



## **BIDEFORD TOWN COUNCIL**

### **Minutes of the Planning Committee Meeting**

**held in the Town Hall, Bideford on**

**Wednesday 11 December 2024 at 6.30 pm.**

**PRESENT:** South Ward: Councillor S Inch  
North Ward: Councillor Mrs S Smith  
East Ward: Councillor J McKenzie  
Councillor J Hellyer (Sub)

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

#### **69. APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillor Ms R Clarke (South Ward) and Councillor Mrs L Hellyer (East Ward).

Members agreed to accept these absences.

Councillor J Gordon - Did not attend  
Councillor M Taylor - Did not attend

#### **70. DECLARATIONS OF INTEREST**

There were no Declarations of Interest received.

#### **71. PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

#### **72. MINUTES**

The Minutes of the Meeting held on 20 November 2024 were approved and signed as a correct record.

Proposed by Councillor S Inch, seconded by Councillor J McKenzie.

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

73. **STREET NAMING - TDC STREET NAMING REF. DEV/0072/2024 – 3 NEW STREET NAMES**

Members considered the 4 names as suggested by the developer for the 3 new streets in respect of Planning Reference 1/1078/2020/REMM. Members were not in agreement with the suggested botanical themed names for the streets and put forward the following suggested street names, as all these birds were found in the vicinity of the new development.

It was Proposed b Councillor J McKenzie, seconded by Councillor J Hellyer and

**RESOLVED: That Buzzards Way, Barn Owl Lane and Robins View are the suggested names to be put forward for the 3 new streets. TDC would be notified of this decision, by the deadline of 3 January 2025 in line with their Street Naming and Numbering Policy.**

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

74. **PLANNING APPLICATIONS**

- a. Application No: 1/0888/2024/FUL. Replacement windows. Burton Art Gallery, Kingsley Road, Bideford, EX39 2QQ. Applicant: Miss N Cameron (same address). Agent: (None supplied). (Date received: 19 November 2024).

It was proposed by Councillor S Inch, seconded by Councillor J Hellyer, and

**RESOLVED: That the application is refused, taking into consideration the Conservation Officer’s comments.**

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

- b. Application No: 1/0913/2024/FUL. Change of use of land to residential and erection of dwelling (Variation of condition 2 (plans schedule) of planning approval 1/0436/2022/FUL). Timber Wharf, New Road, Bideford, Devon. Applicant: Mr P Hockin, Longbridge Wharf, New Road, Bideford, EX39 4AL. Agent: Mr P Hinton, Orchard Hill, Bideford, EX39 2RA. (Date received: 19 November 2024).

It was proposed by Councillor J McKenzie, seconded by Councillor J Hellyer, and

**RESOLVED: That the application is approved subject to a MMO Marine License being obtained before the works are undertaken in this tidal area as per the TDC Coastal Engineers comment.**

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

- c. Application No: 1/0922/2024/FUL. (Re-consultation) 3 Additional industrial units, parking and associated external works (Amended certificate and red edge). Innovation Court, Clovelly Road Industrial Estate, Bideford, Devon. Applicant: IPS Pension Builder – Grenco Ltd, (same address). Agent: Mrs R Fearnley, Fearnley Lott Architects, Unit 1, Innovation Court, Bideford. (Date received 19 November 2024)

It was proposed by Councillor J McKenzie, seconded by Councillor J Hellyer, and

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

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

- d. Application No: 1/1266/2022/REMM. 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, Motiva, Bluebell Road, Yeovil, BA20 2FG. Agent: Mr S Travers, Boon Brown Architects Ltd, Yeovil, BA20 2FG. (Date received: 21 November 2024).

It was proposed by Councillor S Inch, seconded by Councillor Mrs S Smith, and

**RESOLVED: That members have no objections in principle to the amended plans of the planning application at this stage, however members previous comments from 9 August 2024 and 16 February 2023 still stand.**

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

- e. Application No: 1/0978/2024/FUL. Installation of two changing room facilities and re-location of existing shed. Bideford Victoria Park Bowling Club, Park Lane, Bideford, EX39 2QL. Applicant: Mr D Jenkin (same address). Agent: (None submitted). (Date received: 27 November 2024).

It was proposed by Councillor J McKenzie, seconded by Councillor J Hellyer, and

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

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

- f. Application No: 1/0981/2024/FULM. Erection of an office, wellness center gym and maintenance building and associated works. Land At Grid Reference 243496 126399, Bideford, Devon. Applicant: Blueberry Estates, 5 The Quay, Bideford, Devon, EX39 2XX. Agent: OCR Architecture Ltd, Appledore, EX39 1PW. (Date received: 3 December 2024).

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

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

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

- g. Application No: 1/0982/2024/LBC. Erection of an office, wellness center gym and maintenance building and associated works. Land At Grid Reference 243559 126398, Bideford, Devon, Applicant: Blueberry Estates, 5 The Quay, Bideford, Devon, EX39 2XX. Agent: OCR Architecture Ltd, Appledore, EX39 1PW. (Date received: 3 December 2024).

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

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

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

- h. Application No: 1/1010/2024/FUL. Demolition of existing garage and erection of a two-storey side extension. 51 Water Park Road, Bideford, EX39 3RN. Applicant: Mrs A Matthews (same address). Agent: (None supplied). (Date received: 3 December 2024).

It was proposed by Councillor S Inch, seconded by Councillor Mrs S Smith, and

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

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

- i. Application No: 1/0713/2024/FUL. Removal of existing car wash and extension to the existing petrol filling stations sales building together with the creation of an EV charging zone, substation, LV enclosures, 4 jet wash bays, bin store and associated works. Morrisons Petrol Station, Bideford, Devon, EX39 2LG. Applicant: c/o Agent, Motor Fuel Group, 10 Bricket Road, St Albans, AL! 3JX. Agent: Miss L Burton, CarneySweeney, Cardiff, CF24 OEB. (Date received: 3 December 2024).

It was proposed by Councillor S Inch, seconded by Councillor J Hellyer, and

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

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

- j. Application No: 1/1033/2024/FUL. Construction of two storey side extension. 51 Oaklands, Bideford, EX39 3HW. Applicant: Mr & Mrs S Knowles (same address). Agent: Mrs D Somerville RIBA. Deborah Somerville Chartered Architect, Bideford, EX39 3BT. (Date received: 3 December 2024).

It was proposed by Councillor S Inch, seconded by Councillor Mrs S Smith, and

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

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

- k. Application No: 1/0995/2024/FULM. Erection of 8no. treehouses with associated landscape enhancements and restoration of built heritage features. Land At Moreton Woods, Bideford, Devon. Applicant: Blueberry Estates, 5 The Quay, Bideford, EX39 2XX. Agent: OCT Architecture Ltd, Appledore, EX39 1PW. (Date received 4 December 2024).

It was proposed by Councillor S Inch, seconded by Councillor J Hellyer, and

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

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

- l. Application No: 1/0996/2024/LBC. Erection of 8no. treehouses with associated landscape enhancements and restoration of built heritage features. Land At Moreton Woods, Bideford, Devon. Applicant: Blueberry Estates, 5 The Quay, Bideford, EX39 2XX. Agent: OCT Architecture Ltd, Appledore, EX39 1PW. (Date received 4 December 2024).

It was proposed by Councillor J McKenzie, seconded by Councillor J Hellyer, and

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

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

## 75. **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 7.15 pm.

Signature of Town Mayor: ..... Date: .....

Signature of Chairman:..... Date: .....