



Mr Paul Swan
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 2 January 2025

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 08 January 2025 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.

A handwritten signature in blue ink, appearing to read 'Paul Swan'.

Paul Swan
Town Clerk

AGENDA

1. To receive apologies and reasons for absence.
2. 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.
3. Public participation session of 15 minutes duration on items on the agenda.
4. To approve the minutes of the meeting held Wednesday 11 December 2024 as a true record. Enc.
5. To receive and consider correspondence from Bloor homes in respect of Reserved Matters application for the second phase of development on Land north of Clovelly Road, Abbotsham – known as Winsford Park. Enc.
6. To consider and resolve the enclosed Planning applications on behalf of the Council. Enc.
7. 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, M Taylor, Mrs S Smith.

Date of Next Meeting: 29 January 2025

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 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:

Agenda Item 5

From: Marley Bennett <marley.bennett@turley.co.uk>
Sent: 10 December 2024 14:40
To: Paul Swan <townclerk@bideford-tc.gov.uk>
Cc: James.Artingstall@bloorhomes.com; Jeff Richards <jeff.richards@turley.co.uk>
Subject: Bloor Homes Winsford Park Update - Reserved Matters Application for Phase 2

Good afternoon,

We are contacting you on behalf of Bloor Homes Exeter, who are bringing forward a Reserved Matters application for the second phase of development on Land North of Clovelly Road, Abbotsham – known locally as ‘Winsford Park’.

You may recall that in 2023, we contacted you on behalf of Bloor regarding the plans for the first phase of development which has been approved and is now being constructed on site. We have also more recently secured planning permission for a new road that will link Abbotsham Road and the A39 which will also provide access into the second phase of the development. All of these proposals sit within a wider allocation in the adopted North Devon and Torridge Local Plan (allocation BID01, ‘Bideford West Urban Extension’) and are part of the outline permission (ref. 1/1015/2014/OUTM, granted planning permission in April 2023) for up to 750 homes, a local centre and a primary school and associated infrastructure.

Our Reserved Matters application would deliver 195 new homes, including 64 affordable homes, new open green spaces, play areas, substantial tree planting and landscaping, and access from the consented link road from Abbotsham Road.

The application has been designed to fully comply with both the Outline permission for the wider site and local planning policy, and follows substantial pre-application discussion with District Council Officers and the County Council. As a result, this well-designed scheme provides a positive opportunity to create new homes and green spaces on an allocated site.

We will continue to keep you updated with the application’s progress, and please let us know if you have any specific questions about the proposals.

Many thanks,

Marley

Marley Bennett

Senior Consultant, Strategic Communications

Turley

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Office: 0117 989 7000

PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

11 December 2024 – 08 January 2025

- a. Application No: 1/1040/2024/FUL. Extension and Alterations. Carisbrooke House, 57 Abbotsham Road, Bideford, EX39 3AQ. Applicant: Mr K Langhorne & Mrs C McKenzie (same address). Agent: Mrs R Fearnley, Fearnley Lott Architects, Bideford. (Date received: 5 December 2024).

The documents associated with this application can be viewed on the following link:
<https://tinyurl.com/wtfmuxwd>

- b. Application No: 1/1045/2024/AGMB. Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q. Agricultural Building At Grid Reference 248099 126037, Alverdiscott Road, East The Water, Bideford, Devon. Applicant: Mr R Auvray, Stone Farm, Alverdiscott Toad, Bideford, EX39 4PN. Agent: Mr M Auvray, Atelier-A Architects, Nethercott Farm, Yarnscombe, EX31 3NA. (Date received: 11 December 2024).

The documents associated with this application can be viewed on the following link:
<https://tinyurl.com/yc38h2f9>

DECISIONS RECEIVED FROM TDC / DCC

11 December 2024 – 08 January 2025

- a. Application No: 1/0640/2024/FUL. Alterations to shop front, ground floor, and first floor (amended description). 67 - 68 High Street.

Decision: Granted

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/mvd4y6n2>

- b. Application No: 1/0641/2024/LBC. Alterations to shop front, ground floor, and first floor (amended description). 67 - 68 High Street.

Decision: Granted

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/znpekac5>

- c. Application No: 1/0959/2024/FUH. Proposed front porch extension with canopy roof and associated works. 12 Short Close.

Decision: Granted

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/5erbp65t>

- d. Application No: 1/0907/2024/FUL. Alterations to existing shopfront. Units 41A & 42, Affinity Outlet Devon.

Decision: Granted

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/mts9u49>

- e. Application No: 1/0920/2024/FUL. Conversion of ground floor store to apartment, internal alterations & associated work. Inklusis Limited, 21 High Street & 10 Grenville Street.

Decision: Granted

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/ued48kh3>

f. Application No: 1/0921/2024/LBC. Conversion of ground floor store to apartment, internal alterations & associated work. Inclusis Limited, 21 High Street & 10 Grenville Street.

Decision: Granted

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/56rut5af>

g. Application No: 1/0951/2024/FUL. Part-retrospective application for the change of use of land from agricultural/sui to Class E Commercial Use and erection of office building (amended description). Land At Grid Reference 245181 125507, Upcott, Bideford.

Decision: Refused

Conditions:

The Decision Notice can be viewed on this link: <https://tinyurl.com/3cca2nyh>

h. Application No: 1/0539/2024/FUH. Proposed alterations for new disabled access via a platform lift. 5 Hamilton Close.

Decision: Withdrawn

i. Application No: 1/0295/2024/FULM. Mixed use redevelopment providing residential units, commercial units (Class E) with public open space, car parking, and associated landscaping, removal of hardstanding, ground preparation and infrastructure works. Land At And Adjacent To Brunswick Wharf, Barnstaple Street, East-the-Water, Bideford

Decision: Granted

Conditions: Various

The Decision Notice can be viewed on this link: <https://tinyurl.com/mwutts99>