



## **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 7 August 2024 at 6.30 pm.**

**PRESENT:** North Ward: Councillor J Gordon  
South Ward: Councillor S Inch  
East Ward: Councillor J McKenzie  
Councillor Mrs L Hellyer

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

Councillor S Inch took the chair for the election of the Chairman of the Committee.

29. **ELECTION OF CHAIRMAN**

Councillor Mrs L Hellyer was proposed by Councillor J McKenzie and was seconded by Councillor S Inch, and it was

**RESOLVED: That the Chairman for the Planning Committee is Councillor Mrs L Hellyer for the remainder of the Mayoral year 2024 /2025.**

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

30. **ELECTION OF VICE CHAIRMAN**

Councillor S Inch was proposed by Councillor J McKenzie and was seconded by Councillor J Gordon, and it was

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

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

31. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from:

Cllr Ms R Clarke (South Ward) – Personal  
Cllr M Taylor (West Ward) – Personal

32. **DECLARATIONS OF INTEREST**

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

33. **PUBLIC PARTICIPATION SESSION**

There were no members of the public present.

34. **MINUTES**

The Minutes of the Meeting held on 17 July 2024 were approved and signed as a correct record.

(Vote – For: 3, Against: 0, Abstentions: 1)

35. **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**

Members discussed the correspondence submitted by Torridge District Council for the Public Diversion Order 002/2024- Abbotsham Public Footpath no.1 at some length.

It was proposed by Councillor S Inch, and Seconded by Councillor J McKenzie and

**RESOLVED: That the Public Diversion Order 002/2024 Abbotsham Public Footpath no.1 is refused as members are concerned that there is no clarification as to whether the buffer of trees between Point B and Point C had been retained.**

**Councillor S Inch to call this in.**

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

36. **PLANNING APPLICATIONS**

- a. Application No: 1/1266/2022/REMM (Re-consultation). Reserved matters application for details of appearance, landscaping, layout and scale for 61 no. dwellings and associated works pursuant to application 1/1086/2017/OUTM (Amended plans). Land North Of Clovelly Road, Bideford, Devon. Applicant: Mr C Woodhead, Horton Estate

Development Ltd and Greatworth Developments Ltd c/o Agent, Motivo, Bluebell Road, Yeovil, BA20 2FG. Agent: Mr S Travers. Boon Brown Architects, Yeovil, BA20 2FG. (Date received: 18 July 2024).

Proposed by Councillor Mrs L Hellyer, seconded, and

**RESOLVED: That members have no objections to the amended details of the Proposed Site Plan in principle.**

**Members concur with and support the comment submitted by the Designing Out Crime Officer that 2x indicated visitor parking spaces adjacent 58-59 be separated from the area of open space with for example, the inclusion of railings or hedging.**

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

- b. Application No: 1/0639/2024/COUPD. Prior notification for the change of use from commercial, business and service (Class E) to 6no. units (Class C3) (Schedule 2, Part 3, Class MA). 75 High Street, Bideford, EX39 2AA. Applicant: Mr A Gould, Coach & H Developments Ltd, R T Marke & Co, High Street Bideford, EX39 2AT. (Agent: C Linane, Peregrine Mears Architects Ltd, Barnstaple. (Date received: 23 July 2023).

Proposed by Councillor J Gordon, seconded, and

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

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

- c. Application No: 1/0629/2024/FUL. Change of use of ground floor retail unit and store rooms to 2no. residential units. 5 Grenville Street, Bideford, EX39 2EA. Applicant: Mr P Milton, Trimstone Manor Hotel, West Down, Ilfracombe, EX34 8NR. Agent: Mr A Kingdon, Rockholm, Barnstaple, EX31 1 QD. (Date received: 26 July 2024).

Proposed by Councillor S Inch, seconded, and

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

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

- d. Application no: 1/0630/2024/LBC. Change of use of ground floor retail unit and store rooms to 2no. residential units. 5 Grenville Street, Bideford, EX39 2EA. Applicant: Mr P Milton, Trimstone Manor Hotel, West Down, Ilfracombe, EX34 8NR. Agent: Mr A Kingdon, Rockholm, Barnstaple, EX31 1 QD. (Date received: 26 July 2024)

Proposed by Councillor S Inch, seconded, and

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

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

36. **PLANNING AUTHORITY UPDATE**

The Chairman 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 7.00 pm.



