

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



Tel : Bideford (01237) 428700

Date: 22 November 2024  
Quorum: 6

## **MEETING OF PLANS COMMITTEE**

**Town Hall - Bridge Street, Bideford, EX39 2HS**

**Thursday 5 December 2024 at 9.30 am**

### **NOTICE OF MEETING**

The meeting will be able to watch through the Council's YouTube Channel  
<https://tinyurl.com/TorrigeYouTube>

---

To: Councillor R Lock (Chair)  
Councillor C Leather (Vice-Chair)  
Councillors: P Hames, D Bushby, K Hepple, P Pennington, D Smith, C Wheatley  
and J Whittaker

**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 the 3 <sup>rd</sup> October 2024

<b>3.</b>	<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>
<b>4.</b>	<b>Agreement of Agenda between Parts I and II</b>
	That the Agenda as circulated be agreed.
<b>5.</b>	<b>Urgent Matters</b>
	Information to be brought forward with the permission of the Chair.
<b>6.</b>	<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.
<b>7.</b>	<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. 1/0774/2024/FUL</b> (Pages 14 - 20)
	Proposed start hill hut - Bideford BMX Club, Bideford BMX Clubhouse, Avon Road
(b)	<b>Application No.1/0972/2023/OUT</b> (Pages 21 - 33)
	Outline application for 1no. dwelling with all matters reserved (Affecting a Public Right of Way) - Land At Grid Reference 244709 127666, Raleigh Hill, Bideford.
(c)	<b>Application No.1/0603/2024/FUL</b> (Pages 34 - 47)
	Demolition of existing dwelling and erection of replacement dwelling, with associated engineering works - Croeso, 2 Green Lane, Appledore.
<b>8.</b>	<b>Appeal Decisions Summary</b>
	There are no Appeal Decisions
<b>9.</b>	<b>Costs on Appeals</b>
	There are no Costs on Appeals

10.	<b>Delegated Decisions - AGMB Applications</b> (Pages 48 - 49)
	List of Delegated AGMB Decisions for the period 25/09/2024 – 22/11/2024
11.	<b>Planning Decisions</b> (Pages 50 - 64)
	List of Delegated Planning Decisions, Consultee Abbreviations and Application Types enclosed 25/09/2024 - 22/11/2024.
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.

The background papers are considered to comprise the following documents:

- The individual planning application file (reference number quoted in each case)
- North Devon and Torridge Local Plan 2011-2031 (Adopted October 2018)
- Current Government guidance contained in Circulars, the National Planning Policy Framework, Planning Policy for Traveller Sites and Ministerial Statements
- Any other documents specifically referred to in the report.

All background papers referred to are available for examination during normal office hours.

#### **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: Democratic Services

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)

