



BIDEFORD TOWN COUNCIL

Minutes of the Planning Committee Meeting held in the Council Chamber, Town Hall, Bideford on Wednesday 29 January 2025 at 6.30 pm.

PRESENT: South Ward: Councillor S Inch

North Ward: Councillor J Gordon
Councillor Mrs S Smith
Councillor K Hind (Sub for Cllr J McKenzie)

East Ward: Councillor Mrs L Hellyer

IN ATTENDANCE: Mrs Claire Parsons – Administration Assistant

83. APOLOGIES FOR ABSENCE

Valid reasons for absence were received from -
Councillor Ms R Clarke (South Ward)
Councillor J McKenzie (East Ward)

Councillor M Taylor – Did not attend.

84. DECLARATIONS OF INTEREST

Councillor S Inch declared a non-pecuniary interest on Item 7(c) – reason being that he is dual-hatted being a member of Torridge District Council.

85. PUBLIC PARTICIPATION SESSION

There were no members of the public in attendance.

86. MINUTES

The Minutes of the Meeting held on 8 January 2025 were approved and signed as a correct record.

Proposed by Councillor S Inch, seconded by Councillor Mrs L Hellyer, and

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

(Vote – For: 4, Against: 0, Abstentions: 1)

87. **TO RECEIVE AND CONSIDER CORRESPONDENCE FROM FIRSTWAY ENERGY IN RESPECT OF PLANNING APPLICATION: ENERGY STORAGE SYSTEM AT GAMMATON BARTON, GAMMATON, EAST OF BIDEFORD, AND TO NOTE ANY ACTION:**

Members considered and discussed the correspondence received from Firstway Energy in respect of proposed planning application for Energy Storage System at Gammaton Barton.

Members noted the correspondence and asked for it to be recorded that they have concerns on the effect that this will have on the highways and local residents in the future, and that a highways plan will be required for when the application is received for consultation.

88. **TO RECEIVE AND CONSIDER ANY RESPONSE TO TDC'S CONSULTATION ON DRAFT HOUSING STRATEGY. CLOSING DATE 7 FEBRUARY 2025**

Members considered the correspondence received in respect of TDC's Consultation on the Draft Housing Strategy which closes on 7 February 2025. Members noted the contents and also agreed that Councillors would send individual responses via the website link or email address supplied, if they wished.

89. **PLANNING APPLICATIONS**

- 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).

It was proposed by Councillor Mrs L Hellyer, seconded by Councillor K Hind, and

RESOLVED: That Members are in agreement to approve the application, subject to the following:

- **The comments and advice from Natural England are taken into consideration.**
- **Members wished to emphasis the comments received from DCC Education in respect of the education obligations within the Section 106 Agreement still being applicable.**
- **That the advice and comments from DCC Designing Out Crime are taken into consideration**
- **The report from TDC Environment Protection is noted**

Also, members have concerns over the lack of footpath provision along Abbotsham Road.

Members would also like the trees and hedgerows retained. Any tree planting should be saplings.

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

- 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).

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

RESOLVED: That the application is approved.

(Vote – For: 3, Against: 0, Abstentions: 2)

- 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).

It was proposed by Councillor S Inch, seconded by Councillor K Hind, and

RESOLVED: That the application is approved.

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

90. **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 7.01 pm.

Signature of Town Mayor: Date:

Signature of Chairman: Date: