

**Mr S Hearse**  
**Chief Executive**  
**Torrige District Council**  
Riverbank House  
Bideford  
Devon  
EX39 2QG



DX 53606 BIDEFORD  
Tel : Bideford (01237) 428700

Date: 4 May 2022

## **MEETING OF PLANS COMMITTEE**

**Caddsdow Business Support Centre, Clovelly Road, Bideford**  
**Thursday 12 May 2022 at 9.30 am**

### **NOTICE OF MEETING**

From the 7 May 2021, the law requires all councils to hold formal meetings in person. The Council is also required to follow Government guidance and ensure that all venues used are Covid secure and that all appropriate measures are put in place. Members of the public will be able to attend the meeting in person if they are registered to speak under public participation. Any members of the public who want to view the meeting will be able to watch through the Councils YouTube Channel <https://tinyurl.com/TorrigeYouTube>

---

To: Councillor C Leather (Chair)  
Councillor M Brown (Vice-Chair)  
Councillors: R Boughton, P Christie, R Craigie, R Lock, D McGeough, P Watson  
and R Wiseman

**Members are requested to turn off their mobile phones for the duration of the Meeting**

### **AGENDA**

1.	<b>Apologies For Absence</b>
	To receive apologies of absence from the meeting.
2.	<b>Minutes (Pages 5 - 16)</b>
	To receive the Minutes from the meeting held on 14 <sup>th</sup> April 2022.

3.	<b>Declaration of Interest</b>
	<p>Members with interests to declare should refer to the Agenda item and describe the nature of their interest when the item is being considered.</p> <p>Elected Members of Devon County Council and Town/Parish Councils who have considered a planning application by virtue of their membership of that Council hold a personal interest and are deemed to have considered the application separately and the expressed views of that Council do not bind the Members concerned who consider the application afresh.</p>
4.	<b>Agreement of Agenda between Parts I and II</b>
5.	<b>Urgent Matters</b>
	Information to be brought forward with the permission of the Chair.
6.	<b>Public Participation</b>
	The Chair to advise the Committee of any prior requests to speak made by members of the public and to advise of the details of the Council's public participation scheme.
7.	<b>Planning Applications</b>
	The information, recommendations and advice contained in the reports are correct as at the date of preparation which is more than ten days in advance of the Committee meeting. Due to these time constraints any changes or necessary updates to the reports will be provided in writing or orally at the Committee meeting.
(a)	<b>Application No. 1/1133/2021/REMM</b> (Pages 17 - 48)
	Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 274 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM (Amended Plans) - Land To The South Of Clovelly Road, Bideford, Devon.
(b)	<b>Application No. 1/1017/2021/REMM</b> (Pages 49 - 75)
	Application for reserved matters of layout, landscaping, scale and appearance for 40 no. dwellings, along with provision of new strategic footpath/cycleway, informal public open space and associated works pursuant to Outline Planning Permission 1/0906/2015/OUTM (Amended Plans) - Land To The Rear Of Amberley, Limers Lane, Northam.
(c)	<b>Application No. 1/1185/2021/FULM</b> (Pages 76 - 109)
	Restoration of nuclear bunker to provide a tourist attraction and change of use of land for the stationing of holiday lodge caravans, creation of a new access, associated internal roadways, landscaping and drainage. - Land Adjacent To Windmill Road, Holsworthy, Devon.

(d)	<b>Application No. 1/0271/2022/FUL</b> (Pages 110 - 120)
	Erection of detached dwelling and detached garage (Resubmission of application 1/1093/2021/FUL) - Koversada, Diddywell Road, Appledore.
(e)	<b>Application No. 1/1388/2021/FUL</b> (Pages 121 - 132)
	Conversion of redundant agricultural building into a one bedroom dwelling (AMENDED DESCRIPTION AND PLANS) - Cleave Farm, Lower Cleave, Northam.
8.	<b>Appeal Decisions Summary</b>
	There are no appeal decisions.
9.	<b>Costs on Appeals</b>
	There are no costs on appeals.
10.	<b>Delegated Decisions - AGMB Applications</b> (Page 133)
	AGMB Decisions 31.03.2022 and 28.04.2022.
11.	<b>Planning Decisions</b> (Pages 134 - 143)
	List of Delegated Planning Decisions, Consultee Abbreviations and Application Types enclosed 31.03.2022 to 28.04.2022.
12.	<b>Exclusion of Public</b>
	The Chair to move:-  That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information by virtue of Part 1 Schedule 12A of the Local Government Act 1972.
13.	<b>Part II - Closed Session</b>
	There are no Part II items.
<p>The background papers are considered to comprise the following documents:</p> <ul style="list-style-type: none"> <li>- The individual planning application file (reference number quoted in each case)</li> <li>- North Devon and Torridge Local Plan 2011-2031 (Adopted October 2018)</li> <li>- Current Government guidance contained in Circulars, the National Planning Policy Framework, Planning Policy for Traveller Sites and Ministerial Statements</li> <li>- Any other documents specifically referred to in the report.</li> </ul> <p>All background papers referred to are available for examination during normal office hours.</p>	

## **NOTE TO MEMBERS**

All letters of representations are readily available for inspection on the files or through the website and public access. If any Member requires assistance in using this facility, please contact the Development Enabling Manager directly.

Members of the Committee only will receive hard copies of representations received.

Meeting Organiser: Sandra Cawsey

For those wishing to speak at Plans Committee please contact:

Planning Support -      Tel: 01237 428778 or 428711  
Email: [speak.planning@torridge.gov.uk](mailto:speak.planning@torridge.gov.uk)  
Website: [www.torridge.gov.uk/speakplanning](http://www.torridge.gov.uk/speakplanning)