## 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 29<sup>th</sup> 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 6<sup>th</sup> 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 29<sup>th</sup> July 2024

Staci Dorey, Head of Legal and Governance & Monitoring Officer

(a)

- Existing Abbotsham Footpath no. 1
- Proposed Hoggin Path, 170.9m and 253.2m length sections of Abbotsham Footpath no. 1 Diversion
- Proposed Macadam Finish 2m wide, 127.3m length section of Abbotsham Footpath no. 1 Diversion
- Proposed Macadam Finish 3m wide, 110.7m length 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

*As seen at last meeting*



- D 11.07.24 MEC Minor amendments to grid coordinates
- C 20.00.24 HJ Notes updated with path widths and path alignment updates
- B 22.04.24 F Footpath route updated
- A 05.03.24 F Annotations 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: 3488-320		Issue Status:	

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Below is the email string regarding Abbotsham Footpath diversion.

Agenda Item 5

The conversation below is between the developer Persimmon and their Planning Consultants. You will see that there is mention of a site visit, although time is running out as the deadline for a decision is the end of this month.

They have received the resolution from your last meeting regarding the footpath which was:

It was proposed by Councillor S Inch, and Seconded by Councillor J McKenzie and

**RESOLVED: That the Public Diversion Order 002/2024 Abbotsham Public Footpath no.1 is refused as members are concerned that there is no clarification as to whether the buffer of trees between Point B and Point C had been retained.**

**Councillor S Inch to call this in.**

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

Because this matter is not a Planning Application but is going through TDC Legal it cannot be “called in”.

**DEVELOPER:** Jon, how do we take this forward with the TC.

The proposed route initially goes through the trees between B and the start of the development but it is then in the greenfield section within the site up to point C.

We can either provide a plan for the TC to clarify the point or whether Jon/PEP meet them on site to walk the route.

Can you confirm your preferred communication?

Hi Mark.

I think that we should provide the Town Council with a Plan, but I would also be happy to meet them on site with yourself as it will be good PR and we can explain in detail.

Kind regards

Jon

**CONSULTANT** Ok Jon, I will prepare plan with some updated notes clarifying the point. Do you have the contacts at the TC to arrange a meeting?

Regards

Mark Callaghan

**DEVELOPER:**

Hi Mark. There are some contact details at the bottom of this e-mail chain.

Once the plan is prepared, I will send it to them and then ask for dates of availability.

Jon

**CONSULTANT:** Hi Jon, We have added too notes and created a separate plan of the diversion for the TC.

Note 1 confirms the footpath route through the woodland (unavoidable) and the 2nd notes confirms the route is outside of the woodland and within Persimmons site.

As noted by the arb consultant there are some trees to be removed in the woodland but we are proposing hoggin no dig construction to mitigate tree loss too.

Regards

Mark Callaghan

**FROM DEVELOPER TO TORRIDGE PLANNING:**

Good morning Jennifer.







Further to your e-mail of yesterday relating to the concerns of the Town Council in relation to the footpath diversion at Abbotsham Park, please find attached a plan that explains the situation in greater detail.

Persimmon and our consultants PEP would be happy to discuss this further with the Town Council should they have any further queries. They have been copied into this correspondence.

Kind regards

Jon

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-  Existing Abbotsham Footpath no.1
-  Proposed Hoggin Path, 170.9m and 253.2m length sections of Abbotsham Footpath no.1 Diversion
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-  Proposed Macadam Finish 3m wide, 110.7m length 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

Revised since last meeting

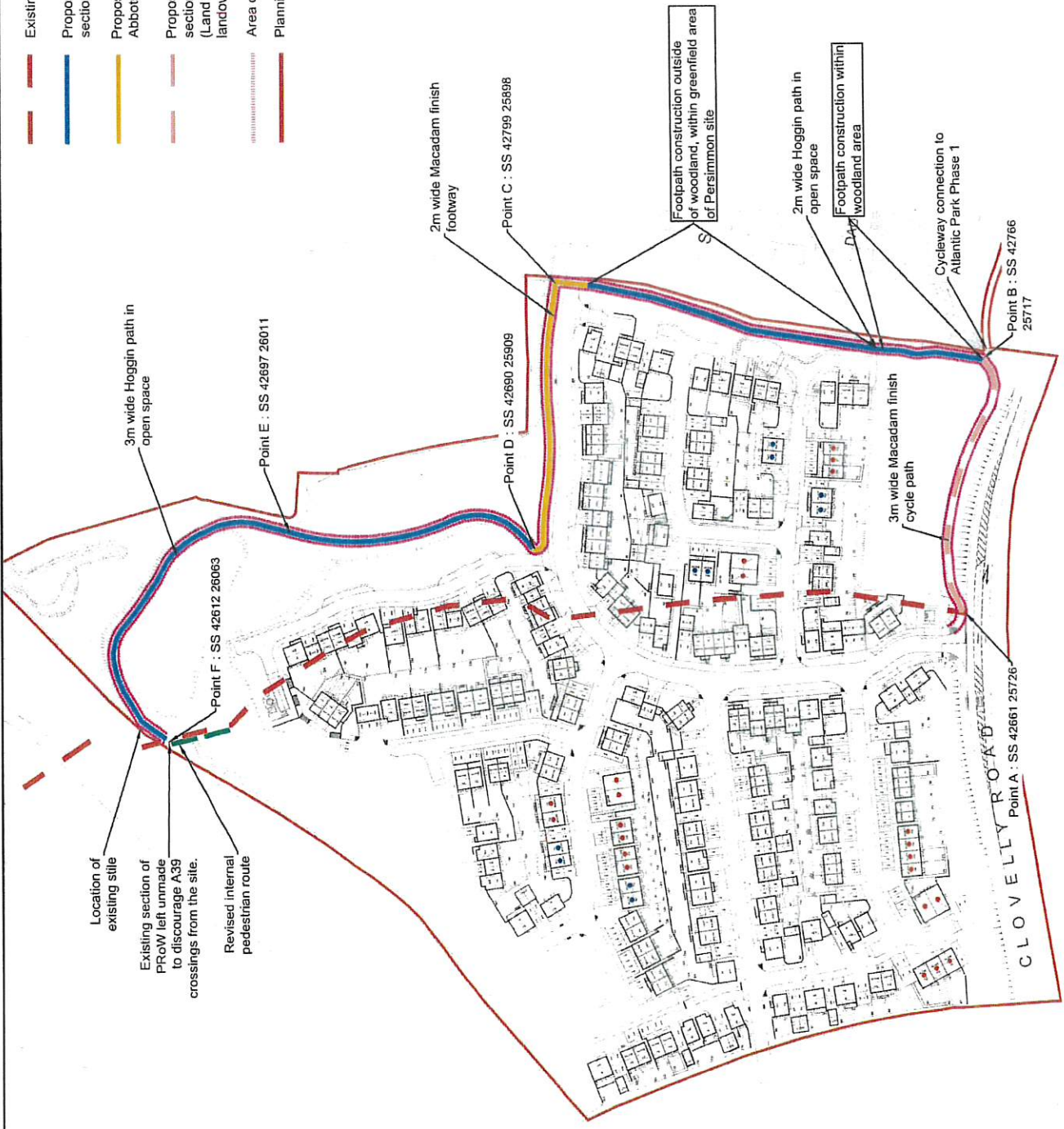


Peter Evans Partnership  
 Transport, Planning & Highway Consultants  
 Client  
 PERSIMMON

Job  
 BIDEFORD, CLOVELLY ROAD

Drawing Title  
 ABBOTSHAM FOOTPATH NO.1 DIVERSION  
 CLARIFICATION PLAN FOR TOWN COUNCIL

Scale @ A3	Date	Drawn by	Checked by
1:1,500	14.08.24	RWJJ	MEC
Drawing Number	Revision Status		
3488.00	-		



DECISIONS RECEIVED FROM TDC / DCC7 August 2024 – 28 August 2024

- a. Application No: 1/0425/2024/FUL. Change of use of ground floor to residential (1 Flat). 3 Allhalland Street, Bideford.  
**Decision:    Granted**
- b. Application No: 1/0422/2024/LBC. Change of use of ground floor to residential (1 Flat). 3 Allhalland Street, Bideford, Devon, EX39 2JD  
**Decision:    Granted**  
**Conditions : <https://tinyurl.com/mtyrpa2x>**
- c. Application No: 1/0066/2024/FUL. Change of use of ground floor to three flats with alterations and refurbishment; erection of external staircase to the rear; installation of flood barriers posts to openings on the front elevation. Tantons Court, New Road.  
**Decision:    Refused**  
**Conditions: <https://tinyurl.com/25f8vpx7>**
- d. Application No: 1/0399/2024/FUL. No.1 dwelling and associated works to replace existing garage. Braddicks Leisure Limited, 12 Chingswell Street.  
**Decision:    Granted**  
**Conditions: <https://tinyurl.com/3n5wsb57>**
- e. Application No: 1/0467/2024/FUL. Erection of a new garage. 41 Thornton Close.  
**Decision:    Granted**  
**Conditions: <https://tinyurl.com/8pkvtjkr>**