



Mr Paul Swan
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 5 December 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 11 December 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.

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
Enc.
for dispensation received by the Clerk prior to the meeting.
3. Public participation session of 15 minutes duration on items on the agenda.
4. To approve the minutes of the meeting held Wednesday 20 November 2024 as a true record. Enc.
5. Street Naming – TDC Street Naming Reference DEV/0072/2024 – to comment and resolve upon 3 new street names. Development type: 26 new builds of detached house and bungalows. 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: 8 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 20 November 2024 at 6.30 pm.

- PRESENT:**
- | | |
|-------------|---|
| South Ward: | Councillor S Inch |
| North Ward: | Councillor J Gordon |
| East Ward: | Councillor J McKenzie
Councillor Mrs L Hellyer |
| West Ward: | Councillor M Taylor |
- IN ATTENDANCE:** Mrs Claire Parsons – Administration Assistant

63. **APOLOGIES FOR ABSENCE**

Apologies were received from:
Councillor R Clarke (South Ward) - Personal.
Councillor Mrs S Smith (North Ward) - Personal

64. **DECLARATIONS OF INTEREST**

No Declarations of Interest were received.

65. **PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

66. **MINUTES**

The Minutes of the Meeting held on 30 October 2024 were approved and signed as a correct record.

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

Councillor M Taylor joined the meeting at this point (6.33pm)

67. **PLANNING APPLICATIONS**

- a. Application No: 1/0907/2024/FUL. Alterations to existing shopfront. Units 41A & 42, Affinity Outlet Devon, Bideford, EX39 3DU. Applicant: Mr S Allen, SA Property Consultants Ltd, 20-22 Wenlock Road, London, N1 7GU. Agent: (None submitted). (Date received: 24 October 2024).

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

RESOLVED: That the application is approved.

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

- b. 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 Bideford, EX39 2EA. Applicant: Mr C Jones, Inklusis Ltd, 21 High Street, Bideford, EX39 2AA. Agent: Mr May, D & J May Architectural Services, Barnstaple, EX31 3SF. (Date received: 25 October 2024).

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor S Inch, and

RESOLVED: That the application is approved.

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

- c. Application No: 1/0921/2024/LBC. Conversion of ground floor store to apartment, internal alterations & associated work. Inklusis Limited, 21 High Street & 10 Grenville Street Bideford, EX39 2EA. Applicant: Mr C Jones, Inklusis Ltd, 21 High Street, Bideford, EX39 2AA. Agent: Mr May, D & J May Architectural Services, Barnstaple, EX31 3SF. (Date received: 25 October 2024).

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor S Inch, and

RESOLVED: That that the application is approved subject to there being adequate waste and recycling provision and the Conservation Officer is satisfied with the works proposed.

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

- d. Application No: 1/0922/2024/FUL. 3 Additional industrial units, parking and associated external works. Innovation Court, Clovelly Road Industrial Estate, Bideford, EX39 3GD. Applicant: IPS Pension Builder – Grengo Ltd, Innovation Court, Clovelly Road Industrial Estate, Bideford. Agent: Mrs R Fearnley, Fearnley Lott Architects, Unit 1, Innovation Court, Bideford. (Date received: 25 October 2024).

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor S Inch, and

RESOLVED: That the application is approved.

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

- e. Application No: 1/0959/2024/FUH. Proposed front porch extension with canopy roof and associated works. 12 Short Close, Bideford, EX39 3QL. Applicant: Miss C Harrington (same address). Agent; Mr D Polkinghome, NPAS Devon Ltd, Roundswell, Barnstaple, EX31 3YB. (Date received: 7 November 2024).

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

RESOLVED: That the application is approved.

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

- f. Application No: 1/0960/2024/FUL. Single storey side extension. 28 Moreton Park Road, Bideford, Devon, EX39 3AU. Applicant: Mr A Donovan (same address). Agent: Mrs D Somerville RIBA, Deborah Somerville Chartered Architect. Bideford, EX39 3BT. (Date received: 7 November 2024).

It was proposed by Councillor S Inch, seconded by Councillor M Taylor, and

RESOLVED: That the application is approved.

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

- g. Application No: 1/0951/2024/FUL. Part-retrospective application for the change of use of land from scrapyards to Class E Commercial Use and erection of office building. Land At Grid Reference 245181 12550, Upcott, Bideford, Devon. Applicant: Mr R Trevelyan, Tower House, Orchard Hill, Bideford, EX39 2RA. Agent: Mr P Hinton East Glen, Orchard Hill, EX39 2RA. (Date received: 8 November 2024).

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

RESOLVED: That that the application is approved subject to a percolation test being carried out as stated in TDC Environment Protection comment.

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

68. **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 6.40pm.

Signature of Town Mayor: Date:

Signature of Chairman:..... Date:

DRAFT



Olly Kearney <Olly.Kearney@torridge.gov.uk>
To Information

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



NGR: SS 46611 26418
TDC Planning Reference: 1/1078/2020/REMM
Development Type: 26 New Builds
Premises Type: 9 Detached Houses, 17 Bungalows
Expected Completion: December 2026

The developer has suggested the names below for the new street(s):

- **Primrose Road.**
- **Holly View.**
- **Daisy Lane.**
- **Poppy Avenue.**

The developers have chosen a botanical theme for their proposals.

In line with Torridge District Council's Street Naming & Numbering Policy, the local town council may either support the name suggested by the developer or object to it and provide their own suggestions.

Please advise me of the town council's decision so that I may either proceed with naming all of the properties on the development or so that I may pass your suggestions on to the developer for approval, in the event of an objection.

Please note that, due to the Christmas to New Year period, the town council has 30 days from this email to debate the matter and respond with either their support or an objection with alternative names. This means that the deadline will be at **17:00** on the **3rd of January 2025**.

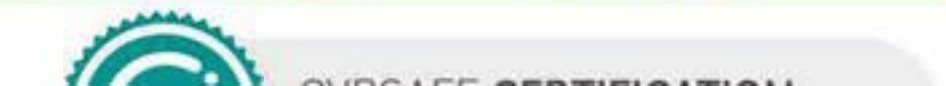
In the event that the town council is not meeting during the consultation period, you can either convene a special meeting or poll your members individually and then let us know whether the majority supports or objects.

If we do not receive a response before the deadline, we will proceed to name the street in line with the wishes of the developer.

We look forward to hearing from you.

Kind Regards,

Olly Kearney, Estates Support Officer
Torridge District Council, Riverbank House, Bideford, EX39 2QG
Phone: 01237 428700
Email: corporate.property@torridge.gov.uk



LEGEND			
	Proposed Native Trees		Proposed Native Hedge
	Proposed Ornamental Hedge		Proposed Ornamental Trees
	Proposed Specimen Shrubs		Proposed Ornamental Shrubs
	Willow Meadow - Emergent E81 Special General Purpose Meadow Mixture (4g/m ²)		Amenity Grass (Turf)
	Amenity Grass (Seeds) - Emergent E822 Strong Lawn Grass (25g/m ²)		Ground Covering Plants



ACCOMMODATION SCHEDULE				
OPEN MARKET				
Name	Storeys	Bedrooms	sqft	
DAISY	1 Storey	2 Bed bungalow	771ft ²	9
PRIMROSE	1 Storey	3 Bed bungalow	1126ft ²	7
HOLLY_A	1.5 Storey	3 Bed bungalow	1240ft ²	4
HOLLY_B	1.5 Storey	3 Bed bungalow	1295ft ²	6
GRAND TOTAL				26



PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

20 November - 11 December 2024

- 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).

The documents associated with this application can be viewed on the following link: <https://tinyurl.com/3n4thmj2>

- 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).

The documents associated with this application can be viewed on the following link: <https://tinyurl.com/mr4xrkau>

- 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)

The documents associated with this application can be viewed on the following link: <https://tinyurl.com/yfhhj8wb>

- 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).

There are a large number of documents associated with this application. The revised drawings can be viewed on the following link: <https://tinyurl.com/5n7zpvut>

- 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).

The documents associated with this application can be viewed on the following link: <https://tinyurl.com/58ufz22s>

- 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).

There are a large number of documents associated with this application. They can be viewed on the following link: <https://tinyurl.com/y7xh7374>

- 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).

The documents associated with this application can be viewed on the following link: <https://tinyurl.com/yew4pebx>

- 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).

The documents association with this application can be viewed on the following link: <https://tinyurl.com/4djw9kvc>

- 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, AL1 3JX. Agent: Miss L Burton, CarneySweeney, Cardiff, CF24 OEB. (Date received: 3 December 2024).

This is a re-consultation. Drawings have been revised. The documents associated with this application can be viewed on the following link: <https://tinyurl.com/4nvbjy5r>

- 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).

The documents associated with this application can be viewed on the following link: [**https://tinyurl.com/6awvd95f**](https://tinyurl.com/6awvd95f)

- 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).

There are a number of documents associated with this application. They can be viewed on the following link: [**https://tinyurl.com/yf6d5b5d**](https://tinyurl.com/yf6d5b5d)

- 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).

There are a number of documents associated with this application. They can be viewed on the following link: [**https://tinyurl.com/4prfvkrk**](https://tinyurl.com/4prfvkrk)

DECISIONS RECEIVED FROM TDC / DCC

20 November – 11 December 2024

- a. Application No: 1/0966/2024/LA. Renovation of existing garages to form a carport/garage for machinery. Torridge District Council, Victoria Park Nurseries, Park Lane, Bideford

Decision: Withdrawn

- b. Application No: 1/0497/2024/REMM. Reserved matters pursuant to application 1/1015/2014/OUTM in relation to the link road between the A39 and Abbotsham Road, including details relating to landscape, drainage and ecology (Phase 2a). Land At Abbotsham Road, Bideford.

Decision: Granted

Conditions: Various Conditions

The Decision Notice can be viewed on this link: <https://tinyurl.com/23pkruaz>

- c. Application No: 1/0060/2024/FUL. Erection of 2no. detached dwellings. Land At Cleave Wood, Mines Road, East The Water.

Decision: Refused

The Decision Notice can be viewed on this link: <https://tinyurl.com/2r8emx64>