



Mr Paul Swan  
Town Clerk & Responsible Financial Officer

To: Members of the Planning Committee

Thursday, 23 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 29 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.

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 08 January 2025 as a true record. Enc.
5. To receive correspondence from Firstway Energy in respect of Planning Application: Energy Storage System at Gammaton Barton, Gammaton, East of Bideford, and to note any action required. Enc.
6. To receive and consider any responses to TDC's Consultation on Draft Housing Strategy. Closing 7 February 2025. Enc.
7. To consider and resolve the enclosed Planning applications on behalf of the Council. Enc.
8. 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: 19 February 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 Council Chamber, Town Hall, Bideford on**

**Wednesday 08 January 2025 at 6.30 pm.**

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

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

76. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from - None Given.

Councillor M Taylor – Did not attend.

77. **DECLARATIONS OF INTEREST**

There were no Declarations of Interest

78. **PUBLIC PARTICIPATION SESSION**

There were no members of the public in attendance.

79. **MINUTES**

The Minutes of the Meeting held on 11 December 2024 were approved and signed as a correct record.

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

**RESOLVED: That the Minutes are approved as a correct record.**

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

80. **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.**

Councillors considered the correspondence from Turley in respect of the second phase of the development known as Winsford Park. The correspondence was duly noted and no questions were raised.

81. **PLANNING APPLICATIONS**

- 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).

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

**RESOLVED: That the application is approved subject to the comment from South West Water and the Critical Drainage Assessment are taken into consideration.**

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

- 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).

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

**RESOLVED: That the application is approved subject to the comments by TDC Environmental Protection being taken into consideration.**

(Vote – For: 6, Against: 0, Abstentions: 0)

82. **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 6.38pm.

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

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

DRAFT

Foresters Hall  
25-27 Westow Street  
London  
SE19 3RY

10 January 2025

Paul Swan  
Town Clerk  
Bideford Town Council  
By email: [townclerk@bideford-tc.gov.uk](mailto:townclerk@bideford-tc.gov.uk)

Dear Paul Swan,

## **Planning Application – Energy Storage System at Gammaton Barton, Gammaton, east of Bideford**

I am writing to you in your capacity as Clerk to Bideford Town Council, to introduce Firstway Energy, a leading specialist in the development of utility scale energy storage systems.

We are currently progressing a number of projects across the UK, which will provide reliable and clean energy for households, businesses, and communities; helping the UK lead the way as we transition to renewable energy sources and providing vital energy security.

Firstway Energy is coordinating the preparation of a planning application for a 100MW ESS within the Torridge District Council ('the Council') area at Gammaton Barton, Gammaton, east of Bideford.

I would be delighted to meet with you to discuss how the proposals will contribute not only to the Council's climate commitments but also to the UK Government's commitment to Clean Power 2030. I would also be happy to answer any questions you may have and/or provide any additional material as may be helpful to you.

In the meantime, I have summarised below the background and context to these proposals, together with the key benefits they will deliver.

### **Introduction**

It is extremely encouraging to see the positive lead which the Council has taken in declaring a climate emergency and signing the Devon Climate Declaration. We understand that the Council has committed to a target of net zero carbon emissions from Council operations by 2030 and for the district by 2050, and note that the Council has developed a Carbon, Environment and Biodiversity Plan.

As a signatory of the Devon Climate Declaration, the Council has developed the Devon Carbon Plan, which is a roadmap for how Devon will reach net-zero emissions by 2050 at the latest. Chapter 8 of the Plan sets out energy supply. At the time of writing the Plan (September 2022), only 7% of energy used in Devon came from renewable energy generated in the area. This needs to rise to near 100% by 2050. The plan explicitly refers to the need to increase flexibility and electricity storage to assist in delivering the Devon Carbon Plan.

## Need for Energy Storage and Policy Context

As you will be aware, the UK has a legally binding commitment to tackle climate change enshrined in the Climate Change Act 2008, which targets net zero greenhouse gas emissions by 2050. Transitioning to an electricity system with 100% zero-carbon generation is crucial to realising this target and the government has committed to achieving this by 2030. To get to net zero, natural gas (and other fossil fuel energy generation) needs to be phased out and replaced with renewable energy sources, such as solar, wind, hydroelectric, hydrogen, bioenergy and nuclear.

As part of this transition, energy storage has been identified as a critical national priority by the government in National Policy Statement for Energy – EN1 (Dec 2023) as it allows for the transition from burning fossil fuels to the balancing of intermittent renewable energy generators such as wind and solar. It does this by storing the electricity produced in times of low demand to prevent oversupply, and discharging electricity in times of high demand to prevent undersupply. ESS also prevent the need for National Grid to turn to gas powered stations to meet the undersupply. In order to manage greenhouse gas emissions during the transition to renewable energy generation, it will not be possible for the power generating sector to meet periods of peak demand by increasing power output from conventional fossil fuel powered generating sources. Instead, it will be increasingly necessary to rely on Energy Storage Systems to balance powers supplies, including from fossil fuel sources. Whilst ESS are essential to the success of renewable energy generation, they are equally essential to maintaining the stability of power supplies during the transitional stage; literally ‘keeping the lights on’.

The Energy Act 2023 establishes that energy provided from energy storage is its own subset of energy generation.

Most recently, the Government recently announced Clean Power 2030 and on 13<sup>th</sup> December 2024 published the Clean Power 2030 Action Plan, which sets out how the UK Government will achieve Clean Power by 2030. The Action Plan states as of 2024, the UK has 4.5GW of installed energy storage, this need to increase to 23-27GW by 2030 to support the shift low carbon and renewable energy. This will necessitate 3GW of installed, operational ESS capacity coming online every year, almost double the highest annual installation so far – 1.7GW of installed capacity was achieved in 2023.

Local Plan Policy ST16: Delivering Renewable Energy and Heat states: renewable and low carbon energy projects can be supported where the landscape is able to accommodate the development and there are no significant impacts on local amenities or significant cumulative impacts.

The combination of National and Local Policy provides overwhelming support for the provision of ESS, identified as a ‘Critical National Priority’. The proposals at Gammaton Barton fully accord with delivering the aims of these policies and will make a substantial contribution to ensuring that the negative impacts of climate change are addressed.



## The Proposed Development

The Proposed Development at Gammaton Barton will have a storage capacity of 100MW, which when operational will facilitate the storage of electrical energy capable of powering approximately 323,795 homes<sup>1</sup>.

Once approved and operational the development will significantly contribute to the Council's commitment for the district to be net zero by 2050 and to Clean Power 2030.

Key benefits of the Proposed Developments can be summarised as follows:

- Utilisation of a suitable site, within close proximity of the National Grid, which has the need for Energy Storage to support the supply of renewable energy;
- The scheme will have a maximum power rating of 100MW, sufficient to provide power to 323,795 homes when fully operational, this equates to 91% of the number of households within the Devon County area (352,650 as of 2021);
- Extensive landscaping proposals around the site to minimise visual impact;
- Up to 100No. energy storage units, arranged to optimise orientation, site levels and access including for emergency vehicles;
- The associated energy storage infrastructure such as inverter units, interface cabinets, transformers are all demountable and together with the substation and switch gear building are removable;
- The proposals will be temporary and reversible with a full decommissioning programme in place to return the land to its existing use;
- Accepted grid connection with the Distribution Network Operator (DNO), National Grid Electricity Distribution;
- More green energy supply to the network combined with reduced 'curtailment' costs resulting in cheaper energy bills for consumers and reduced fuel poverty; and
- BNG over and above the requirements of the Environment Act 2021.

## Planning Application Documents and Drawings

The Application for Planning Permission for the above scheme will be supported by the following information:

- Completed application form.
- Planning, Design and Access Statement.
- Landscape and Visual Impact Assessment.
- Construction Traffic Management Plan.
- Flood Risk Assessment and Drainage Strategy.
- Heritage Desk-Based Assessment.
- Noise Assessment.
- Arboricultural Impact Assessment.
- Ecological Assessment.

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<sup>1</sup> Based on assumption of full discharge and an average domestic consumption of 2,700kWh (based on Ofgem figures).

- Biodiversity Net Gain Assessment.
- Outline Energy Storage Safety Management Plan.
- Suite of Drawings, including existing site plans, proposed site plans, landscaping plan and plans and elevations of the infrastructure associated with the proposed development.

### **Public Engagement**

On Monday 13<sup>th</sup> January 2025, we will be starting a period of public consultation in relation to the proposals and a letter will be posted to neighbours within close proximity of the site seeking their views. A website has also been created for the project which can be accessed via the link below:

- [www.netzerotwentyeight.com](http://www.netzerotwentyeight.com)

Feedback regarding the proposals can be made via the website above or via the email address below:

- [Enquiries@netzerotwentyeight.com](mailto:Enquiries@netzerotwentyeight.com)

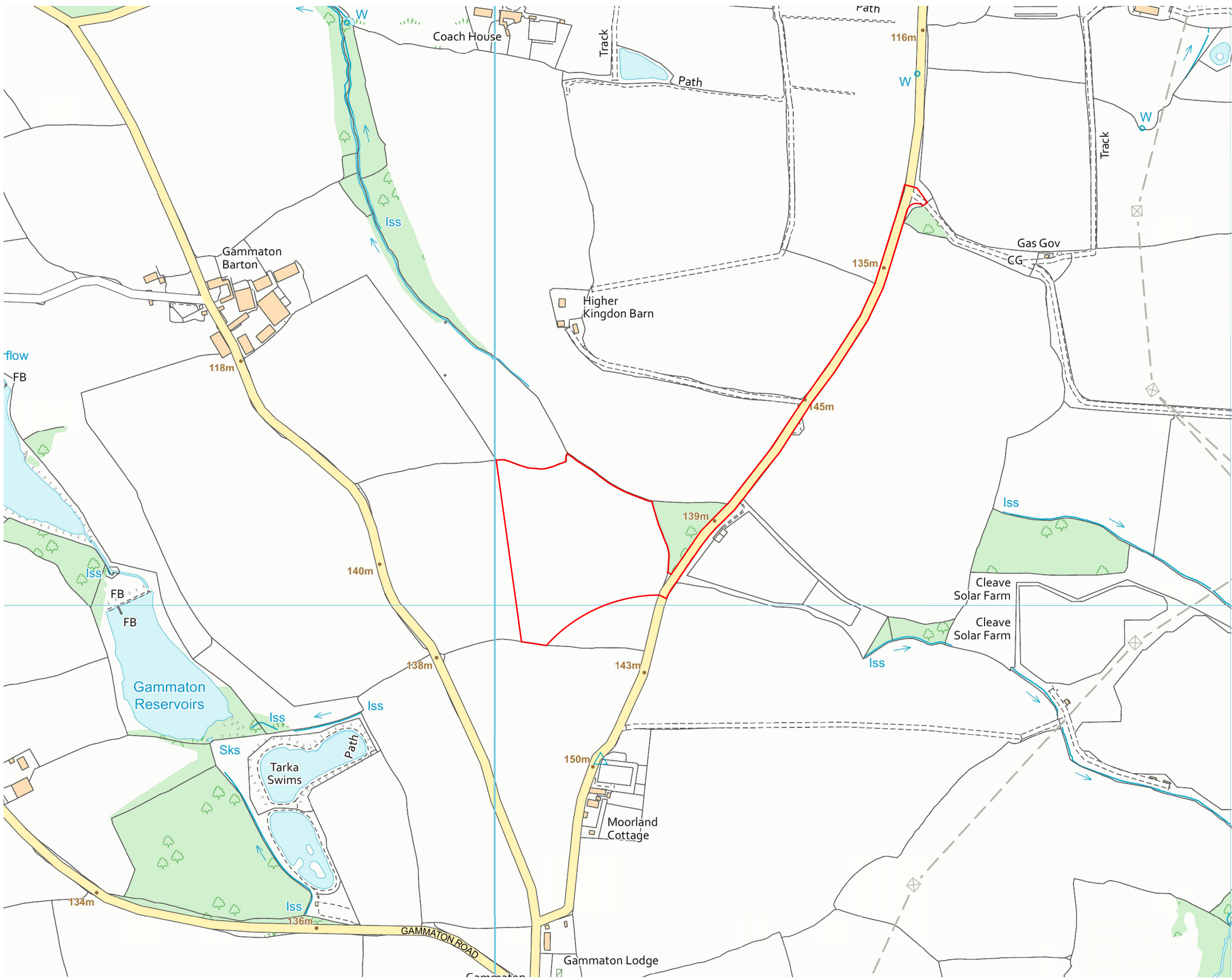
The public consultation will close Monday 10<sup>th</sup> February 2025.

I trust the above information is helpful to you in your capacity as Clerk to Bideford Town Council. If you would find it helpful to meet, I would be delighted to discuss the above planning application together with its key benefits and answer any questions you may have regarding the development or ESS in general.

Yours sincerely,



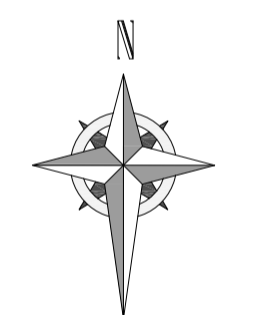
**Steven Gough**  
Planning Director  
Firstway Energy



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 Scaled dimensions must not be taken from this drawing. All dimensions are to be confirmed on site prior to commencement of work.

Revisions:					
Revision	Date	Revision Notes	Drawn	Inspected	
01	09.12.24	First Issue	GM	JH	

LEGEND:  
 PLANNING APPLICATION BOUNDARY



Project:  
**Gammaton Barton**

Applicant:  
 Net Zero Twentyeight Limited

Net Zero Twentyeight Ltd  
 Foresters Hall,  
 25-27 Westlow Street,  
 London, SE19 3BY.  
 Tel: +44 (0) 2071172077  
 Mob: +44 (0) 7737651384

Drawn by:  
 CADmando  
 2D, 3D CAD & BIM SERVICES

CADmando Design & Drafting Solutions Ltd  
 Unit B2, The Courtyard, Severn Drive, Tewkesbury Business  
 Park, GL20 9GD  
 Tel: +44 (0) 1684 850019  
 Mob: +44 (0) 7814439919

Status:  
**PLANNING**

Drawing Title:  
**Gammaton Barton  
 Site Location Plan**

Drawn: GM	Checked: JH	First Issued: 09.12.2024
Project Code: <b>FST026</b>	Drawing Number: <b>SP-01</b>	
Sheet Size: A0	Scale: 1:2500	Revision: 01

**1** GAMMATON BARTON - SITE LOCATION PLAN  
 Scale: 1:2500@A0



**From:** Ian Rowland <[Ian.Rowland@torridge.gov.uk](mailto:Ian.Rowland@torridge.gov.uk)>

**Sent:** 17 January 2025 10:59

**To:** Parish Clerks <[ParishClerks@torridge.gov.uk](mailto:ParishClerks@torridge.gov.uk)>

**Subject:** Reminder: Consultation on Council's Housing Strategy - Closes 7th February

Good morning,

I write to remind you that Torridge District Council has published its draft Housing Strategy for consultation. The Council is extremely keen to hear views on the draft strategy and would encourage Town and Parish Councils, along with other interested parties, to have their say.

Just to remind you, the purpose of the Housing Strategy is to set out a high-level vision and objectives as to how the Council plans to try and meet the housing needs and aspirations of our communities. It will guide the Council's activities over the next five years in delivering and discharging its housing functions and responsibilities. It is a corporate strategy that intends to ensure that resources and efforts are best directed to tackle the housing challenges that we all know are facing the area.

The Council recognises the value of gaining different perspectives and would therefore welcome your views. The draft strategy is available for consultation for a period of eight weeks closing on **Friday 7<sup>th</sup> February 2025**.

You can view the draft strategy and find out more by visiting the Council's website at [www.torridge.gov.uk/housingstrategy](http://www.torridge.gov.uk/housingstrategy). You can have your say by completing the [online questionnaire](https://forms.office.com/e/4xYyeeF159) (<https://forms.office.com/e/4xYyeeF159>).

Alternatively, you may also submit your comments using the following methods:

- By email to [planningpolicy@torridge.gov.uk](mailto:planningpolicy@torridge.gov.uk)
- By post to Planning Policy, Torridge District Council, Riverbank House, Bideford, EX39 2QG

You should ensure that your comments are received by **no later than 4.45pm on Friday 7<sup>th</sup> February 2025** in order to be considered by the Council when finalising the strategy.

The Council will look to carefully consider all of the comments that have been received during the consultation period and will update the Strategy as necessary and appropriate to reflect feedback. The revised draft, along with the feedback received, will be considered by Councillors before the final version of the strategy being adopted and published.

If you have any questions or queries relating to the housing strategy or the associated consultation please get in touch with the planning policy team who are co-ordinating the consultation via 01237 428748 or using [planningpolicy@torridge.gov.uk](mailto:planningpolicy@torridge.gov.uk).

Yours faithfully,

Helen Smith

**Helen Smith BA(Hons) MTP MRTPI** Planning Manager  
Torridge District Council Riverbank House, Bideford, EX39 2QG

**Phone** 01237 428778

**Email** [helen.smith@torridge.gov.uk](mailto:helen.smith@torridge.gov.uk)

**Ian Rowland** Planning Policy Team Leader

**Torridge District Council** Riverbank House, Bideford, EX39 2QG

**Phone** 01237 428748 / 07967 333725

**Email** [ian.rowland@torridge.gov.uk](mailto:ian.rowland@torridge.gov.uk)

PLANNING APPLICATIONS RECEIVED FROM TDC FOR PERIOD

08 January – 29 January 2025

- a. Application No: 1/1087/2024/REMM. Reserved matters application pertaining to layout, scale, appearance, internal access and landscaping for the construction of 195 dwellings pursuant 1/1015/2014/OUTM. Land At Grid Reference 243539 126521, Abbotsham Road, Bideford, Devon. Applicant: c/o Agent, Bloor Homes, Address c/o Agent. Agent: Mr J Richards, Turley, Bristol, BS1 4QP. (Date received: 13 January 2025).

The large number of documents associated with this application can be viewed on the following link: <https://tinyurl.com/w59st5ns>

- b. Application No: 1/0033/2025/FUL. Retrospective application for single story rear extension. 24 Greenfield Close, Bideford, Devon, EX39 3RY. Applicant: Mr D Slee (same address). Agent: Mr P Hinton, Bideford, EX39 2RA. (Date received 17 January 2025).

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

- c. Application No: 1/0041/2025/LA. Renovation of existing garages to form a carport/garage for machinery. Torridge District Council, Victoria Park Nurseries, Park Lane, Bideford. Applicant: Estates Department, Torridge District Council, Riverbank House, Bideford, EX39 2QG. Agent: (None submitted). (Date received: 21 January 2025).

The documents associated with this application can be viewed on the following link: <https://tinyurl.com/f5a2fmfr>

DECISIONS RECEIVED FROM TDC / DCC

11 December 2024 – 29 January 2025

- a. 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.

**Decision: Granted**

**Conditions: Various**

The Decision Notice can be viewed here: <https://tinyurl.com/w549kx3e>

- b. Application No: 1/0888/2024/FUL. Replacement Windows. Burton Art Gallery, Kingsley Road.

**Decision: Granted**

**Conditions:**

The Decision Notice can be viewed here: <https://tinyurl.com/3c6n35ps>

- c. Application No: 1/0922/2024/FUL. 3 Additional industrial units, parking and associated external works (Amended certificate and red edge). Innovation Court, Clovelly Road Industrial Estate.

**Decision: Granted**

**Conditions:**

The Decision Notice can be viewed here: <https://tinyurl.com/mscu834u>

- d. Application No. 1/097/2024/FUL. Installation of two changing room facilities and re-location of existing shed. Bideford Victoria Park Bowling Club, Park Lane.

**Decision: Granted**

**Conditions: Various**

The Decision Notice can be viewed here: <https://tinyurl.com/4sh44f9d>

- e. Application No: 1/1010/2024/FUL. Demolition of existing garage and erection of a two-storey side extension. 51 Water Park Road.

**Decision:    Granted**

**Conditions:   Various**

The Decision Notice can be viewed here: <https://tinyurl.com/2s3pckh8>

f.    Application No: 1/0960/2024/FUL. Single storey side extension.  
28 Moreton Park Road.

**Decision:    Granted**

**Conditions:**

The Decision Notice can be viewed here: <https://tinyurl.com/4nvw8ycp>