blue line, a solid yellow line and a pink dotted line on the attached map;
3. The diversion of the footpath shall have effect on the date on which Torrige District Council certify that the terms of Article 2 above have been complied with;
4. The following works shall be carried out in relation to the highway described in Part 2 of the Schedule: The construction along the course of the alternative highway of a footpath and associated works to the reasonable satisfaction of Torrige District Council;
5. Persimmon Homes Ltd is hereby required to pay for the cost of carrying out the said works;
6. Where immediately before the date on which the footpath is diverted there is apparatus under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

The Common Seal of **TORRIDGE DISTRICT COUNCIL** was hereunto affixed in the presence of:-

Staci Dorey

Staci Dorey
Authorised Signatory



6/2024

11th JULY 2024

SCHEDULE

Part 1

Description of site of existing path or way

The existing route is a public footpath with a definitive width of 2 metres running north for 365.6 metres from point A (SS 42655 25724) to point F (SS 42610 26076) as indicated on the attached map.

Part 2

Description of site of alternative highway

The proposed new footpath route will begin at the southern end as a Macadam finished 4m wide cycleway joining the residential access.

It will run from point A (SS 42655 25724) eastbound 120.4m to Point B (SS 42765 25716)

At Point B (SS 42765 25716) it will become a 2m wide Macadam finished footway heading northbound for 184.7m, eventually entering onto the residential development and crossing a lightly trafficked access road to Point C (SS 42793 25894).

From Point C (SS 42793 25894) the path goes westbound 113.2m towards Point D (SS 42699 25903) where the footpath surface changes to Hoggin path, then northbound for 108.6m to Point E (SS 42693 26011).

From Point E (SS 42693 26011) the path will curve around anti clockwise with a length of 144.6m towards point F (SS 42610 26076).

As indicated on the attached map.

-  Existing Abbotsham Footpath no.1
-  Proposed Hoggin Path 253.2m section of Abbotsham Footpath no.1 Diversion
-  Proposed Macadam Finish 297.9m section of Abbotsham Footpath no.1 Diversion
-  Proposed Macadam Finish 120.3m cycleway section of PRoW Diversion. (Land to be dedicated as highway, or landowner permission required for cycle use.)
-  Area of Works relating to PRoW Diversion
-  Planning Application Boundary

A 05.03.24 IF Amendments updated
 B 22.04.24 IF Footpath route updated



Peter Evans Partnership
 Transport Planning & Highway Consultants
 Client PERSIMMON

Job BIDEFORD, CLOVELLY ROAD

Drawing Title ABBOTSHAM FOOTPATH NO.1 DIVERSION

Scale @ A3	Date	Drawn by	Checked by
1:1,500	02.05.23	IF	MEC
Drawing Number	Issue Status		
3488.32B			



6/1/2024

Handwritten signature

DECISIONS RECEIVED FROM TDC / DCC
17 July 2024 – 7 August 2024

- a. Application No: 1/0501/2024/FUL. Conversion of first floor offices to residential flat, internal works only. Roots Creative, First Floor, 20 Buttgarden Street.

Decision: Granted

- b. Application No: 1/0502/2024/LBC. Conversion of first floor offices to residential flat, internal works only. Roots Creative, First Floor, 20 Buttgarden Street.

Decision: Granted

- c. Application No: 1/0452/2024/FUL. Change of use of first floor flat from residential to treatment rooms (Class E). 41A High Street.

Decision: Granted

Conditions:

- d. Application No: 1/0287/2023/FUL. Conversion of redundant offices into 4no. residential flats. Brigade House, 20 Allhalland Street.

Decision: Granted

Conditions: <https://tinyurl.com/4ey8unj9>

4. The bin stores and bike stores shown on the plans hereby permitted shall be provided before the development is brought into use and shall thereafter be retained as such.

Reason: To ensure that there is adequate provision for refuse likely to be generated and storage for occupants.

5. The basement windows on the front elevation, (drawing numbered 2303.13 B), hereby permitted shall be opaque glazed. This shall be implemented prior to the occupation of the development hereby permitted and shall thereafter be retained as such.

Reason: In the interests of the amenities of residents to achieve adequate daylight in the basement flat.

- e. Application No: 1/0494/2024/FUL. Retrospective application for the conversion of 1no. dwelling to 2no. dwellings. Flat 1, 30 Bridgeland Street.

Decision: Granted

Conditions:

- f. Application No: 1/0495/2024/LBC. Retrospective application for the conversion of 1no. dwelling to 2no. dwellings. Flat 1, 30 Bridgeland Street.

Decision: Granted

Conditions: