

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



Tel : Bideford (01237) 428700

Date: 21 November 2022

## **MEETING OF PLANS COMMITTEE**

**Caddstown Business Support Centre - Bideford**

**Thursday 1 December 2022 at 9.30 am**

### **NOTICE OF MEETING**

From the 7 May 2021, the law requires all councils to hold formal meetings in person. Any member of the public who wishes to attend the meeting may do so, however, please note that there are capacity restrictions, and you may be turned away once this restriction is met. This will only be the case if you are not registered to speak. Any members of the public who want to view the meeting will be able to watch through the Council's YouTube Channel <https://tinyurl.com/TorrigeYouTube>

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To: Councillor C Leather (Chair)  
Councillor R Lock (Vice-Chair)  
Councillors: R Boughton, M Brown, P Christie, R Craigie, 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 - 13)</b>
	To receive the Minutes from the meeting held on 4 November 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. 1/0969/2022/LA</b> (Pages 14 - 23)
	Change of use of existing office building (Class E) to form emergency accommodation (Sui Generis), including installation of solar panels and change of use of adjacent land for the siting of modular housing units, energy centre and bin store - Sully House, Clovelly Road Industrial Estate, Bideford
(b)	<b>Application No. 1/0958/2022/LA</b> (Pages 24 - 30)
	Change of use from office (Class E) to hostel accommodation (Sui Generis) - 4 Hubbastone Road, Appledore, Devon
(c)	<b>Application No. 1/0547/2022/FUL</b> (Pages 31 - 44)
	Change of use from agricultural field to allow erection of no.1 dwelling, erection of a store and installation of 10 caravan/motorhome pitches. - Land Adjacent To Countrylife Cottages, Westward Ho!, Bideford
(d)	<b>Application No. 1/0667/2022/FUL</b> (Pages 45 - 56)
	Separation and alteration of existing dwelling into 2no. dwellings (Affecting a Public Right of Way) (Additional information and amended plans) - Boathyde, Churchill Way, Northam

(e)	<b>Application No. 1/1095/2021/FUL</b> (Pages 57 - 66)
	Change of use of land for secure dog exercise area, formation of stone access track and hard standing and alterations to existing roadside access - Land At Holland Park Farm, Winterland Lane, Holsworthy
(f)	<b>Application No. 1/1001/2022/FUL</b> (Pages 67 - 71)
	Alterations to dwelling including patio area to front of property and landscaping - 56 Donn Gardens, Bideford, EX39 4FR
8.	<b>Appeal Decisions Summary</b> (Pages 72 - 74)
	Appeal Decision Summary and Reports of Planning Inspectorate  Summary Appeal Decision – APP/W1145/W/21/3286261
9.	<b>Costs on Appeals</b>
	There are no Costs on Appeals
10.	<b>Delegated Decisions - AGMB Applications</b> (Page 75)
	Decisions from 20.10.2022 – 18.11.2022
11.	<b>Planning Decisions</b> (Pages 76 - 83)
	List of Delegated Planning Decisions, Consultee Abbreviations and Application Types enclosed 20.10.2022 to 18.11.2022.
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)